Housing Element and Fair Share Plan

Prepared for:

The Borough of Eatontown
Monmouth County, New Jersey

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INTRODUCTION

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

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

Under COAH's regulations, low income households are defined as those with incomes no greater than 50 percent of the median household income, adjusted for household size, of the housing region in which the municipality is located, and moderate-income households are those with incomes no greater than 80 percent and no less than 50 percent of the median household income, adjusted for household size, of the housing region. For the Township of Eatontown, the housing region is defined by COAH as Region 4 and is comprised of Mercer, Monmouth and Ocean counties. In 2024, the Region 4 median income for a four-person household is $130,054, the moderate-income limit is $104,0431, the low-income limit is $65,027, and the very-low-income limit is $39,016.

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

- An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low- and moderate-income households and substandard housing capable of being rehabilitated;
- A projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing, for the ten years, taking into

account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;

- An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
- An analysis of the existing and probable future employment characteristics of the municipality;
- A determination of the municipality's present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing; and
- A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for low- and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing.

MUNICIPAL SUMMARY

The Borough of Eatontown is an established residential community that contains approximately 5.9 square miles in the eastern portion of Monmouth County New Jersey. The Borough was originally part of Ocean and Shrewsberry Townships before the Borough became Eatontown in 1873. Originally settled for agricultural uses, Eatontown slowly grew in its population as more people were drawn to its rural character and natural resources. The 20th century brought dramatic changes to the shape and feel of Eatontown Borough. Fort Monmouth, a United States Army Base, operated in Eatontown and neighboring communities, from 1917 until its 2010 closure, based on the mandate of the Base Realignment and Closure (BRAC) Commission; and was a major economic and population driver while it was open. In 1960, Monmouth Mall opened in Eatontown at the intersection of State Highways 35, 36, and Wyckoff Road.

Today, the Borough of Eatontown is a fully developed community. Higher-density single family and multi-family developments are primarily located in the northern section of the Borough, especially located near major roadways such as Route 35 and Route 36. Commercial uses are concentrated along these highly traveled areas as well. These spaces offer a variety of establishments including restaurants, offices, retail shops, and service centers. Public facilities are located throughout the Borough to provide amenities such as public parks, for the community and visitors to enjoy. Eatontown is bordered by Shrewsbury Township to the north, Oceanport and West Long Branch to the east, Ocean Township to the south, and Tinton Falls to the west.

The current year-round population of Eatontown is estimated at 13,537 (ACS 2023 5-year data). Eatontown has a population density of 2,298 persons per square mile. The Borough grew older by 5.7 years between 2000 and 2023, with a current median age of 45.5 years of age. Eatontown's 2023 median household income estimate of $90,174 was lower than that of the county ($122,727) and the State ($101,050).

In the guidelines established by COAH, the Borough of Eatontown is located in affordable housing Region 4 which is comprised of Monmouth, Mercer, and Ocean Counties.

DEMOGRAPHIC CHARACTERISTICS

POPULATION

In 2023, the Borough of Eatontown had a total population of 13,537. This number represented an increase of 1,342 individuals or 11.0 percent since 2020, when the total population was 12,195 individuals. There was a steady increase of population until 1980 where there was the Borough's first dip in the population. From 1980-2000, there was a small rise before experiencing a small decrease again from 2000-2020. The total population pattern for Eatontown, Monmouth County, and New Jersey are detailed below.

TABLE 1: POPULATION TRENDS, 1940-2023

Year	Eatontown			Monmouth County			New Jersey		
	Population	Change		Population	Change		Population	Change	
		Number	Percent		Number	Percent		Number	Percent
1940	1,758	-	-	161,238	-	-	4,160,165	-	-
1950	3,044	1,286	73.1%	225,327	64,089	39.7%	4,835,329	675,164	16.2%
1960	10,334	7,290	239.4%	334,401	109,074	48.4%	6,066,782	1,231,453	25.5%
1970	14,619	4,285	41.4%	461,849	127,448	38.1%	7,171,112	1,104,330	18.2%
1980	12,703	-1,916	-13.1%	503,173	41,324	8.9%	7,365,011	193,899	2.7%
1990	13,800	1,097	8.6%	553,124	49,951	9.9%	7,730,188	365,177	5.0%
2000	14,008	208	1.5%	615,301	62,177	11.2%	8,414,350	684,162	8.9%
2010	12,709	-1,299	-9.2%	628,112	12,811	2.0%	8,721,577	307,227	3.6%
2020*	12,195	-517	-4.0%	620,821	-7,291	1.2%	8,885,418	163,841	1.9%
2023*	13,537	1,342	11.0%	643,615	22,794	3.67%	9,267,014	381,596	4.29%
2050^	13,905	368	2.7%	669,624	48,559	4.0%	-	-	-

Source: U.S. Census Bureau Decennial Census, American Community Survey 5-Year Estimates (table DP05)
^Population Projections from North Jersey Transportation Planning Authority (NJTPA)

POPULATION COMPOSITION BY AGE

The age composition of Eatontown has shifted noticeably since 2010. According to American Community Survey 5-Year Estimates, 2023, significant changes occurred in many age groups. The number of teenagers between the ages of 15 to 19 and adults 35 to 44 years old has decreased significantly over this time period. The greatest increase in population was experienced in the years 65 to 74 age cohort and the 60 to 64 years age cohort, followed by the 55 to 59 year age cohort.

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

Population	2010		2023		Change 2010-2023
	Number	Percent	Number	Percent	
Total population	12,939	100.00%	13,537	100.00%	6.5%
Under 5 years	639	4.9%	736	5.4%	15.2%
5 to 9 years	802	6.2%	772	5.7%	-9.9%
10 to 14 years	766	5.9%	683	5.0%	-10.8%
15 to 19 years	799	6.1%	532	3.9%	-33.4%
20 to 24 years	859	6.6%	704	5.2%	-18.0%
25 to 34 years	1,643	12.7%	1,780	13.1%	8.3%
35 to 44 years	1,963	15.1%	1,455	10.7%	-25.9%
45 to 54 years	2,379	18.3%	2,243	16.6%	-5.7%
55 to 59 years	759	5.8%	1,084	8.0%	42.8%
60 to 64 years	593	4.5%	1,073	7.9%	80.9%
65 to 74 years	714	5.5%	1,365	10.1%	91.1%
75 to 84 years	689	5.3%	742	5.5%	7.6%
85 years and over	334	2.5%	368	2.7%	10.2%
U.S. Census Bureau ACS 2023 5- Year Estimates (table DP-05)					

Monmouth County also experienced shifts in the age make-up of its population. The County experienced a significant decrease in children under the age of 18. The 20 to 34-year-old and 55 and over age cohorts also experienced population increases between 2010 and 2023, with the largest increases in the older age cohorts, suggesting that the County, like the Borough, has an aging population.

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

Population	2010		2023		Change 2010-2022
	Number	Percent	Number	Percent	
Total population	628,112	100.0%	643,615	100.0%	2.5%
Under 5 years	36,105	5.7%	32,114	4.9%	-11.05%
5 to 9 years	43,432	6.9%	37,013	5.7%	-14.8%
10 to 14 years	45,172	7.2%	39,484	6.1%	-12.6%
15 to 19 years	44,706	7.1%	42,163	6.5%	-5.7%
20 to 24 years	33,055	5.3%	37,390	5.8%	13.1%
25 to 34 years	63,105	10.0%	70,569	10.9%	11.8%
35 to 44 years	93,461	14.9%	75,860	11.8%	-18.8%
45 to 54 years	108,675	17.3%	88,083	13.3%	-18.9%
55 to 59 years	42,594	6.8%	50,654	7.9%	18.9%
60 to 64 years	34,235	5.5%	50,797	7.9%	48.4%
65 to 74 years	41,719	6.6%	71,107	11.0%	70.4%
75 to 84 years	29,301	4.7%	33,953	5.3%	15.9%
85 years and over	12,552	2.0%	14,428	2.1%	14.9%
U.S. Census Bureau American Community Survey 5-Year Estimates (table DP-05)					

The median age of Eatontown residents has decreased by 5.7 years between 2010 and 2023. While the State and County have experienced increases in median age and the Borough experienced the highest increase between 2010 and 2023 and exhibits the highest median age of the three populations.

TABLE 4: MEDIAN AGE

Year	Eatontown	Monmouth County	New Jersey
2010	39.8	40.6	38.5
2023	45.5	43.2	40.1
Change	5.7	2.6	1.6
U.S. Census Bureau, 2000 Decennial Census (table DP-1) U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table B01002)			

HOUSEHOLDS

A household is defined as one or more persons, either related or not, living together in a housing unit. 2023 ACS 5-Year Estimates note that there were approximately 5,856 households in the Borough. Approximately 62.4% percent of all Borough households were comprised of one or two persons, with 37.5% comprising of one-person households. While one- and two-person household also comprise the majority of County households at 58.9%, Eatontown has fewer larger households than the County overall. The Borough's average household size was 2.28, which is smaller than the County's average household size of 2.55.

TABLE 5: HOUSEHOLD CHARACTERISTICS
EATONTOWN AND MONMOUTH COUNTY, 2023

	Borough		County	
	Number	Percent	Number	Percent
Total Households	**5,856**	**100.0%**	**250,195**	**100.0%**
1-person	2,197	37.5%	66,589	26.0%
2-persons	1,615	27.6%	81,289	32.9%
3-persons	944	16.1%	40,929	16.4%
4 or more persons	1,100	18.8%	61,388	24.5%
Average Household Size	**2.28**		**2.55**	
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (tables S2501 & B25010)				

Family households are defined as two or more persons living in the same household, related by blood, marriage or adoption. Households in Eatontown are mainly family households (54.4%). Approximately 42 percent of all family households were family households with married couple householders, while 10.9 percent of family households respectively were family households consisting of single female householders and 1.5 percent for single male householders. The average family size was 3.16 persons. The

average non-family household size was 1.17 persons.

TABLE 6: HOUSEHOLDS BY TYPE (2023)

Households	Total	Percent
	5,856	100.0%
Average Household Size	**2.28**	
Average Non-Family Household Size	**1.17**	
Family households	**3,191**	**54.4%**
Married Couple Family	2,465	42.0%
With own children under 18 years	906	15.4%
No children under 18 years	1,559	26.6%
Other Family		
Male householder, no spouse present	86	1.5%
With own children under 18 years	24	0.4%
No own children under 18 years	60	1.1%
Female householder, no spouse present	640	10.9%
With own children under 18 years	272	4.6%
No own children under 18 years	368	6.2%
Nonfamily Households	**2,665**	**45.5%**
Average Family Size	**3.16**	
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table S1101)		

INCOME

Eatontown experienced a 17.7 percent increase in per capita income between 2010 and 2023, which was lower than Monmouth County's 41.1 percent increase, and lower than the State's 33.9 percent increase over the same period. Eatontown's 2023 per capita income of $41,434 was less than the County's $57,836, and the State's $46,691.

TABLE 7: PER CAPITA INCOME AND MEDIAN HOUSEHOLD INCOME

	2010 Per Capita Income	2023 Per Capita Income	Percent Change	2010 Median Household Income	2023 Median Household Income	Percent Change
Eatontown	$35,200	$41,434	17.7%	$60,188	$90,174	49.8%
Monmouth	$40,976	$57,836	41.1%	$82,265	$122,727	49.1%
New Jersey	$34,858	$46,691	33.9%	$69,811	$101,050	44.7%
U.S. Census Bureau, 2000 Decennial Census (tables DP-3 and P082) U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (tables S1902 and S1903)						

The income distribution for the Borough deviates from that of the County. The income bracket containing the highest percentage of households for both Eatontown and Monmouth

County is the $100,000 to $149,000 range, however, the County (27.7%) had a higher percentage of households in this bracket than Eatontown (17.9%) did. The income brackets containing the next highest percentages of households were the $75,000 to $99,000 range (15.1%), followed by the $200,000 or more range (12.70%) for Eatontown and the $200,000 or more range (27.7%), followed by the $150,000 to $199,999 range (13.6%) for the County. The median income in Eatontown was $90,174 approximately $20,182 less than the county median household income, and about $471 more than the state median household income. Between 2010 and 2023, the median household income increased 49.8 percent, higher than the 34.1 percent growth rate experienced in Monmouth County and higher than the 28.5 percent increase for the State overall.

TABLE 8: HOUSEHOLD INCOME DISTRIBUTION
EATONTOWN AND MONMOUTH COUNTY, 2023

	Eatontown		Monmouth County	
	Number	Percent	Number	Percentage
Total Households	**5,856**	**100.0%**	**250,195**	**100.0%**
Less than $10,000	256	4.3%	8,165	3.2%
$10,000 to $14,999	133	2.2%	5,319	2.1%
$15,000 to $24,999	296	5.0%	10,781	4.3%
$25,000 to $34,999	669	11.4%	10,705	4.3%
$35,000 to $49,999	615	10.5%	17,390	6.9%
$50,000 to $74,999	664	11.3%	25,153	10.05%
$75,000 to $99,999	885	15.1%	25,542	10.2%
$100,000 to $149,999	1,051	17.9%	43,917	17.5%
$150,000 to $199,999	539	3.2%	33,996	13.6%
$200,000 or more	748	12.7%	69,227	27.7%
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table B19001)				

HOUSEHOLD COSTS

The tables below show housing expenditures for owner- and renter-occupied units in Eatontown in 2023. The first table shows the housing costs of owner occupants with a mortgage as a percentage of total income. A total of 564 households (17.6%) were devoting more than 30 percent of their annual income to housing costs. The State affordability threshold for housing as a percent of income suggests that not more than 28 percent of gross income should be allocated for housing costs.

The second table shows rental costs as a percentage of household income. A total of 1,330 households renting in Eatontown, or 50 percent, were spending over 30 percent of their incomes on rent. The State affordability threshold for housing as a percent of income suggests that not more than 30 percent of gross income should be allocated for rent.

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

	Eatontown		Monmouth County	
	Number	Percent	Number	Percent
Total Owner-Occupied Housing Units with a Mortgage	3,198	100.0%	121,452	100.0%
Less than 15%	315	9.8%	27,233	22.4%
15 to 19%	335	10.5%	23,882	19.66%
20 to 24%	277	8.6%	19,772	16.3%
25 to 29%	298	9.3%	13,459	11.08%
30 to 34%	101	3.1%	8,293	6.8%
35% or more	463	14.5%	28,203	23.2%
Not computed	0	0.0%	610	0.5%
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table B25091)				

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

	Eatontown		Monmouth County	
	Number	Percentage	Number	Percentage
Total Renter-Occupied Housing Units	2,658	100.0%	61,617	100.0%
Less than 15%	251	9.4%	7,106	11.5%
15 to 19%	287	10.8%	6,970	11.3%
20 to 24%	457	17.1%	6,927	11.2%
25 to 29%	225	8.5%	6,419	10.4%
30 to 34%	124	4.7%	4,751	7.7%
35% or more	1,206	45.3%	26,025	42.2%
Not computed	108	4.0%	3,419	5.5%
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table B25070)				

EXISTING HOUSING CONDITIONS

HOUSING UNIT DATA

Eatontown's housing stock is predominantly owner occupied and relatively old. According to the 2023 ACS, the Borough had a total of 6,217 occupied housing units. Most occupied units (54.6%) were owner-occupied, while 45.4 percent were renter-occupied. Housing construction has slowed since peaking in the decade between 1960-1969, however a large number of housing units were also constructed in the decades between 1970-1990. Most of the housing structures (60.3%) were built before 1980.

TABLE 11: HOUSING UNIT DATA, 2023

Housing Units in Eatontown	Number	Percent
Total Housing Units	6,217	100.0%
Vacant Housing Units	361	5.8%
Occupied Housing Units	5,856	94.2%
Owner Occupied	3,198	54.6%
Renter Occupied	2,658	45.4%
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table DP04)		

	Number	Percent
Built 1939 or earlier	224	3.6%
Built 1940 to 1949	341	5.5%
Built 1950 to 1959	974	15.7%
Built 1960 to 1969	1,319	21.2%
Built 1970 to 1979	1,094	17.6%
Built 1980 to 1989	1,039	16.7%
Built 1990 to 1999	452	7.3%
Built 2000 to 2009	429	6.9%
Built 2010 or later	762	12.3%
Total	**6,217**	100.0%
Median Year Structure Built	**1972**	
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table DP04 and B25035)		

HOUSING TYPE AND SIZE

The housing stock in Eatontown is generally divided into three different unit types. Single-family detached homes comprise approximately 39.5% percent of the Borough's housing stock, while a further 12.7 percent of all units were single-family attached homes. Multi-family residences with 10 to 19 units made up 14.9 percent of the units in Eatontown. The median number of rooms per unit was 4.7.

TABLE 12: HOUSING UNITS BY TYPE, 2023

Units in Structure	Total	Percent
Total	6,217	100%
1 Unit, detached	2,456	39.5%
1 Unit, attached	792	12.7%
2 Units	134	2.2%
3 or 4 Units	453	7.3%
5 to 9 Units	635	10.2%
10 to 19 Units	929	14.9%
20 Units or more	594	9.6%
Mobile home	224	3.6%
Boat, RV, van, etc.	0	0.0%
Rooms	**Total**	**Percent**
1 room	236	3.8%
2 rooms	116	1.9%
3 rooms	1,136	18.3%
4 rooms	1,404	22.6%
5 rooms	883	14.2%
6 or more rooms	2,442	39.3%
Median number of rooms	**4.7**	
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (DP04)		

HOUSING VALUES AND CONTRACT RENTS

According to ACS 2023 5-Year Estimates, most housing units in Eatontown (43.1%) were valued between $300,000 to $499,999. Table 13 provides a breakdown of home values for owner-occupied units within the Borough. Only 303 owner-occupied housing units in Eatontown were worth less than $100,000. The median value of an owner-occupied housing unit was $454,300 at the time of the survey.

TABLE 13: VALUE OF OWNER-OCCUPIED HOUSING UNITS, 2023

	Eatontown		Monmouth County	
	Number	Percentage	Number	Percentage
Total	3,198	100.0%	**188,578**	**100%**
Less than $50,000	133	4.2%	3,202	1.7%
$50,000 to $99,999	170	5.3%	2,703	1.4%
$100,000 to $149,999	79	2.5%	1,760	0.9%
$150,000 to $199,999	59	1.8%	2,797	1.4%
$200,000 to $299,999	98	3.1%	12,780	6.8%
$300,000 to $499,999	1,377	43.1%	55,119	29.2%
$500,000 and greater	1,282	40.1%	110,217	58.4%
Median Value	**$454,300**		**$566,500**	
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table DP04)				

With respect to renter-occupied units, there are a range of rents, with most rental units in the Borough carrying rental costs within the $1,500 to $1,999 range per month. At the time of the ACS 5-Year Estimates, the median gross rent in Eatontown was $2,785. 262 units in the Borough carried rental costs less than $1,000 per month, and 2.4 percent of units did not require cash rent payments.

TABLE 14: GROSS RENT PAID

	Eatontown		Monmouth County	
	Number	Percentage	Number	Percentage
Total Renter Occupied Units	2,595	100.0%	59,223	100%
Less than $500	148	5.7%	4,045	6.8%
$500 to $999	114	4.4%	3,453	5.8%
$1,000 to $1,499	786	30.3%	13,711	23.1%
$1,500 to $1,999	1254	48.3%	15,499	26.1%
$2,000 to $2,499	178	6.9%	10,920	18.4%
$2,500 to $2,999	80	3.1%	6,150	10.3%
$3,000 or more	35	1.3%	5,445	9.1%
No cash rent	63	2.4%	2,394	4.0%
Median Contract Rent	**$2,785**		**$1,771**	
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table DP04)				

HOUSING CONDITIONS

According to the 2023 ACS, there were a minimal number of units exhibiting overcrowding (more than one person per room), lacking complete plumbing facilities or lacking complete kitchen facilities. Table 15 details the condition of housing within Eatontown based on plumbing facilities, kitchen facilities, and overcrowding. These factors are utilized in determining housing deficiency and general housing problems and are used as the basis to calculate the municipal rehabilitation obligation. According to the data, 1.8 percent of occupied housing units experienced over-crowding, while 0.0 percent of occupied units lacked complete plumbing facilities and 0.4 percent of units lacked complete kitchen facilities.

TABLE 15: HOUSING DEFICIENCY CHARACTERISTICS

	Count	Percent
Housing Units with 1.01 or More Persons Per Room		
1.01 to 1.5 occupants per room	21	0.4%
1.51 or more occupants per room	88	1.5%
Plumbing Facilities		
Total Occupied Housing Units	5,856	100.0%
Lacking complete plumbing facilities	0	0.0%
Kitchen Equipment		
Total Occupied Housing Units	5,856	100.0%
Lacking complete kitchen facilities	25	0.4%
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table DP04)		

PROJECTED HOUSING STOCK

According to New Jersey Department of Community Affairs, Eatontown has issued building permits for 533 residential dwelling units between 2000 and 2023. During that same time period, the Borough issued 125 residential demolition permits, adding a total of 408 dwelling units over this time period. Building permit data by year is summarized in Table 16 below.

TABLE 16: BUILDING PERMITS AND DEMOLITION PERMITS ISSUED, 2000 - 2023

Year	Building Permits				Demolition Permits	Total Units Added
	1&2 Family	Multifamily	Mixed Use	Total		
2000	-	-	-	3	1	2
2001	-	-	-	39	2	37
2002	-	-	-	51	4	47
2003	-	-	-	18	2	16
2004	53	0	0	53	1	52
2005	17	0	0	17	4	13
2006	5	0	0	5	5	0
2007	5	72	0	77	3	74
2008	5	46	0	51	2	49
2009	4	0	0	4	6	-2
2010	0	0	0	0	36	-36
2011	3	0	0	3	27	-24
2012	2	0	0	2	14	-12
2013	23	0	0	23	5	18
2014	47	0	0	47	2	45
2015	32	7	0	39	3	36
2016	34	0	0	34	0	34
2017	8	0	0	8	3	5
2018	7	0	0	7	2	5
2019	20	0	0	20	0	20
2020	1	0	0	1	0	1
2021	5	8	0	13	0	13
2022	8	4	0	12	3	9
2023	6	0	0	6	0	6
Total	**285**	**137**	**0**	**533**	**125**	**408**

EMPLOYMENT DATA

The 2023 ACS reports on work activity of residents aged 16 years and older. While the Borough's working age population was 11,283 residents, Eatontown had an approximate labor force of 7,697 residents. Approximately 31.8 percent of the Borough's working age residents were not participating in the labor force at the time of the estimates. The vast majority of the Borough's labor force was employed in civilian jobs, while only 0.3 percent of residents reported being members of the armed forces. Approximately 5.7 percent of Borough residents reported being unemployed.

TABLE 17: EMPLOYMENT STATUS

	Eatontown		Monmouth County	
	Number	Percent	Number	Percent
Population 16 years and over	11,283	100.0%	529,352	100.0%
In labor force	7,697	68.2%	349,815	66.08%
Civilian Labor Force	7,659	67.9%	349,355	65.9%
Employed	7,019	62.2%	331,018	62.5%
Unemployed	640	5.7%	18,337	3.1%
Armed Forces	38	0.3%	460	0.1%
Not in labor force	3,586	31.8%	176,537	33.3%
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table DP03)				

More than three quarters of the Borough's workers were employed in private wage and salary positions, while 6.1 percent of workers are self-employed. Government workers comprise about 11.5 percent of the Borough's workforce. Table 18 provides a breakdown of worker classifications.

TABLE 18: CLASSIFICATION OF WORKERS IN EATONTOWN, 2023

	Number	Percent
Total	7,019	100.0%
Private Wage and Salary Worker	5,784	82.4%
Government Worker	804	11.5%
Self-Employed Worker	431	6.1%
Unpaid Family Worker	0	0.0%
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table DP03)		

An analysis of employees (over the age of 16) by economic sector indicates that employed working age individuals in Eatontown were involved in a range of economic sectors. As depicted in Table 19 below, the highest concentration of workers (22.4%) are employed in the educational, health care, and social services sectors. The professional scientific, management, administrative and waste management services and retail trade sectors employ 13.4 and 9.7 percent of the Borough's workforce and employ the next highest

concentrations of Borough workers respectively.

TABLE 19: WORKFORCE BY SECTOR

Sector	Number	Percent
Civilian employed population 16 years and over	7,019	100.0%
Agriculture, forestry, fishing and hunting, mining	0	0.0%
Construction	646	9.2%
Manufacturing	579	8.2%
Wholesale Trade	134	1.9%
Retail Trade	678	9.7%
Transportation and Warehousing, and Utilities	296	4.2%
Information	296	4.2%
Finance and insurance, and real estate and rental and leasing	604	8.6%
Professional, scientific, and management, and administrative and waste management services	938	13.4%
Educational services, and health care and social assistance	1,572	22.4%
Arts, entertainment, and recreation, and accommodation and food services	557	7.9%
Other Services, except public administration	552	7.9%
Public administration	167	2.4%
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table DP03)		

Table 20 provides a percentage comparison of the Borough's workforce against that of the County. The Borough's profile of employment by sector generally mirrors that of the County. The three (3) sectors employing the largest number of civilian residents are the same in both the Borough and the County. However, a higher percentage of the Borough's workforce is employed in the construction and manufacturing sectors; while a higher percentage of the County's workforce was employed in the finance and insurance, and real estate and rental and leasing sectors.

TABLE 20: COMPARISON OF WORKFORCE BY SECTOR EATONTOWN AND MONMOUTH COUNTY, 2023

Sector	Eatontown	Monmouth County
Civilian employed population 16 years and over	7,019	331,018
Agriculture, forestry, fishing and hunting, mining	0.0%	0.4%
Construction	9.2%	6.9%
Manufacturing	8.2%	6.2%
Wholesale Trade	1.9%	2.4%
Retail Trade	9.7%	10.4%
Transportation and Warehousing, and Utilities	4.2%	4.4%
Information	4.2%	3.2%
Finance and insurance, and real estate and rental and leasing	8.6%	10.3%
Professional, scientific, and management, and administrative and waste management services	13.4%	15.5%
Educational services, and health care and social assistance	22.4%	24.3%
Arts, entertainment, and recreation, and accommodation and food services	7.9%	7.7%
Other Services, except public administration	7.9%	3.7%
Public administration	2.4%	4.3%
U.S. Census Bureau, American Community Survey 2023 5 Year Estimates (table DP03)		

Table 21 provides a breakdown of occupations by type for the Borough's employed civilian labor force. Approximately 41.9 percent of the Borough's employed civilian labor force was employed in management, business, science and arts occupations, and an additional 20.3 percent of the Borough's employed work force worked in sales and office occupations.

TABLE 211: OCCUPATIONS BY TYPE

Occupation	Number	Percent
Employed Civilian population 16 years and over	7,019	100.0%
Management, business, science and arts occupations	2,938	41.9%
Service occupations	1,123	16.0%
Sales and office occupations	1,427	20.3%
Natural resources, construction and maintenance occupations	856	12.2%
Production Transportation and material moving occupations	675	9.6%
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table DP03)		

As indicated in Table 22 below, it is projected that Monmouth County will add 21,400 jobs by 2032. The Ambulatory Health Care Services, Transportation and Warehousing, and

Information sectors are poised to experience the greatest increase in number of jobs over the course of the projection period.

TABLE 22: PROJECTED EMPLOYMENT, MONMOUTH COUNTY, 2032

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

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

Lands Most Appropriate for Affordable Housing

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

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

Infrastructure

Water and Sewer

The Borough of Eatontown is located within public water and sewer service areas. Sewer service is provided by the Eatontown Sewerage Authority to the entire Borough. The Eatontown Sewerage Authority is responsible for all the collection and management of the wastewater. The Authority operates and maintains local infrastructure, and transport and treatment. Public water is received from New Jersey American Water, which distributes the water for use.

Anticipated Demand and Land Use Patterns

The Borough of Eatontown contains residential neighborhoods, commercial development, and public uses with very limited vacant land. According to NJTPA population estimates projected to 2050, it is anticipated that the Borough's population will grow to be approximately, 13,905 people (2.7 percent increase from 2023). As a fully built-out municipality, it is anticipated that the Borough will need to accommodate future population and employment growth as opportunities for redevelopment arise.

Residential

Currently, the Borough is predominantly zoned for Single Family housing in zones R-32, R-32TH, R-32FRD, R-20, R-20 RSC, R-20/R-TH/SCH, R-10, R-10A, R-10B, R-10 MH, and R-MLC. Additional zone MU-OO, as well as the Monmouth Mall Redevelopment Area, Downtown Redevelopment Area, and Fort Monmouth provide opportunities for mixed-use development to integrate residential, commercial and recreational spaces. The Borough has opportunities to allow and encourage mixed-use development in its downtown area near commercial uses, permitting multifamily uses in areas potentially designated as

mixed-use districts.

Non-Residential

Eatontown has a number of commercial, business and office uses located throughout the Borough along transportation corridors including State Highway 35, State Highway 36, and Industrial Way.

Environmental Constraints

Eatontown contains several different preserved environmental features that provide a variety of opportunities for active and passive recreational activities. This includes the F. Bliss Price Arboretum and Wildlife Sanctuary, community parks, and recreational areas for the community to enjoy. Additionally, Eatontown has areas of wetlands, wooded areas, creeks, brooks, and steams, that flow through the Borough. Environmental constraints are generally a major source of development constraint in Eatontown.

Historic

There is one (1) property in Eatontown eligible to be listed on the State or National Register of Historic Places. This one location is St. James Memorial Church of Eatontown, located on 69 Broad Street. This property is located in the northern central portion of the Borough. The Eatontown Historical Museum is located nearby at 75 Broad Street. The Borough also has a Historic District, located in the area between Main Street and Brynes Lane, and along South Street. However, historic status is not generally a major source of development constraint in Eatontown.

Existing Land Use Designations

The Borough's land use designations have been continually examined and updated through the Master Plan Reexamination process. The last Reexamination Report was adopted in 2023.

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

R-32, R-32 FRD, R-20 Residence
The Borough has established the R-32, R-32FRD, R-20 and Residence Zone Districts. The R-32, R-20 and R-32FRD all contain the same permitted principle, accessory, and conditional uses. Permitted principle uses include: One-Family Dwellings; Farm operations; public and private Schools; Places of Worship; and Municipal Parks, Playgrounds, and Buildings; Golf Courses.

R-32TH Residence Zone
The Borough has established the R-32TH Residence Zone District. Permitted principle uses include: All uses permitted in the R-32 Zone in accordance with the standards and requirements therein plus townhouse, patio homes, quadplex and zero lot line home developments in accord with the standards and requirements of § 89-44B(11).

R-20 RSC Residence Zone
The Borough has established the R-20 RSC Residence Zone District. Permitted principle uses include Senior citizen housing projects.

R-20/R-TH/SCH Age Restricted Residence
The Borough has established the R-20/R-TH/SCH Age Restricted Residence Zone District. Permitted principle uses include a contiguous residential cluster of townhouses for senior citizens.

R-10 Residence Zone
The Borough has established the R-10 Residence Zone District. Permitted principle uses include: One-Family Dwellings; Farm operations; public and private Schools; Places of Worship; and Municipal Parks, Playgrounds, and Buildings; Quasi-Public Buildings and Recreation Areas.

R-10A, R-10B and R-10MH Residence
The Borough has established the R-10A, R-10B, and R-10MH Zone Districts. R-10A, R-10B, and R-10MH all contain the same permitted principle, accessory, and conditional uses. Permitted principle uses include: One-Family Dwellings; Farm operations; public and private Schools; Places of Worship; and Municipal Parks, Playgrounds, and Buildings; Golf Courses and in R-10MH, mobile home parks are permitted.

R-MLC Residential- Mount Laurel Contribution
The Borough has established the R-MLC Residence Zone District. Permitted principle uses include: One-Family Dwellings.

R-TH/MLC Residential Townhouse/Mount Laurel Contribution (R-TH/MLC) District
The Borough has established the R-TH/MLC Residential Townhouse/Mount Laurel Contribution (R-TH/MLC) District. Principle Permitted uses include: Residential cluster of townhouse dwelling units; Community residences for the developmentally disabled in accordance with N.J.S.A. 40:55D-66.1; Family day-care homes in accordance with N.J.S.A. 40:55D-66.5a; and Structures or land used by the Borough of Eatontown for public purpose.

R-MF-AH Multifamily Affordable Housing Overlay Zone
The Borough has established the R-MF-AH Multifamily Affordable Housing Overlay Zone. The purpose of the R-MF-AH Multifamily Affordable Housing Overlay Zone is to permit the

development of planned multifamily housing with inclusionary low- and moderate-income housing units on parcels of land that are designated for such use within the Eatontown Borough Master Plan Land Use Plan Element. Development within the R-MF-AH Overlay Zone shall permit multifamily housing to be constructed as condominiums as an optional use to underlying residential, business or industrial zoning district regulations. Multifamily residential uses developed within this zone shall include affordable housing units for low- and moderate-income families in accordance with the growth share requirements of N.J.A.C. 5:94 in order to better promote the general welfare and to create a realistic opportunity for the construction of low- and moderate-income housing in accordance with the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq. and the New Jersey Council on Affordable Housing Rules, N.J.A.C. 5:92 through N.J.A.C. 5:95. Principle permitted uses include: Multifamily developments to be constructed as condos; Community residences for the developmentally disabled in accordance with N.J.S.A. 40: 55D-66.1; Structures or land used by the Borough of Eatontown for public purposes.

R-MF-AH-2 Affordable Housing-2 Zone

The Borough has established the R-MF-AH-2 Multifamily Affordable Housing Overlay Zone 2. The purpose of the R-MF-AH-2 Multifamily Affordable Housing-2 Zone is to permit the development of multifamily affordable housing and affordable alternative living arrangements in accordance with the recommendations of the Borough of Eatontown Master Plan. All alternative living arrangements and multifamily residential uses developed within this zone shall be exclusively affordable housing units for low- and moderate-income households in accordance with the requirements of the substantive rules of the New Jersey Council on Affordable Housing (N.J.A.C. 5:94) in order to create a realistic opportunity for the construction of low- and moderate-income housing within the Borough in accordance with the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.).Principle permitted uses include: Affordable housing constructed as rental apartment dwelling units and/or as alternative living arrangements and in accordance with the Borough of Eatontown Master Plan; and Structures or land used by the Borough of Eatontown for public purposes.

R-TH/SCH Overlay Zone

Development in R-TH/SCH Overlay Zone. In the R-TH/SCH Overlay Zone, a developer may develop a contiguous residential cluster of townhouses in accordance with these standards and regulations. All housing developed under the provisions of the R-TH/SCH Overlay Zone shall qualify as housing for older persons within the meaning of the United States Fair Housing Act. Property developed under the terms of the R-TH/SCH overlay shall be used solely as housing for older persons. The permanent residents of the development shall be restricted to residents who are at least 55 years of age or over and a husband or wife under the age of 55 years who is residing with his/her spouse who is 55 years of age or over. No persons under the age of 18 shall be permitted as permanent residents.

Certain zones in Eatontown **permit housing as a principle use along with a number of other non-residential uses**, as summarized below:

B-2MH Business Mobile Home Park
The Borough has established the B-2MH Business Mobile Home Zone District. Permitted principle uses include: All uses permitted in the B-1 and B-2 Zones; Mobile home parks in accordance with the standards set forth in § 89-44B(9).

Certain zones in Eatontown **do not permit housing as a permitted or conditional use,** as summarized below:

B-1 Business
The Borough has established the B-1 Business Zone District. Permitted principle uses include: Retail sales; Personal services; Indoor movie theaters; Bus stations and taxi stands; Banks, post office, business, municipal, public utility, and professional offices; Buildings with mixed uses that are permitted within the B-1 Zone; Restaurants and taverns; Child day-care services and children's play areas; Public parking lots or garages (commercial); Public utilities; Health care testing service facility; and Ambulatory health care facility.

B-2 Business
The Borough has established the B-2 Business Zone District. Permitted principle uses include: Retail sales; Personal services; Indoor movie theaters; Banks, post office, business, municipal, public utility, and professional offices; Buildings with mixed uses that are permitted within the B-2 Zone; Restaurants and taverns; Health clubs; Health care testing service facility; Ambulatory health care facility; Child day-care services and children's play areas; Public parking lots or garages (commercial); Public utilities; Hotels and motels; and Auto repair and gasoline stations.

B-3 Business
The Borough has established the B-3 Business Zone District. Permitted principle uses include: Retail sales; Personal services; Indoor movie theaters; Banks, post office, business, municipal, public utility, and professional offices; Buildings with mixed uses that are permitted within the B-3 Zone; Restaurants and taverns; Public parking lots or garages (commercial); Bowling alleys; Regional enclosed planned shopping centers; Health care testing service facility; Ambulatory health care facility; and Public utilities.

B-4 Business
The Borough has established the B-4 Business Zone District. Permitted principle uses include: Retail sales; Personal services; Buildings with mixed uses that are permitted within the B-4 Zone; Business and professional offices; Restaurants; Health care testing service facility; Ambulatory health care facility; Child day-care

services and children's play areas; Recreational uses; and Public utilities.

M-B Manufacturing Business
The Borough has established the M-B Manufacturing - Business District. Permitted principle uses include: Light industry; Buildings with mixed uses that are permitted within the M-B Zone; Business and professional offices; Wholesale business; Communications; Flex office/warehousing; Warehousing; Financial services; Document imaging; Educational services, such as data processing schools, business and secretarial schools and job training and vocational rehabilitation services but excluding primary and secondary schools and colleges; Headquarters mixed-use complex, including executive offices, laboratories and research facilities; Health care testing service facility; Ambulatory health care facility; Business park developments; Building materials; Bowling alleys; Indoor movie theaters; Restaurants and taverns; Child day-care services and children's play areas; Public utilities; Hotels and motels; and New and used auto and recreational vehicle sales.

MB/R Manufacturing – Business/Retail
The Borough has established the MB/R Manufacturing Business/Retail District. Permitted principle uses include: All uses permitted within the MB Zone; Planned commercial developments consisting of one or more of the uses permitted within the MB Zone and/or one or more of the retail, service or other specified uses listed below; Retail sales; Personal services; Fitness centers; Assisted-living facilities; Banks; Post offices; Municipal buildings; and Public utility offices.

PBO-88 Professional, Business & Office
The Borough has established the PBO-88 Professional, Business and Office Zone District. Permitted principle uses include: Business and professional offices; Retail sales; Personal services; Buildings with mixed uses that are permitted within the PBO-88 Zone; Communications; Financial services; Document imaging; Educational services, such as data processing schools, business and secretarial schools and job training and vocational rehabilitation services but excluding primary and secondary schools and colleges; Headquarters mixed-use complex, including executive offices, laboratories and research facilities; Scientific engineering and/or research laboratories devoted to research, design and/or experimentation and processing and fabrication incidental thereto; Health care testing service facility; Ambulatory health care facility; Business park developments; Hotels and motels; Municipal and public utility offices; Child day-care services and children's play areas; and Public utilities.

PBO-200 Professional, Business and Office
The Borough has established the PBO-200 Professional, Business and Office Zone District. Permitted principle uses include: Light industry; Wholesale business; Warehousing; Business and professional offices; Flex office/warehousing; Buildings with mixed uses that are permitted within the PBO-200 Zone; Communications;

Financial services; Document imaging; Educational services, such as data processing schools, business and secretarial schools and job training and vocational rehabilitation services but excluding primary and secondary schools and colleges; Headquarters mixed-use complex, including executive offices, laboratories and research facilities; Scientific engineering and/or research laboratories devoted to research, design and/or experimentation and processing and fabrication incidental thereto; Health care testing service facility; Ambulatory health care facility; Business park developments; Hotels and motels; Fitness centers; Child day-care services and children's play areas; and Public utilities.

M-1 Manufacturing - Business

The Borough has established the M-1 Manufacturing – Business Zone District. Permitted principle uses include: Light industry; Construction contractors; Buildings with mixed uses that are permitted within the M-1 Zone; Business and professional offices; Wholesale business; Communications; Flex office/warehousing; Warehousing; Financial services; Document imaging; Educational services, such as data processing schools, business and secretarial schools and job training and vocational rehabilitation services but excluding primary and secondary schools and colleges; Headquarters mixed-use complex, including executive offices, laboratories and research facilities; Health care testing service facility; Ambulatory health care facility; Industrial park; Business park developments; Government office; Child day-care services and children's play areas; and Public utilities.

M-2 Manufacturing - Business

The Borough has established the M-2 Manufacturing Business Zone District. Permitted principle uses include: Light industry; Business park developments; Buildings with mixed uses that are permitted within the M-2 Zone; Business and professional offices; Wholesale business; Communications; Flex office/warehousing; Warehousing; Financial services; Document imaging; Educational services, such as data processing schools, business and secretarial schools and job training and vocational rehabilitation services but excluding primary and secondary schools and colleges; Headquarters mixed-use complex, including executive offices, laboratories and research facilities; Health care testing service facility; Ambulatory health care facility; Child day-care services and children's play areas; and Public utilities.

P-1 Public Land

The Borough has established the Public Land Zone District. Permitted principle uses include: be those deemed appropriate by the Borough Council to include but not be limited to parks, playfields, playgrounds, recreation, administrative or utility buildings and installations, libraries, historical buildings, or other cultural or community centers, or other similar public uses, or deemed appropriate by the local

or regional school district board to include public school or private school educational and administrative buildings and related uses and buildings.

BP-1 Business Park

The Borough has established the Business Park Zone District. Permitted principle uses include: Financial services; Business offices; Professional offices; Government offices; Insurance services (excluding retail brokers); Inbound and outbound call centers; Headquarters mixed-use complex, including executive offices, laboratories and research facilities; Educational services, such as data processing schools, business and secretarial schools and job training and vocational rehabilitation services but excluding primary and secondary schools and colleges; Indoor recreation; Scientific engineering and/or research laboratories devoted to research, design and/or experimentation and processing and fabrication incidental thereto; Buildings with mixed uses that are permitted within the BP-1 Zone; Flex office/warehousing; Mailing, reproduction, commercial art and photography, video production and stenographic services; Electronic computer and data processing services; Document imaging ; Advertising agencies; Restaurants; Cinema; Health care testing service facility; Ambulatory health care facility; Public facilities (operated by the Borough); Child day-care services and children's play areas; Public utilities; Hotels and motels; and Golf training centers.

BP-2 Business Park

The Borough has established the BP-2 Business Park Zone Light industry District. Permitted principle uses include: Wholesale business; Construction contractors; Communications; Warehousing; Financial services; Business offices; Professional offices; Insurance services; Inbound and outbound call centers; Headquarters mixed-use complex, including executive offices, laboratories and research facilities. Educational services, such as service training schools, data processing schools, business and secretarial schools and job training and vocational rehabilitation services but excluding primary and secondary schools and colleges; Indoor recreational uses; Golf training centers; Scientific engineering and/or research laboratories devoted to research, design and/or experimentation and processing and fabrication incidental thereto; Health care testing service facility; Ambulatory health care facility; Buildings with mixed uses that are permitted within the BP-2 Zone; Flex office/warehousing; Mailing, reproduction, commercial art and photography and stenographic services; Electronic computer and data processing services; Document imaging; Advertising agencies; Child day-care services and children's play areas; Public facilities (operated by the Borough); Neighborhood retail/service center; Public utilities; Business park developments; and Animal care centers which were in existence within the BP-2 Zone District as of January 1, 2007,

Consistency with the State Plan

This housing element is consistent with the plans and policies of the New Jersey State Development and Redevelopment Plan (SDRP). The Borough is located within the PA 1 – Metropolitan Planning Area. According to the State Plan, most of the communities within the PA1 planning area are fully developed or almost fully developed with little vacant land available for new development. This planning area includes a variety of communities and is intended to provide for future redevelopment and revitalize the communities, promote growth in compact forms, stabilize older suburbs, redesign areas of sprawl and protect the character of existing stable communities. This plan is consistent with the State Plan by preserving and protecting the established residential character, preserving and upgrading the existing utility infrastructure, providing adequate open space facilities, and preserving and protecting valuable natural features within the Borough.

Eatontown's planning documents are consistent with the State's goals for Stormwater Management, including the Stormwater Management Information guide for the public, Stormwater Pollution Prevention plan, as well as a Municipal Stormwater Management Plan. Municipal strategies to implement stormwater management strategies include but are not limited to public outreach methods and education programs, new development and redevelopment programs, yard waste ordinance/Collection program, storm drain inlet retrofitting, street sweeping and road erosion control maintenance, storm drain inlet labeling, and MS4 outfall pipe mapping; in compliance with State requirements.

Public transportation is provided throughout Eatontown via NJ Transit Bus Routes. While there is no direct access to the NJ Transit North Jersey Coast Commuter rail line, nearby train stops include Little Silver, Monmouth Park (seasonal), and Long Branch. In 2018, Eatontown created the Complete Streets Advisory Committee to establish a walkable and bikeable community that is safe and accessible for people of all ages and abilities.

FAIR SHARE PLAN

Fair Share Obligation Summary

The Fourth Round (2025-2035) housing obligation is based upon the figures calculated in the NJ Department of Community Affairs Affordable Housing Obligations for the 2025-2035 (Fourth Round) Methodology. The Borough's housing obligation is outlined in Table 23, below:

TABLE 23: FAIR SHARE OBLIGATION SUMMARY

Obligation Component	Number of Credits Required
Present Need	20
Prior Round Obligation (1987-1999)	504
Third Round "Gap" and Prospective Need (1999-2025)	71
Fourth Round Prospective Need (2025-2035)	186

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

Lack of Developable Vacant Land

Given the Borough's relative lack of vacant and developable land, the Borough's ability to satisfy its Court-determined affordable housing obligation is limited. To demonstrate its continued lack of vacant developable land, the Borough has prepared a Vacant Land Adjustment analysis in accordance with N.J.A.C. 5:93:4.2, submitted as part of this plan as Appendix A. The Borough exhibits a lack of vacant developable land, with redevelopment over time presenting itself as the principal vehicle for accomplishing projects with affordable housing. The prepared VLA illustrated a lack of vacant land and a Realistic Development Potential (RDP) of 76 affordable units.

Satisfaction of the Borough's Rehabilitation/ Present Need Obligation

The Borough's 2025-2035 rehabilitation obligation is 20. Eatontown will address its obligation through its municipal low- and moderated-income housing rehabilitation program to be administered and operated by an experienced qualified local affordable housing rehabilitation program consultant. Duties of the Housing Rehabilitation Program Administrative Agent are to include preparation of the program manual and affirmative marketing plan, as well as all administrative and operational aspects of the program. Eligible properties will include substandard housing units occupied by low- and moderate-income owners and renters. The program is to be funded through the Borough's Affordable Housing Trust Fund.

Prior Round Compliance

Per the Court-approved Settlement Agreement, the Borough's prior-round (1987-1999) obligation is 504 units. This is met through the mechanisms described in Table 25, Prior Round Compliance Plan Summary.

On November 2, 2005, the Court issued an Order of Final Judgment and Repose approving the conditions the Borough's 2004 Prior Round HE&FSP, including Spending Plan. All affordable units listed in the Borough's prior round compliance plan (above) are built and occupied. The following describes the various components of the Borough's prior round compliance plan and documents the Borough's entitlement to the crediting claimed toward its 504-unit prior round obligation:

TABLE 24: PRIOR ROUND COMPLIANCE PLAN SUMMARY

Affordable Housing Mechanism	Affordable Units	Rental Bonus Credits	Total Credits
Age- Restricted Units			
Meadowbrook I	124		124
Non-Inclusionary Family Rental			
Spring House	1		1
Pine Tree Manor Mobile Home Park	13		13
Inclusionary Family Rental			
Stony Hill	132	116	248
Mill Pond	13		13
Non-Inclusionary Family Sale			
Pine Tree Manor Mobile Home Park	72		72
Alternative Living Arrangements			
CPC Mental Health/ Heritage House	5	5	10
Collaborative Support	4	4	8
Special Needs Partnership	4		4
Spring House	5		5
Credits without Controls			
Credits without Controls	6		6
Total	**379**	**125**	**504**

Meadowbrook I

Meadowbrook I is an existing multi-family, 100-percent affordable age-restricted rental complex containing a total of 196 units. This facility is operated by the Eatontown Senior Housing Corporation. The project received a certificate of occupancy on June 12, 1981 and was funded through the Section 8 Housing Assistance Payments Program of the U.S. Department of Housing and Urban development (HUD). All units in Meadowbrook I must be low-income units with 30 percent of the units restricted to very low-income individuals or

families. The HUD contract and the resulting income restrictions are renewable in five-year increments for a period of up to 40 years. The Borough's claim to 196 credits was granted pursuant to the 2005 Final Judgment of Compliance and Repose. The Borough claims 124 of the 196 units toward its prior round obligation, and the remaining 72 units toward its third-round obligation as subsequently described in this HE&FSP.

Spring House
The complex located at 155 South Street is operated by the Affordable Housing Alliance and includes a detached single-family dwelling that is rented, currently by a moderate-income family. The complex also includes an existing 5-bedroom group home and a 7-unit supportive housing facility. The entire facility has 30-year affordability controls.

Pine Tree Mobile Home Park
Per Order dated February 16, 2011, the Court approved a total of 85 new construction credits (72 for-sale units and 13 rental units), plus 15 rehabilitation credits for affordable units in the Pine Tree Mobile Home Park, which is owned and was developed by the Affordable Housing Alliance. The Borough contributed $250,000 from its affordable housing trust fund toward the project. The current rent roll indicates there are a total of 115 affordable units in the mobile home park, including 18 rental mobile home units and 97 owner-occupied mobile home units.

Stony Hill
Stony Hill is an inclusionary, 376-unit, multi-family rental development containing a total of 132 affordable family rental units. Pursuant to the Borough's 2005 Judgment of Compliance and Repose, the Court recognized as eligible for credit all of the 132 affordable family rental units and issued a total of 116 rental bonus credits.

Mill Pond
The Mill Pond development is a built and occupied inclusionary development in the southwest portion of the Borough on Frankel Way. The development consists of a total of 118 total units in seven buildings. The units are non-age restricted, for-sale condominiums, a total of 13 of which are low- and moderate-income units, including seven (7) low-income units and six (6) moderate- income units.

CPC Mental Health/Heritage House
The Borough claims five (5) credits and five (5) rental bonus credits for this existing 5-bedroom group home serving very low-income households. The facility is operated by CPC Mental Health. The ten (10) credits claimed by the Borough for this facility were recognized by the Court under the 2005 Judgment of Compliance and Repose.

Collaborative Support
The Borough claims four (4) credits and four (4) rental bonus credits for this existing group home, which serves very low-income households. The facility is operated by Collaborative Support Programs. The eight (8) credits claimed for this facility were recognized by the Court

under the 2005 Judgment of Compliance and Repose.

Special Needs Partnership
The Borough claims four (4) credits for this existing 4-bedroom group home developed under the Department of Community Affairs Special Needs Housing Partnership Program. The Borough contributed $250,000 from its affordable housing trust fund toward the project, which is licensed by the Department of Human Services and operated by Enable, Inc.

Spring House Group Home
As cited above, the Spring House complex, located at 155 South Street, operated by the Affordable Housing Alliance, contains a 5-bedroom group home serving low-income households. This group home facility is operated by Legacy Treatment Services. The five (5) credits for this facility claimed by the Borough were recognized by the Court under the 2005 Judgment of Compliance and Repose.

Credits Without Controls
COAR Rule [N.J.A.C. 5:93-3.2(b)] permits municipalities to claim crediting for units that were constructed and occupied during the 1980-1986 time period but lacking affordability controls, provided that the municipality can document that the unit is in sound condition, is currently (i.e., at the time crediting is sought) occupied by a low- or moderate-income household, and has a market value or monthly rent that is affordable to low- or moderate-income households. Such credits are referred to as credits without controls. The Borough conducted a survey of credits without control in accordance with the COAR rule and determined that six (6) units qualified for such crediting. The 2005 Judgment of Compliance and Repose granted the Borough six (6) credits without controls units.

Prior Round Compliance Plan Caps and Requirements

Rental Obligation
Per COAH rule, the Borough's rental obligation is calculated as follows: rental obligation= 0.25 (prior round obligation) = 0.25 (504) = 126 units. The Borough's prior round compliance plan includes 301 rental units, which is well in excess of the 126 unit minimum. COAH rules require a minimum of 50 percent of the Borough's rental obligation to be family-rental units. A total of 177 of the 301 rental units are family rental units, which is well in excess of the 63-unit minimum family rental requirement established pursuant to COAH rules.

Rental Bonus Credits
Per COAH rule, the number of rental units eligible for one-for-one rental bonus credits is limited to qualifying family rental units up to the municipal rental obligation. As cited in the preceding section, the Borough's minimum prior round rental obligation is 126 units. As illustrated in Table 25, the Borough's prior round obligation compliance plan claims 125 one-for-one rental bonus credits consistent with COAH rules.

Maximum Age-Restricted Units
Per COAH rule, the maximum number of age-restricted affordable units to address its prior round obligation is calculated pursuant to the following: Maximum age-restricted units = 0.25 (prior round obligation minus transferred RCA unit) = 0.25 (504-0) = 0.25 (504) = 126 units. As illustrated in Table 25 the Borough's prior round compliance plan includes 124 age-restricted units (Meadowbrook I) consistent with COAH rules.

Third Round Compliance

Per the Court-approved Settlement Agreement, the Borough's Third Round (1999-2025) obligation is 382 units. As noted in Table 26, the Borough received credit for 413 affordable units toward its 382-unit third round obligation, resulting in a 31-unit surplus, to be carried forward to satisfy a future affordable housing obligation beyond 2025. The various components of the Borough's third round compliance plan are described below.

TABLE 25: THIRD ROUND COMPLIANCE PLAN SUMMARY

Affordable Housing Mechanism	Affordable Units	Rental Bonus Credits	Total Credits
Prior Round Credits Carried Forward: Age- Restricted Rental Units			
Meadowbrook I	72		72
Age-Restricted Rental Units			
Meadowbrook II	82		
Artis Senior Living	7		7
Brightview Senior Living	10		10
Non-Inclusionary Family Rental			
Spring House	7		7
Inclusionary Family Sale			
Howard Commons (Fort Monmouth)	55		55
Lakeview Townhomes	3		3
Parcel B (Fort Monmouth)	60		60
Inclusionary Family Rental			
Monmouth Mall Mixed-Use Development	88	88	176
Sun Eagles (Fort Monmouth	15	8	23
Total	**389**	**96**	**413**

Meadowbrook I
As described in the preceding section, the Borough claimed crediting for the remaining 72 age- restricted rental units in the existing 196-unit Meadowbrook I project, not claimed in the prior round (i.e. 124 units claimed in prior round, and 72 units in third round).

Artis Senior Living
On February 12, 2019 the Eatontown Zoning Board of Adjustment approved a use and bulk

variances and site plan approval for the Artis Senior Living development. The project consists of a one story, 36,777square foot building to house a 68-bed memory care, assisted living facility on a 4.18-acre site located at 147 Grant Avenue (Block 2002, Lot 59). In accordance with Department of Health licensing requirements ten (10) percent of the beds, seven (7), must be set aside for Medicaid recipients. Based upon the findings in the resolution granting site plan approval, the project site is available, approvable, suitable and developable as defined by COAH rules and, therefore represents a reasonable opportunity for the development of affordable housing as proposed in the Borough's third round compliance plan and supports the Borough's claim for seven (7) credits for this project. This project has been constructed and is occupied.

Brightview Senior Living

On July 10, 2019 the Eatontown Zoning Board of Adjustment approved a use variance and site plan approval for the Brightview Senior Living development. The project consists of 177 units, consisting of 54 assisted living beds, 35 dementia beds and 88 congregate care units on 8.45 acre property (Block 2002, Lots 1&2) located at the southwest quadrant of the intersection of Wycoff Road and Route 36. The 89 assisted living and dementia units have a total of 100 beds. In accordance with Department of Health licensing requirements, ten (10) percent of the 100 beds (i.e., ten [1OJ) in the assisted living and dementia units must be set aside for Medicaid recipients. Based upon the findings contained in the existing site plan approval, the project site is available, approvable, suitable, and developable as defined by COAH rules and, therefore, represents a reasonable opportunity for the development of affordable housing as proposed in the Borough's third round compliance plan, the Borough claims ten (10) credits for the very low-income beds in the proposed Brightview Senior Living facility. The resolution of approval of the project is scheduled to acted upon on August 12, 2019. A copy of the resolution of approval will be provided to the Court Master prior to the Final Compliance Hearing. Based upon the foregoing the site is available, approvable, suitable, and developable and, therefore, represents a reasonable opportunity for the development of affordable housing as proposed. . This project has been constructed and is occupied. The Borough claims 10 credits for this project.

Spring House Supportive Housing

As described in previous sections, the Affordable Housing Alliance Spring House complex located at 155 South Street, includes an existing multi-family apartment building consisting of 7 one- bedroom rental units restricted to low and very-low income residents with disabilities and previously homeless. The facility was completed in 2016 and received $100,000 from the Eatontown Affordable Housing Trust Fund. The Mental Health Association provides supportive services to the residents. The Borough claims seven (7) low-income credits for the units at this facility.

Howard Commons/Parcel B/Sun Eagles (Fort Monmouth)

By statute, the Fort Monmouth Economic Revitalization Authority (FMERA) controls land use regulations in those areas of Eatontown that were formerly part of Fort Monmouth. The Fort Monmouth Reuse and Redevelopment Plan that was developed by FMERA codified land use

regulations for such areas. The Borough maintains limited land use authority, primarily subdivision and site plan review. The Fort Monmouth Reuse and Redevelopment Plan includes three (3) separate residential areas within Eatontown Borough, specifically the Howard Commons, Parcel B and Sun Eagles properties.

The Reuse and Redevelopment Plan provides zoning to permit: 276 total units of which 55 (i.e., 20 percent) are required to be set-aside as affordable units on the Howard Commons site; 302 total units of which 60 (i.e., 20 percent) are required to be set aside as affordable units on the Parcel B site; and, 75 total units of which 15 (i.e., 20 percent) are required to be set aside on the Sun Eagles site.

The Borough claimed the following crediting for these projects in the third round: 50 credits for affordable units at Howard Commons; 60 credits for affordable units at Parcel B; and, 15 credits for affordable units at Sun Eagles. At the time of this plan update, the Sun Eagles units have been constructed as anticipated and development at Howard Commons is underway as anticipated. Plan Amendment #20 to the Fort Monmouth Reuse Plan transferred the affordable housing obligation from Parcel B to Development Zone 10, Eatontown Housing Parcel. The Borough anticipates building a 100% affordable housing project consisting of 62 units reserved for veterans on this parcel, resulting in an additional two (2) units than previously anticipated, which the Borough intends to take credit for in its Fourth Round compliance summary.

Monmouth Mall Mixed Use Redevelopment

The Borough's third round compliance plan includes 88 family rental units and 88 rental bonus credits for the proposed reuse/redevelopment of the existing Monmouth Mall site. On September 16, 2016, the Borough Council adopted Ordinance 10-2016, which created the Mixed-Use Regional Center (MURC) Zone. The MURC Zoning permits the redevelopment of the existing mall site to include mixed-use buildings containing up to a maximum of 700 family rental units, of which 12.5 percent (i.e., 88) are required to be set aside as affordable units.

By resolution dated August 20, 2018, the Eatontown Planning Board granted preliminary and final major site plan approval with variances to Eatontown Mall, LLC for the redevelopment of the existing Monmouth Mall site. The site plan approval includes a variety of uses including retail, food hall, food market, restaurant, entertainment, medical office in addition to 700 residential units, 88 of which are to be set aside for low - and moderate-income households.

In Borough of Eatontown adopted a Redevelopment Plan for the Monmouth Mall Site in April of 2023, and in January of 2024, the Eatontown Planning Board granted preliminary and final site plan approval for a mixed-use development consisting of 1,000 residential rental apartments, including 125 affordable units, and a variety of commercial, retail, medical, and other non-residential uses and amenities. The Borough will seek credit for these additional 37 affordable units to meet its Fourth Round obligation.

Lakeview Townhomes
By resolution dated April 8, 2019 the Eatontown Zoning Board of Adjustment approved use and bulk variances and site plan approval of the Lakeview Townhome development. This inclusionary development consists of fifteen (15) townhomes, three (3) units of which are to be set aside as affordable units, on a 2.57 acre property located at 74 Tilton Avenue (Block 401, Lot 19). This development has been constructed and the Borough claimed three (3) credits for the affordable units in the Lakeview Townhomes development.

Third Round Compliance Plan Caps and Requirements

Third Round Age-Restricted Units
Utilizing N.J.A.C. 5:97-3.10(c)2 as the basis for determining the maximum number of age-restricted units that the Township may claim toward its third round obligation, the Borough can claim up to a maximum of 96 age-restricted units. This is determined as follows: Age-Restricted Maximum= 0.25 x Third Round New Construction Obligation= 0.25 x 382 = 96 Units.

The Borough's third round compliance plan contains a total of 89 age-restricted units (72 units in Meadowbrook I, 10 units within the Brightview Senior Living development, and 7 units in the Artis Senior Living development), and therefore, is below the 96-unit age-restricted unit cap.

Third Round Rental Obligation
Utilizing N.J.A.C. 5:93-5.15, the Township's rental obligation is calculated as follows: 0.25 x Calculated Need= 0.25 x 382 = 96 Units. The Borough's third round compliance plan includes 199 rental units (viz., Meadowbrook I, Brightview Senior Living, Artis Senior Living, Spring House Supportive Housing, Monmouth Mall Mixed Use Redevelopment, and Sun Eagles projects) and, therefore, substantially exceeds the minimum rental requirement. The Borough's third round compliance plan provides 110 family rental units, well in excess of the 48-unit minimum requirement.

Third Round Rental Bonus Credits
Utilizing N.J.A.C. 5:93-5.15(d), the Township may claim rental bonus credits for rental units up to its rental obligation of 96 units. As detailed in Table 9, the Borough claims one-for-one rental bonus credits for 88 family rental units in the Monmouth Mall Mixed Use Redevelopment project and for 8 family rental units in the Sun Eagles project, for a total of 96 rental bonus credits.

Very Low-Income Housing Requirement
The July 2008 amendments to the New Jersey Fair Housing Act (P.L. 2008, c.46) and the FSHC Settlement Agreement provide that a minimum of 13 percent of the low- and moderate-income units developed in a municipality shall be "reserved for occupancy by

very low-income households."

The Borough's prior and third round compliance plans provide for a total of 337 affordable units either constructed post 2008 or to be constructed and subject to the 13-percent very low-income requirements of the Fair Housing Act and the Court-approved Settlement Agreement, resulting in a minimum very low-income requirement of 44 units. The following demonstrates compliance with these requirements:

The ten (10) Medicaid beds constructed as part of the Brightview Senior Living Development qualify as very low-income units.

The seven (7) Medicaid beds constructed in the Artis Senior Living Facility qualify as very-low income units.

The seven (7) units in the Spring House Supportive Housing facility qualify as very low-income units.

All four (4) units developed pursuant to the Special Needs Partnership Program qualify as very low-income units.

The proposed inclusionary developments of Howard Commons, Parcel B, Sun Eagles and the Monmouth Mall Mixed Use Redevelopment projects are all subject to the amended affordable housing ordinance to be adopted by the Borough prior to the Co, which require the 13-percent very low-income set aside yielding a combined total of 29 very low-income units.

The prior and third round compliance plans generated 57 very low-income units, and, therefore, exceed the 44-unit requirement. It should be noted that although the 85 affordable units in the Pine Tree Mobile Park have been included in the 337 affordable unit total used to calculate the very low-income requirement, no units in Pine Tree Mobile Home Park are claimed at this time as very low-income units, notwithstanding there is a likelihood that a significant number of the units are very low-income units.

Fourth Round Obligation

Satisfaction of the Borough's Realistic Development Potential

The Borough's Realistic Development Potential (RDP) is 76 units. The Borough proposes to address this RDP through the following projects:

TABLE 26: FOURTH ROUND COMPLIANCE SUMMARY

Project	Low and Moderate-Income Credits	Bonus Credits	Total Credits
Monmouth Mall	37	18	55
Fort Monmouth	2		2
Meadowbrook II	23		23
Third Round Surplus	31		31
Total Units	**93**	**18**	**111**

The Borough anticipates having a 35-credit surplus, to be carried over to the next obligation.

Monmouth Mall
Eatontown received 88 credits for this project during Round 3 and is now seeking to receive credit for the additional 37 affordable units this project is providing. Eatontown will receive an additional 18 rental bonus credits for this project.

Fort Monmouth
Plan Amendment #20 to the Fort Monmouth Reuse Plan transferred the affordable housing obligation from Parcel B to Development Zone 10, Eatontown Housing Parcel. The Borough of Eatontown now intends to construct a 62-unit, 100% affordable housing project in Zone 10, creating an additional two (2) housing units, over what was credited in the third round. The Borough intends to receive credit for those two (2) units in the Fourth Round.

Meadowbrook II
The Borough of Eatontown Planning Board approved a 60-unit expansion to the Meadowbrook Complex on April 21, 2025 and will seek credit for those 60 units under the Fourth Round.

Third Round Surplus Credits
The Borough had 31 surplus credits during the Third round, to be carried over to their next obligation.

Satisfaction of the Borough's Unmet Need

The Borough's unmet need is 110 units based on the Fourth Round Obligation. The Borough proposes to implement the following mechanisms to address its unmet need:

Mandatory Set-aside Ordinance
The Borough will establish a Borough-wide Mandatory Set-Aside Ordinance ("MSO"). The MSO will require a 20 percent (20%) affordable housing set-aside for residential developments comprised of five or more dwelling units. The MSO requires that to the extent possible, in all inclusionary developments, low and moderate-income units should be integrated with market units. The Ordinance will also ensure that the MSO does not give any

developer the right to any such rezoning, variance, redevelopment designation or other relief, or establish any obligation on the part of Eatontown or its boards to grant such rezoning, variance, redevelopment designation or other relief. The proposed ordinance is included herein as Appendix B.

Downtown Village Redevelopment Plan

The Mayor and Council declared Block 301, Lots 13 and 18, Block 304, Lots 1-26, Block 401, Lots 61-68, and Block 901, Lots 1-8 an area in need of redevelopment on April 25, 2024. This area is generally located on both sides of Main St./ Route 35 in the downtown area, bounded by Broad St. to the south and Throckmorton Avenue and Main Street to the north. The municipal parking lot located on the north side of Throckmorton Avenue is included in the Redevelopment Area. The Downtown Village Redevelopment Plan was adopted on December 4, 2024 with the goal of revitalizing the downtown area, creating a walkable, mixed use downtown along the Route 35 corridor and to the maintain the "Village Area" as the center of cultural, social, and political interaction within the borough and to preserve to the maximum extent practical the historical buildings within and around it.

The Downtown Village Redevelopment Area permits parks, civic uses, professional offices, personal services, banks, post offices, municipal and public utility offices, restaurants and taverns, outdoor dining public utilities, community theater, costumer makers and rental services, and mixed use consisting of commercial or office on the first floor with residential above. Any new residential development creating five (5) or more units shall be subject to a 20% affordable housing set aside.

APPENDICES

Appendix A. Vacant Land Adjustment 2025

Vacant Land Inventory and Analysis Report

Prepared for:
Borough of Eatontown
Monmouth County, New Jersey

June 2025

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I. INTRODUCTION

As noted in N.J.A.C. 5:93, "there may be instances where a municipality can exhaust an entire resource (land, water or sewer) and still not be able to provide a realistic opportunity for addressing the need for low and moderate income housing." In recognition of the need to provide for the opportunity to adjust municipal affordable housing obligations, N.J.A.C. 5:93 outlines standards and procedures for municipalities to demonstrate that a municipal response to its housing obligation is limited by lack of land, water or sewer. This report outlines the vacant land analysis methodology and summarizes the results of the vacant land analysis prepared on behalf of the Borough of Eatontown by Leon S. Avakian Inc (Avakian).

Previous Housing Rounds and Vacant Land Analyses

The Borough of Eatontown is a fully developed community located in central Monmouth County. Eatontown has participated in all rounds of the Affordable Housing process and adopted its most recent Third Round Housing Plan in 2019. This VLA has been prepared as part of the Borough of Eatontown's Fourth Round Housing Element and Fair Share Plan.

Current Housing Round and Vacant Land Assessment

Given the Borough's relative lack of vacant and developable land, the Borough's ability to satisfy its Court-determined affordable housing obligation is limited. To demonstrate its continued lack of vacant developable land, the Borough has prepared an updated Vacant Land Adjustment analysis in accordance with N.J.A.C. 5:93:4.2, which includes the following components:

- An inventory of all vacant parcels in accordance with N.J.A.C. 5:93-4.2(b), included as Attachment A.
- A Vacant Land Map depicting vacant properties within the Borough, included as Attachment B.
- An existing land use map for the Borough in accordance with N.J.A.C. 5:93-4.2(a), included as Attachment C.

The realistic development potential (RDP) of the Borough's vacant land was analyzed in accordance with the provisions of Subchapter 4 of N.J.A.C. 5:93 based on the most recently available data. After following the procedures as outlined, the analysis shows that the Borough has an RDP new construction obligation of 76 affordable units.

II. PERMITTED EXCLUSIONS

N.J.A.C. 5:93 establishes criteria by which sites, or portions thereof, in a municipal land inventory may be excluded from a municipality's RDP. Environmentally sensitive areas, including flood hazard areas, areas within Environmentally Sensitive Planning Areas according to the State Plan Policy Map, areas outside of the Sanitary Sewer Service Area (SSA), wetlands, and areas characterized by steep slopes of greater than 15 percent that render a site unsuitable for affordable housing may be excluded from consideration. In addition, small, isolated lots lacking sufficient acreage to generate an affordable housing set-aside as part of an inclusionary development may also be excluded. Vacant lots under development or properties for which site

plan approval has been granted may also be excluded. Finally, landlocked parcels or sites with limited or no access may also be excluded from the calculation of the Borough's RDP.

The vacant land inventory table in Attachment A provides a parcel-by-parcel description of exclusions that have been made pursuant to N.J.A.C. 5:93.

It should be noted that the Borough is permitted to reserve up to three percent of its total developed and developable acreage, less existing active municipal recreation areas, for active municipal recreation and exclude this acreage from consideration as potential sites for low and moderate income housing pursuant to N.J.A.C. 5:93-4.2(e)4. Any such site designated for active recreation in accordance with this section must be purchased and limited to active recreational purposes within one year of substantive certification. Although this calculation has not been completed as part of this analysis, the Borough reserves the right to revise this analysis to complete this calculation.

III. Summary and Conclusion

Based on the procedures for municipal adjustments provided in N.J.A.C. 5:93, the Borough of Eatontown's RDP has been determined to be 76 affordable units. This finding is consistent with the Borough's current development conditions.

ATTACHMENT A: VACANT LAND INVENTORY TABLE

Borough of Eatontown
2025 Vacant Land Analysis

Block	Lot	roperty Cla	Location	Owner Name	Area	Constrained Acres	Unconstrained Acres	Developable Acres	Reason for Exclusion	Total Units	Affordable Units
101	1	1	REDWOOD DRIVE	TINTON WOODS HOMEOWNERS	10.78	10.78	0.00	0.00	common element	0.00	0.00
102	1	1	DOGWOOD DRIVE	TINTON WOODS HOMEOWNERS	7.89	7.89	0.00	0.00	common element	0.00	0.00
102	23	1	233 TINTON AVE	ZAORSKI, AGNES	0.52	0.52	0.00	0.00	structure on lot	0.00	0.00
103	1	1	REDWOOD DRIVE	TINTON WOODS HOMEOWNERS	1.93	1.93	0.00	0.00	Common Area associated with condos	0.00	0.00
105	1	1	OAK LANE	TINTON WOODS HOMEOWNERS	2.67	2.67	0.00	0.00	Common Area associated with condos	0.00	0.00
106	1	1	OAK LANE	TINTON WOODS HOMEOWNERS	0.74	0.74	0.00	0.00	Common Area associated with condos	0.00	0.00
107	1	1	OAK LANE	TINTON WOODS HOMEOWNERS	1.10	1.10	0.00	0.00	Common Area associated with condos	0.00	0.00
201	34	1	TINTON AVE	N J NATURAL GAS CO. PURCH. DEPT.	0.02	0.02	0.00	0.00	PUMPING STATION	0.00	0.00
301	13	15C	THROCKMORTON AVENUE	BOROUGH OF EATONTOWN	0.18	0.18	0.00	0.00	ROAD	0.00	0.00
301	18	15C	THROCKMORTON AVE. REAR	BOROUGH OF EATONTOWN	1.94	1.94	0.00	0.00	CELL TOWER	0.00	0.00
301	20	1	THROCKMORTON AVENUE	HUSSELMAN, JOHN	0.34	0.00	0.34	0.00	less than 0.8 acres	0.00	0.00
301	26	15C	103 THROCKMORTON AVENUE	BOROUGH OF EATONTOWN - SEWER AUTI	5.16	5.16	0.00	0.00	MAINT.GAR.&OFF.	0.00	0.00
301	27	1	THROCKMORTON AVE	JCP&LCO C/O FIRSTENERGY SERVICE CO.	1.32	1.32	0.00	0.00	JCP&L Power Line	0.00	0.00
301	11, 12	1	THROCKMORTON AVENUE	SANTIAGO, YEUDIEL GORDILLO, ETAL	0.18	0.18	0.00	0.00	house located on lot 11. parking area on 12	0.00	0.00
303	18	15C	75 BROAD STREET	BOROUGH OF EATONTOWN	0.30	0.30	0.00	0.00	MUSEUM	0.00	0.00
303	20	15F	65 BROAD STREET	BROAD STREET DEVELOPMENT, INC.	0.18	0.18	0.00	0.00	HEALTH CENTER	0.00	0.00
303	21	15F	59 BROAD STREET	MONMOUTH HOUSING ALLIANCE INC % A	0.33	0.33	0.00	0.00	SPEC. NEEDS HOUSING	0.00	0.00
303	22	15F	11 WHITE STREET	MONMOUTH HOUSING ALLIANCE INC % A	0.32	0.32	0.00	0.00	SPEC. NEEDS HOUSING	0.00	0.00
304	3	1	THROCKMORTON AVE	NAPPEN, EVAN F	0.09	0.00	0.09	0.00	less than 0.8 acres	0.00	0.00
304	6	15C	THROCKMORTON AVE	BOROUGH OF EATONTOWN	0.29	0.29	0.00	0.00	PARKING AREA	0.00	0.00
304	7	15C	THROCKMORTON AVE	BOROUGH OF EATONTOWN	0.31	0.31	0.00	0.00	PARKING AREA	0.00	0.00
304	8	15C	THROCKMORTON AVE	BOROUGH OF EATONTOWN	0.29	0.29	0.00	0.00	PARKING AREA	0.00	0.00
304	9	15C	THROCKMORTON AVE	BOROUGH OF EATONTOWN	0.25	0.25	0.00	0.00	PARKING AREA	0.00	0.00
304	12	15C	45 BROAD STREET	BOROUGH OF EATONTOWN	0.33	0.33	0.00	0.00	FIRE HOUSE	0.00	0.00
304	10, 11	15C	47 BROAD STREET	BOROUGH OF EATONTOWN	0.26	0.26	0.00	0.00	MUNICIPAL BLDG.	0.00	0.00
304	13, 14	15C	33 BROAD STREET	BOROUGH OF EATONTOWN	0.30	0.30	0.00	0.00	LIBRARY	0.00	0.00
304	5, 21	15C	THROCKMORTON AVE	BOROUGH OF EATONTOWN	0.90	0.90	0.00	0.00	PARKING AREA	0.00	0.00
401	1	15C	TINTON AVE	BOROUGH OF EATONTOWN	0.12	0.12	0.00	0.00	PARK	0.00	0.00
401	2	15C	TINTON AVE	BOROUGH OF EATONTOWN	0.10	0.10	0.00	0.00	PARK	0.00	0.00
401	10	15C	TINTON AVE	MONMOUTH CTY HABITAT FOR HUMANITY	0.10	0.10	0.00	0.00	PARK	0.00	0.00
401	11	15C	TINTON AVE	MONMOUTH CTY HABITAT FOR HUMANITY	0.11	0.11	0.00	0.00	PARK	0.00	0.00
401	19	15F	SAMANTHA WAY COM ELEM	LAKEVIEW TOWNHOMES AT EATONTOWN	2.63	2.63	0.00	0.00	COMMON ELEMENT	0.00	0.00
401	28	15C	HIGHWAY 35	BOROUGH OF EATONTOWN	9.13	9.13	0.00	0.00	LAKE	0.00	0.00
401	29	15C	LAKE DRIVE	BOROUGH OF EATONTOWN	0.14	0.14	0.00	0.00	PARK	0.00	0.00
401	36	15C	HIGHWAY 35	BOROUGH OF EATONTOWN	0.64	0.64	0.00	0.00	PARK	0.00	0.00
401	37	15C	HIGHWAY 35	BOROUGH OF EATONTOWN	0.78	0.78	0.00	0.00	PARK	0.00	0.00
401	38	15C	HIGHWAY 35	BOROUGH OF EATONTOWN	0.52	0.52	0.00	0.00	PARK	0.00	0.00
401	43	15C	WEST ST	BOROUGH OF EATONTOWN	0.11	0.11	0.00	0.00	PARK	0.00	0.00
401	44	15C	WEST ST	BOROUGH OF EATONTOWN	0.09	0.09	0.00	0.00	PARK	0.00	0.00
401	45	15C	WEST STREET	BOROUGH OF EATONTOWN	0.10	0.10	0.00	0.00	PARK	0.00	0.00
401	46	15C	WEST STREET	BOROUGH OF EATONTOWN	0.10	0.10	0.00	0.00	PARK	0.00	0.00
401	47	15C	WEST ST	BOROUGH OF EATONTOWN	0.13	0.13	0.00	0.00	PARK	0.00	0.00
401	48	15C	WEST ST	BOROUGH OF EATONTOWN	0.12	0.12	0.00	0.00	PARK	0.00	0.00
401	49	15C	WEST ST	BOROUGH OF EATONTOWN	0.21	0.21	0.00	0.00	PARK	0.00	0.00
401	50	15C	WEST STREET	BOROUGH OF EATONTOWN	0.30	0.30	0.00	0.00	PARK	0.00	0.00
401	51	15C	WEST STREET	BOROUGH OF EATONTOWN	0.52	0.52	0.00	0.00	MAINTENANCE BLDG.	0.00	0.00
401	52	15C	WEST ST	BOROUGH OF EATONTOWN	0.20	0.20	0.00	0.00	PARK	0.00	0.00
401	53	15C	WEST ST	BOROUGH OF EATONTOWN	0.38	0.38	0.00	0.00	PARK	0.00	0.00
401	54	15C	WEST ST	BOROUGH OF EATONTOWN	0.25	0.25	0.00	0.00	PARK	0.00	0.00

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401	55	15C	WEST STREET	BOROUGH OF EATONTOWN	1.10	1.10	0.00	0.00	PARK	0.00	0.00
401	56	15C	WEST STREET	BOROUGH OF EATONTOWN	0.94	0.94	0.00	0.00	PARK	0.00	0.00
401	57	15C	WEST ST	BOROUGH OF EATONTOWN	0.93	0.93	0.00	0.00	PARK	0.00	0.00
401	58	15C	WEST ST	BOROUGH OF EATONTOWN	0.35	0.35	0.00	0.00	PARK	0.00	0.00
401	59	15C	HIGHWAY 35	BOROUGH OF EATONTOWN	0.04	0.04	0.00	0.00	VACANT LAND - PUBLIC	0.00	0.00
401	60	15C	HIGHWAY 35	BOROUGH OF EATONTOWN	0.06	0.06	0.00	0.00	VACANT LAND - PUBLIC	0.00	0.00
401	61	1	30 HIGHWAY 35	30 MAIN STREET EATONTOWN, LLC	0.11	0.00	0.11	0.00	less than 0.8 acres	0.00	0.00
401	68	15C	29 LEWIS STREET	BOROUGH OF EATONTOWN	0.15	0.15	0.00	0.00	PARKING AREA	0.00	0.00
401	86	15C	LEWIS STREET	BOROUGH OF EATONTOWN	0.16	0.16	0.00	0.00	PARK	0.00	0.00
401	93	15C	131A-B LEWIS ST	BOROUGH OF EATONTOWN	0.94	0.94	0.00	0.00	MAINTENANCE BLDG.	0.00	0.00
401	94	15C	WEST STREET	STATE OF NJ - NJ TRANSIT	2.97	2.97	0.00	0.00	RAILROAD LAND	0.00	0.00
401	95	1	MAXWELL RD	FIORE PAVING CO., INC.	0.74	0.72	0.02	0.00	most of property located in SFHA. Developable less than 0.8	0.00	0.00
401	96	15C	39 MAXWELL RD.	STATE OF NJ - NJ TRANSIT	4.14	4.14	0.00	0.00	RAILROAD LAND	0.00	0.00
401	97	15C	LEWIS ST.	STATE OF NJ - NJ TRANSIT	1.59	1.59	0.00	0.00	RAILROAD LAND	0.00	0.00
401	98	15C	TINTON AVE REAR	STATE OF NJ - NJ TRANSIT	0.20	0.20	0.00	0.00	RAILROAD LAND	0.00	0.00
401	99	15C	MAXWELL ROAD	BOROUGH OF EATONTOWN	0.01	0.01	0.00	0.00	VACANT LAND - PUBLIC	0.00	0.00
401	101	15C	MAXWELL RD	BOROUGH OF EATONTOWN	0.75	0.75	0.00	0.00	GREEN ACRES	0.00	0.00
401	102	15C	MAXWELL RD	BOROUGH OF EATONTOWN	0.36	0.36	0.00	0.00	GREEN ACRES	0.00	0.00
401	112	1	25 MILL STREET	GOOD TIME CONSTRUCTION, LLC	0.11	0.00	0.11	0.00	less than 0.8 acres	0.00	0.00
401	120	1	TAYLOR PLACE	TAYLOR, GERALDINE & EDWARD	0.08	0.00	0.08	0.00	less than 0.8 acres	0.00	0.00
401	129	15C	TAYLOR PLACE	MONMOUTH CTY HABITAT FOR HUMANITY	0.07	0.07	0.00	0.00	PARK	0.00	0.00
401	130	15C	TAYLOR PL	MONMOUTH CTY HABITAT FOR HUMANITY	0.10	0.10	0.00	0.00	PARK	0.00	0.00
401	131	1	TAYLOR PL	LIU, JIANDONG & ZHU, XUELING	0.10	0.00	0.10	0.00	less than 0.8 acres	0.00	0.00
401	132	1	TAYLOR PL	KRSP LLC	0.10	0.00	0.10	0.00	less than 0.8 acres	0.00	0.00
401	133	1	TAYLOR PL	MADDALENA, CARL T	0.10	0.00	0.10	0.00	less than 0.8 acres	0.00	0.00
401	134	1	TAYLOR PL	TINTON INVESTMENT, LLC	0.10	0.00	0.10	0.00	less than 0.8 acres	0.00	0.00
401	138	15C	TAYLOR PL	BOROUGH OF EATONTOWN	0.10	0.10	0.00	0.00	PARK	0.00	0.00
401	139	15C	TAYLOR PL	BOROUGH OF EATONTOWN	0.10	0.10	0.00	0.00	PARK	0.00	0.00
401	9, 40, 41, 4	15C	HIGHWAY 35	BOROUGH OF EATONTOWN	0.13	0.13	0.00	0.00	PARKING AREA	0.00	0.00
701	2	15C	PINEBROOK RD	BOROUGH OF EATONTOWN	0.07	0.07	0.00	0.00	VACANT LAND - PUBLIC	0.00	0.00
801	1	1	PINEBROOK RD	RCC EATONTOWN PROPERTIES, LLC	16.99	16.99	0.00	0.00	contractor yard	0.00	0.00
801	2	1	MAXWELL ROAD	UNKNOWN	0.20	0.20	0.00	0.00	contractor yard	0.00	0.00
801	3	15C	LEWIS ST	BOROUGH OF EATONTOWN	1.84	1.84	0.00	0.00	VACANT LAND - PUBLIC	0.00	0.00
801	4	15C	136A-B LEWIS STREET	BOROUGH OF EATONTOWN	1.03	1.03	0.00	0.00	MAINTENANCE BLDG.	0.00	0.00
801	7	1	PINEBROOK ROAD	HART, PHYLLIS R	0.39	0.39	0.00	0.00	contractor yard	0.00	0.00
801	8	1	PINEBROOK RD	HART, PHYLLIS R	0.30	0.30	0.00	0.00	contractor yard	0.00	0.00
801	9	1	PINEBROOK RD	HART, PHYLLIS R	0.28	0.28	0.00	0.00	contractor yard	0.00	0.00
901	3, 7, 8	15C	HIGHWAY 35 CUTOFF	BOROUGH OF EATONTOWN	0.23	0.23	0.00	0.00	PARKING AREA	0.00	0.00
902	5	15C	104 LEWIS ST	BOROUGH OF EATONTOWN	0.17	0.17	0.00	0.00	PARK	0.00	0.00
902	22	15C	LEWIS ST	BOROUGH OF EATONTOWN	2.86	2.86	0.00	0.00	PARK	0.00	0.00
902	34	1	SOUTH STREET	MCGINLEY, BRIAN	0.17	0.00	0.17	0.00	less than 0.8 acres	0.00	0.00
902	37	15C	WILLOW ST. & SOUTH ST.	BOROUGH OF EATONTOWN	11.47	11.47	0.00	0.00	Wolcott Park	0.00	0.00
902	73	15C	HIGH ST.	BOROUGH OF EATONTOWN	0.20	0.20	0.00	0.00	PARK	0.00	0.00
902	45, 54, 56	15C	CORLIES AVE	BOROUGH OF EATONTOWN	1.64	1.64	0.00	0.00	PARK	0.00	0.00
904	5	3B	HIGHWAY 35	FRANGELLA, M. C/O EATONTOWN TV	1.11	0.00	1.11	1.11	included	11.10	2.22
904	6	3B	SOUTH STREET	FRANGELLA, M. C/O EATONTOWN TV	5.11	1.46	3.65	3.65	portion of property wetlands	36.54	7.31
907	1	15C	MAPLE/CLINTON/LOCUST	BOROUGH OF EATONTOWN	0.35	0.35	0.00	0.00	GREEN ACRES	0.00	0.00
1001	1	1	BROAD STREET	RMJ REAL ESTATE, LLC	0.22	0.22	0.00	0.00	parking lot associatedwith 7-11 and meineke	0.00	0.00
1001	15	15F	WHITE STREET	SUMMERS PLACE CONDO. ASSOC., INC.	1.68	1.68	0.00	0.00	COMMON ELEMENT	0.00	0.00

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1001	16	1	HIGHWAY 35 REAR	4735 ASSOCIATES LLC	0.24	0.13	0.11	0.00	portion of property wetlands. Developable less than 0.8 acres	0.00	0.00
1001	23	1	REAR BROAD ST.	DALY, DANIEL R	0.47	0.00	0.47	0.00	less than 0.8 acres	0.00	0.00
1002	2	15C	68 BROAD STREET	BOROUGH OF EATONTOWN	0.39	0.39	0.00	0.00	COMMUNITY CENTER Annex	0.00	0.00
1002	3	15C	72 BROAD STREET	BOROUGH OF EATONTOWN	0.36	0.36	0.00	0.00	COMMUNITY CENTER	0.00	0.00
1002	52,53,54,5	15C	LA FETRA AVE	BOROUGH OF EATONTOWN	0.12	0.12	0.00	0.00	GREEN ACRES	0.00	0.00
1002	1,72, 73, 74	15C	CLIFTWOOD AVE	BOROUGH OF EATONTOWN	0.20	0.20	0.00	0.00	GREEN ACRES	0.00	0.00
1003	44	15C	BYRNES LANE	BOROUGH OF EATONTOWN	0.38	0.38	0.00	0.00	RECREATION CNTR	0.00	0.00
1003	19, 20, 21	15C	CLIFTWOOD AVE	BOROUGH OF EATONTOWN	0.08	0.08	0.00	0.00	GREEN ACRES	0.00	0.00
1003	22, 23, 24	15C	CLIFTWOOD AVE	BOROUGH OF EATONTOWN	0.09	0.09	0.00	0.00	GREEN ACRES	0.00	0.00
1003	25, 26,27,2	15C	CLOVERDALE AVE	BOROUGH OF EATONTOWN	0.11	0.11	0.00	0.00	GREEN ACRES	0.00	0.00
1003	29, 30	15C	CLOVERDALE AVE	BOROUGH OF EATONTOWN	0.12	0.12	0.00	0.00	GREEN ACRES	0.00	0.00
1003	37,38,39,	15C	CLOVERDALE AVE	BOROUGH OF EATONTOWN	0.17	0.17	0.00	0.00	GREEN ACRES	0.00	0.00
1004	3,4,5,6,7,8,	15C	CLOVERDALE AVE	BOROUGH OF EATONTOWN	0.08	0.08	0.00	0.00	GREEN ACRES	0.00	0.00
1004	11, 12	15C	CLOVERDALE AVE	BOROUGH OF EATONTOWN	0.08	0.08	0.00	0.00	GREEN ACRES	0.00	0.00
1004	19, 20,21,2	15C	LA FETRA AVE	BOROUGH OF EATONTOWN	0.08	0.08	0.00	0.00	GREEN ACRES	0.00	0.00
1005	5,6,7,8,9,1	15C	CLIFTWOOD AVE	BOROUGH OF EATONTOWN	0.07	0.07	0.00	0.00	RECREATION CNTR	0.00	0.00
1006	7,8,9,10, 1	15C	CLIFTWOOD AVE	BOROUGH OF EATONTOWN	0.13	0.13	0.00	0.00	GREEN ACRES	0.00	0.00
1006	35, 36,37,3	15F	216 BROAD STREET	EATONTOWN ELKS LODGE #2402 BPOE	0.09	0.09	0.00	0.00	Elks Lodge CLUB	0.00	0.00
1006	47, 48	15C	BROAD STREET	BOROUGH OF EATONTOWN	0.09	0.09	0.00	0.00	GREEN ACRES	0.00	0.00
1007	6	15C	HIGHWAY 35	BOROUGH OF EATONTOWN	0.01	0.01	0.00	0.00	DRAINAGE	0.00	0.00
1103	11	1	PARK AVE	FORGACH, PETER A & PATRICIA A	0.22	0.00	0.22	0.00	less than 0.8 acres	0.00	0.00
1104	14	1	PARK AVENUE	DEDEUS, GUILHERME COIMBRA	0.07	0.07	0.00	0.00	same owner as home on lot 9	0.00	0.00
1104	1, 2	15C	PARK AVE	BOROUGH OF EATONTOWN	0.07	0.00	0.07	0.00	VACANT LAND - PUBLIC	0.00	0.00
1105	26	1	VILLA PLACE	CHRISTENSEN, CARL & PATRICIA	0.01	0.00	0.01	0.00	less than 0.8 acres	0.00	0.00
1105	31	1	VILLA PLACE	CHRISTENSEN, CARL E & PATRICIA J	0.09	0.00	0.09	0.00	less than 0.8 acres	0.00	0.00
1109	7	1	WATSON PL	SEFCIK, CARRIE	0.07	0.07	0.00	0.00	same owner as home on lot 8	0.00	0.00
1112	1, 12, 13, 1	15C	MAIN STREET	BOROUGH OF EATONTOWN	0.02	0.02	0.00	0.00	PARK	0.00	0.00
1201	1	15C	WYCKOFF RD	BOROUGH OF EATONTOWN	46.31	46.31	0.00	0.00	PARK	0.00	0.00
1201	19	15A	65 WYCKOFF ROAD	BD OF ED - BOROUGH OF EATONTOWN	15.08	15.08	0.00	0.00	MEADOWBROOK SCH	0.00	0.00
1201	27.01	15C	WYCKOFF ROAD	EATONTOWN SENIOR HOUSING CORP	7.79	7.79	0.00	0.00	SENIOR HOUSING	0.00	0.00
1201	27.02	15C	WYCKOFF ROAD	EATONTOWN SENIOR HOUSING CORP	2.14	2.14	0.00	0.00	SENIOR HOUSING	0.00	0.00
1301	58	15C	APPLEBEY ST	BOROUGH OF EATONTOWN	0.53	0.53	0.00	0.00	VACANT LAND - PUBLIC	0.00	0.00
1401	9	1	HIGHWAY 35	RK&KS RTY LLC% WORLD VW,A OSTROVSI	0.33	0.33	0.00	0.00	small, triangular parcel fronting on 35.	0.00	0.00
1401	13	1	HIGHWAY 35	ATLANTIC COAST DEV PTNRS% TED FELIX	0.18	0.18	0.00	0.00	small, triangular parcel fronting on 35. contains billboard	0.00	0.00
1401	18	15C	409 SOUTH ST	US GOV - POSTAL SERVICE	1.64	1.64	0.00	0.00	POST OFFICE	0.00	0.00
1401	26	1	SOUTH STREET	CHASEY, A. & C.,CHASEY LIVING TRUST	0.24	0.12	0.12	0.12	adjoining lots 26, 27, 28 and undeveloped, wetlands on portion. Developable portion less than 0.8 acres	1.15	0.23
1401	27	1	SOUTH STREET	CHASEY, A. & C.,CHASEY LIVING TRUST	0.24	0.13	0.11	0.11	adjoining lots 26, 27, 28 and undeveloped, wetlands on portion. Developable portion less than 0.8 acres	1.08	0.22
1401	28	1	SOUTH STREET	CHASEY, A. & C.,CHASEY LIVING TRUST	0.26	0.09	0.17	0.17	adjoining lots 26, 27, 28 and undeveloped, wetlands on portion. Developable portion less than 0.8 acres	1.66	0.33
1401	30	1	SOUTH ST	LOWE'S HOME CENTERS, INC.	0.47	0.47	0.00	0.00	irregular shape parcel, part of Lowe's	0.00	0.00
1401	32	15F	155 SOUTH STREET	AFFORDABLE HOUSING ALLIANCE	1.39	1.39	0.00	0.00	SPEC. NEEDS HOUSING	0.00	0.00
1501	1	15A	3 & 7 GRANT AVENUE	BD OF ED - BOROUGH OF EATONTOWN	24.42	24.42	0.00	0.00	MEM & VET SCHLS	0.00	0.00
1601	9	1	RICHARDSON AVE	UNKNOWN	0.05	0.05	0.00	0.00	very small sliver of land	0.00	0.00
1601	15	15C	SOUTH ST	BOROUGH OF EATONTOWN	0.17	0.17	0.00	0.00	GREEN ACRES	0.00	0.00

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1601	20	1	CHURCH ST	CUPCINENCO, ALEXANDR	0.10	0.10	0.00	0.00	yard and ancillary improvements for lot 21	0.00	0.00
1601	23.01	1	CHURCH STREET	SHARMA, KANWAL AND SAMRITI	0.18	0.00	0.18	0.00	less than 0.8 acres	0.00	0.00
1601	31	15F	GINGER COURT	GINGER MEWS ASSN%HEARTHSTONE CT	5.96	5.96	0.00	0.00	COMMON ELEMENT	0.00	0.00
1601	37	1	GRANT AVENUE	MORRIS, FRENEL SR. AND FRENEL JR.	0.04	0.04	0.00	0.00	part of senior living development	0.00	0.00
1601	39	1	GRANT AVE	GATEWAY EATONTOWN ASSOCIATES LLC	0.08	0.08	0.00	0.00	part of senior living development	0.00	0.00
1601	40	1	GRANT AVE	GATEWAY EATONTOWN ASSOCIATES LLC	0.14	0.14	0.00	0.00	part of senior living development	0.00	0.00
1601	41	1	GRANT AVE	GATEWAY EATONTOWN ASSOCIATES LLC	0.03	0.03	0.00	0.00	entrance to senior living	0.00	0.00
1601	46	1	GRANT AVE	MT. ZION A M E ZION CHURCH	0.17	0.15	0.02	0.00	portion of property wetlands. Developable less than 0.8 acres	0.00	0.00
1601	49	1	GRANT AVENUE	DEBORDA,LEONARDO M&GODINHO,POLI	0.62	0.21	0.41	0.00	portion of property wetlands. Developable less than 0.8 acres	0.00	0.00
1601	54	15C	GRANT AVE REAR	BOROUGH OF EATONTOWN	0.05	0.05	0.00	0.00	small, landlocked parcel	0.00	0.00
1702	2	15A	PINEBROOK RD	BD OF ED - BOROUGH OF EATONTOWN	6.71	6.71	0.00	0.00	SCHOOL - PUBLIC	0.00	0.00
1702	4	15C	GRANT AVE	STATE OF NJ - HIGHWAY AUTH.	0.13	0.13	0.00	0.00	PARKWAY	0.00	0.00
1801	7	1	TESS COURT	DEEPWOODS ESTATES ASSOC INC	39.38	39.38	0.00	0.00	OPEN SPACE	0.00	0.00
1801	16	1	WYCKOFF RD	BRAZEE, CHERYL A.	0.08	0.07	0.01	0.00	portion of property wetlands. Developable less than 0.8 acres	0.00	0.00
1801	18	1	WYCKOFF RD	RUIZ, ANTONIA C/O W H MORRIS	0.11	0.06	0.05	0.00	portion of property wetlands. Developable less than 0.8 acres	0.00	0.00
1801	19	15C	RT 18 FREEWAY	BOROUGH OF EATONTOWN	3.43	0.00	3.43	3.43	VACANT LAND - PUBLIC	34.34	6.87
1801	20	1	HOPE RD REAR	UNKNOWN	0.13	0.13	0.00	0.00	very small triangular shaped parcel	0.00	0.00
1801	21	15C	HOPE ROAD	STATE OF NJ - DOT	21.02	21.02	0.00	0.00	HIGHWAY	0.00	0.00
1801	22	15C	HOPE ROAD	STATE OF NJ - DOT	4.26	4.26	0.00	0.00	HIGHWAY	0.00	0.00
1801	24	15C	HOPE ROAD	STATE OF NJ - DOT	0.31	0.31	0.00	0.00	HIGHWAY	0.00	0.00
1801	25	15C	HIGHWAY 36	STATE OF NJ - DOT	2.21	2.21	0.00	0.00	HIGHWAY	0.00	0.00
1801	27	1	TESS COURT	DEEPWOODS ESTATES ASSOC INC	4.10	4.10	0.00	0.00	OPEN SPACE	0.00	0.00
1802	3.01	15C	HOPE ROAD REAR	STATE OF NJ - DOT	0.01	0.01	0.00	0.00	ROAD	0.00	0.00
1803	1	1	HOPE ROAD	PHILIBOSIAN, A C/O R & S HEKEMIAN	9.01	0.00	9.01	9.01	included	90.14	18.03
1901	1	15C	28 WEST GRANT AVE	BOROUGH OF EATONTOWN	3.84	3.84	0.00	0.00	GREEN ACRES	0.00	0.00
1901	12	15C	NOTTINGHAM DR	BOROUGH OF EATONTOWN	3.67	3.67	0.00	0.00	PARK	0.00	0.00
1901	14	1	TESS COURT	DEEPWOODS ESTATES ASSOC INC	3.48	3.48	0.00	0.00	OPEN SPACE	0.00	0.00
1902	18	1	TESS COURT	DEEPWOODS ESTATES ASSOC INC	4.68	4.68	0.00	0.00	OPEN SPACE	0.00	0.00
2001	1	1	GRANT AVENUE	ARTIS SENIOR LIVING OF EATONTOWN LL	0.08	0.08	0.00	0.00	Assisted Living facility	0.00	0.00
2001	2	15C	GRANT AVENUE	BOROUGH OF EATONTOWN	7.26	7.26	0.00	0.00	GREEN ACRES	0.00	0.00
2001	4	15C	GRANT AVE	BOROUGH OF EATONTOWN	0.04	0.04	0.00	0.00	GREEN ACRES	0.00	0.00
2002	29	15C	REAR JERYL & EMMA	BOROUGH OF EATONTOWN	2.85	2.85	0.00	0.00	GREEN ACRES	0.00	0.00
2002	58	15C	151 GRANT AVENUE	BOROUGH OF EATONTOWN	5.64	5.64	0.00	0.00	GREEN ACRES/ community garden	0.00	0.00
2003	1	15C	GRANT AVENUE ISLAND	BOROUGH OF EATONTOWN	0.05	0.05	0.00	0.00	TRAFFIC TRIANGLE	0.00	0.00
2103	12	1	EMMA & TURNER	HAYTER, W & O C/O WILLIAM VASILAKIS	1.33	1.33	0.00	0.00	PARK	0.00	0.00
2104	23.02	1	243 WYCKOFF ROAD	KUN, FERENC	0.49	0.49	0.00	0.00	backyard and improvements for lot 23.01	0.00	0.00
2303	3	1	BROOKWOOD DRIVE	ZIV ASSOCIATES L.L.C.	0.03	0.03	0.00	0.00	common area	0.00	0.00
2303	4	1	BROOKWOOD DRIVE	ZIV ASSOCIATES L.L.C.	0.20	0.20	0.00	0.00	common area	0.00	0.00
2303	5	1	BROOKWOOD DRIVE	BROOKWOOD HOA%HEARTHSTONE CNTR	0.69	0.69	0.00	0.00	common area	0.00	0.00
2303	42	1	BROOKWOOD DRIVE	BROOKWOOD HOA%HEARTHSTONE CNTR	0.09	0.09	0.00	0.00	common area	0.00	0.00
2303	18, 19	1	BROOKWOOD DRIVE	BROOKWOOD HOA%HEARTHSTONE CNTR	0.67	0.67	0.00	0.00	common area	0.00	0.00
2304	2	1	HIGHWAY 36	BROOKWOOD HOA%HEARTHSTONE CNTR	1.04	1.04	0.00	0.00	common area	0.00	0.00
2304	19	1	BROOKWOOD DRIVE	BROOKWOOD HOA%HEARTHSTONE CNTR	1.59	1.59	0.00	0.00	common area	0.00	0.00
2304	20	1	BROOKWOOD DRIVE	BROOKWOOD HOA%HEARTHSTONE CNTR	1.03	1.03	0.00	0.00	common area	0.00	0.00
2401	6	15C	MALIBU DRIVE	BOROUGH OF EATONTOWN	0.27	0.27	0.00	0.00	VACANT LAND - PUBLIC	0.00	0.00
2401	15	1	MALIBU DRIVE	BROOKWOOD HOA%HEARTHSTONE CNTR	2.98	2.98	0.00	0.00	common area	0.00	0.00
2402	1	1	MALIBU DR	BROOKWOOD HOA%HEARTHSTONE CNTR	0.07	0.07	0.00	0.00	common area	0.00	0.00

Borough of Eatontown
2025 Vacant Land Analysis

2403	6	1	MALIBU DR	BROOKWOOD HOA%HEARTHSTONE CNTF	2.81	2.81	0.00	0.00	common area	0.00	0.00
2403	15	15C	MALIBU DR	BOROUGH OF EATONTOWN - SEWER AUTI	0.07	0.07	0.00	0.00	SEWAGE DISPOSAL	0.00	0.00
2403	16	1	MALIBU DRIVE	BROOKWOOD HOA%HEARTHSTONE CNTF	3.59	3.59	0.00	0.00	common area	0.00	0.00
2601	2	15C	WYCKOFF ROAD	BOROUGH OF EATONTOWN	1.91	1.91	0.00	0.00	Meadowbrook Park	0.00	0.00
2701	60	1	MONMOUTH ROAD	OLD ORCHARD COUNTRY CLUB ASSOC.. I	0.32	0.32	0.00	0.00	thin, narrow, land locked	0.00	0.00
2701	70	15C	HIGHWAY 36	STATE OF NJ/PARSONS	13.03	13.03	0.00	0.00	INSPECTION STATION	0.00	0.00
2701	71	3B	MONMOUTH RD REAR	SCHMITT, J F C/O TOM SCHMITT	0.37	0.37	0.00	0.00	wetlands	0.00	0.00
2801	1.04	1	PARKER ROAD	JTV ASSOCIATES LLC	2.51	2.51	0.00	0.00	common open space	0.00	0.00
2801	6	1	HIGHWAY 36	BG MONMOUTH, LLC	0.32	0.32	0.00	0.00	thin, sliver of land containing entrance to shopping center	0.00	0.00
2801	7	1	VILLAGE DRIVE	PARKER VILL %HEARTHSTONE CNTRL MGI	5.85	5.85	0.00	0.00	common open space	0.00	0.00
2801	10.01	1	PARKER ROAD	JTV ASSOCIATES LLC	2.42	2.42	0.00	0.00	common open space	0.00	0.00
2801	35	1	CARRINGTON DRIVE	PARKER VILL %HEARTHSTONE CNTRL MGI	3.16	3.16	0.00	0.00	common open space	0.00	0.00
2802	1	1	VILLAGE DRIVE	PARKER VILL %HEARTHSTONE CNTRL MGI	2.06	2.06	0.00	0.00	common open space	0.00	0.00
2803	13	15C	PARKER ROAD	BOROUGH OF EATONTOWN	74.56	74.56	0.00	0.00	PARK	0.00	0.00
2803	27	15C	PARKER RD	BOROUGH OF EATONTOWN	9.50	9.50	0.00	0.00	PARK	0.00	0.00
2803	46	1	WALL STREET	ROZBERN ESTATES ASSOC INC %L WILF	1.15	1.15	0.00	0.00	common open space	0.00	0.00
2902	5.03	1	PARKER ROAD	DCH INVESTMENTS INC % LITHIA MOTORS	1.00	1.00	0.00	0.00	back portion of car dealership. Some improvements	0.00	0.00
3001	20	15C	RUSSELL TERRACE	BOROUGH OF EATONTOWN	0.32	0.32	0.00	0.00	DRAINAGE basin	0.00	0.00
3001	40	15C	JUDY ROAD	BOROUGH OF EATONTOWN	0.22	0.22	0.00	0.00	RETENTION BASIN	0.00	0.00
3103	12	1	HIGHWAY 35 REAR	35 LAND ASSOC. L.L.C. C/O STEINER	4.01	0.00	4.01	4.01	included	40.12	8.02
3103	15, 16, 17	1	HIGHWAY 35	SCIALFA,J%DARDEN PROP TX DPT0021304	0.33	0.33	0.00	0.00	Olive Garden Restaurant	0.00	0.00
3103	20, 21	1	HIGHWAY 35	SCIALFA,J%DARDEN PROP TX DT#0021304	0.36	0.36	0.00	0.00	Olive Garden Restaurant	0.00	0.00
3103	43, 44	15F	232 HIGHWAY 35	MONMOUTH HOUSING ALLIANCE INC % A	6.42	6.42	0.00	0.00	PINE TREE Trailer park	0.00	0.00
3201	27	1	WINDSOR DRIVE	JBL ENTERPRISES	0.92	0.92	0.00	0.00	thin sliver of land	0.00	0.00
3301	11	15C	CORTLAND RD	STATE OF NJ - DOT	0.06	0.06	0.00	0.00	HIGHWAY	0.00	0.00
3304	11	15F	9 WOODMERE DR	DEVEREUX FOUNDATION;ATTN E HARRISC	0.47	0.47	0.00	0.00	HEALTH CENTER	0.00	0.00
3306	4, 5	1	HILBERT PARKWAY	LISTER, MICHAEL & DIEU	0.08	0.08	0.00	0.00	backyard improvements for lot 6.	0.00	0.00
3309	32	1	PAUL AVE	FONTANA, JOSEPH A	0.06	0.00	0.06	0.00	developable less than 0.8 acres	0.00	0.00
3312	22	1	SHARK RIVER RD	GUIMARAES, MARCELO JOSE	0.06	0.00	0.06	0.00	developable less than 0.8 acres	0.00	0.00
3313	12	1	PAUL AVE	KREHER, BRYAN S	0.06	0.06	0.00	0.00	developed with SFD	0.00	0.00
3401	8	15A	RALEIGH CT	BD OF ED - BOROUGH OF EATONTOWN	12.44	12.44	0.00	0.00	WOODMERE SCHOOL	0.00	0.00
3401	36	1	REAR WESTON PL	WESTWOOD OAKS INC	0.66	0.66	0.00	0.00	common open space	0.00	0.00
3402	13	15C	FIELDSTONE CT	BOROUGH OF EATONTOWN	2.31	2.31	0.00	0.00	VACANT LAND - PUBLIC	0.00	0.00
3402	20	1	REAR GRANT AVE	WESTWOOD OAKS INC	3.22	3.22	0.00	0.00	common open space	0.00	0.00
3501	1	15C	WYCKOFF RD	STATE OF NJ - DOT	0.11	0.11	0.00	0.00	HIGHWAY	0.00	0.00
3501	3	15C	ROUTE 18	STATE OF NJ - DOT	0.04	0.04	0.00	0.00	HIGHWAY	0.00	0.00
3501	4	1	SHARK RIVER ROAD	LEZMI, ALBERT RENE & DAWN BETH	0.09	0.09	0.00	0.00	yard associated with lot 5	0.00	0.00
3502	7	1	INDUSTRIAL WAY WEST	246 IND LLC C/O D EISENSTEIN, RE	7.77	7.77	0.00	0.00	developed with industrial use and parking for lot 8	0.00	0.00
3503	11	1	265 INDUSTRIAL WAY WEST	LERMER COMPLEX CONDO. ASSOC.	12.55	12.55	0.00	0.00	common element	0.00	0.00
3503	13	15C	INDUSTRIAL WAY WEST REAR	STATE OF NJ - NATURAL LANDS TRUST	0.50	0.50	0.00	0.00	CREEK PRESERVE	0.00	0.00
3503	14	15C	INDUSTRIAL WAY WEST	STATE OF NJ - NATURAL LANDS TRUST	0.39	0.39	0.00	0.00	CREEK PRESERVE	0.00	0.00
3505	2	1	SHARK RIVER ROAD	WOLF, WILLIAM	0.28	0.28	0.00	0.00	small, irregular shape	0.00	0.00
3505	5	1	INDUSTRIAL WAY WEST	RUGGIERI, RITA ALEXANDREA	0.93	0.00	0.93	0.93	included	9.28	1.86
3601	22	1	INDUSTRIAL WAY WEST	DONATO, JOHN JR C/O DONATO GROUP	3.46	3.46	0.00	0.00	landlocked. Contains cranbeery brook	0.00	0.00
3701	1.02	1	100 ADMIRAL LANE	WESTON LANDING CONDOMINIUM ASSO	0.05	0.05	0.00	0.00	CLUBHOUSE	0.00	0.00
3701	15.01	1	5 MERIDIAN ROAD	WESTON LANDING CONDOMINIUM ASSO	7.35	7.35	0.00	0.00	common element	0.00	0.00
3701	16.02	15F	15 MERIDIAN ROAD	MONMOUTH CENTER VOCATIONAL REHAI	4.55	4.55	0.00	0.00	HEALTH CENTER	0.00	0.00
3801	9.22	15F	LONE OAK WAY	PARKVIEW ESTATES LLC	3.53	3.53	0.00	0.00	COMMON ELEMENT	0.00	0.00

Borough of Eatontown
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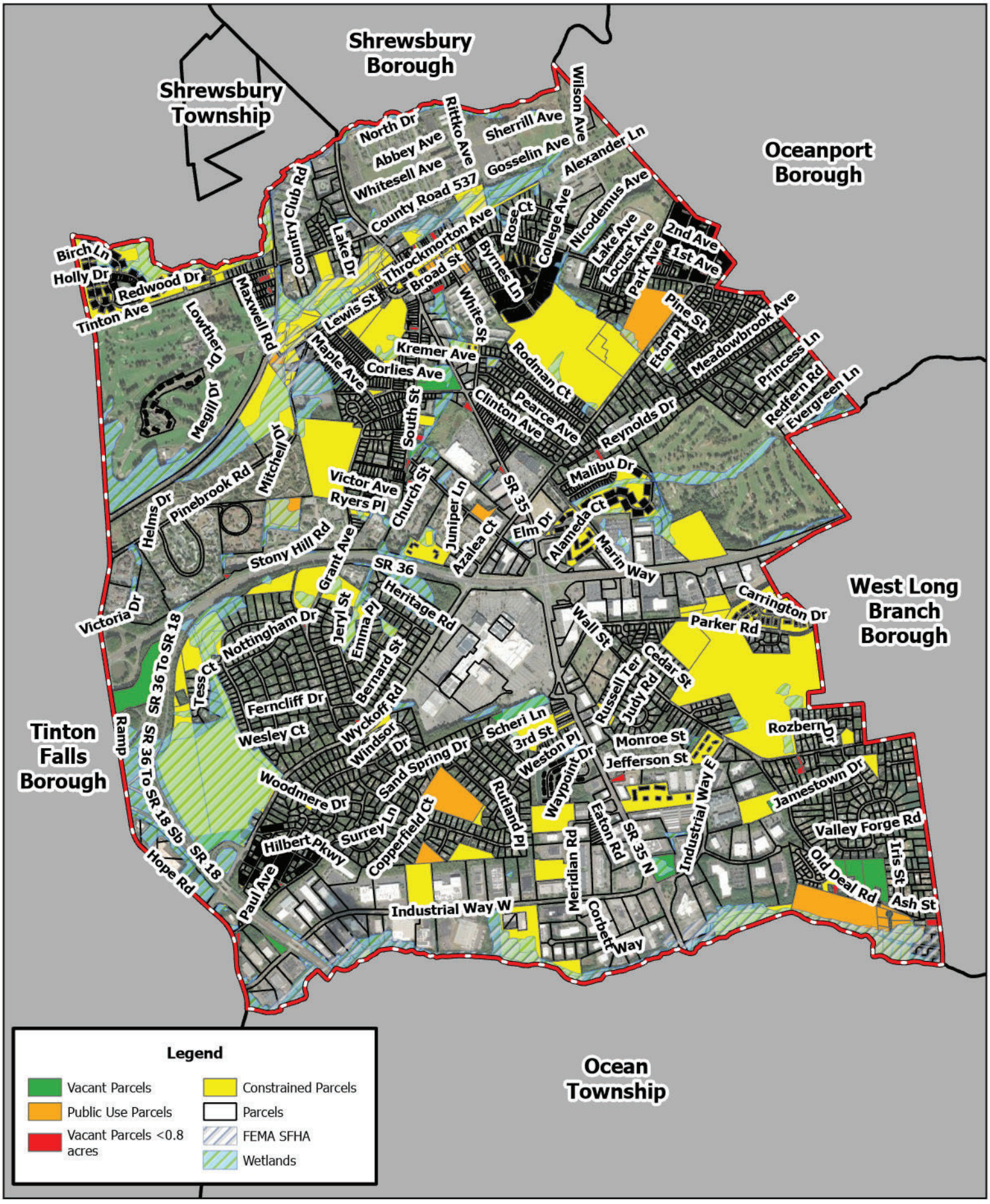
3801	12	1	INDUSTRIAL WAY EAST	UNKNOWN	0.00	0.00	0.00	0.00	very small parcel	0.00	0.00
3801	13.01	15F	MILL POND WAY	MILL POND EATON CONDO ASSN % MEM I	8.26	8.26	0.00	0.00	COMMON ELEMENT	0.00	0.00
3801	15	15C	3A INDUSTRIAL WAY EAST	BOROUGH OF EATONTOWN	0.53	0.53	0.00	0.00	CELL TOWER	0.00	0.00
3801	17	1	HIGHWAY 35 & IND. WAY E.	CBYW EATONTOWN PROPCO LL	3.74	0.00	3.74	3.74	included	37.39	7.48
3801	22.01	1	HIGHWAY 35	CP PLAZA 35 LLC	0.47	0.47	0.00	0.00	developed with shopping center	0.00	0.00
3901	5	1	284 OLD DEAL RD	EATONTOWN REAL ESTATE ASSOC. LLC	5.20	5.20	0.00	0.00	parking for lot 4	0.00	0.00
3901	6	1	284 OLD DEAL RD	EATONTOWN REAL ESTATE ASSOC. LLC	1.25	0.00	1.25	1.25	included	12.50	2.50
3901	9.01	15C	THEODORE DR	BOROUGH OF EATONTOWN	0.86	0.86	0.00	0.00	DRAINAGE	0.00	0.00
3901	12	1	OLD DEAL ROAD	WARTMANN, NEIL AND TRAVERSA, DIANE	0.24	0.24	0.00	0.00	yard for lot 11	0.00	0.00
3901	18	15C	OLD DEAL RD	BOROUGH OF EATONTOWN	0.41	0.41	0.00	0.00	VACANT LAND - PUBLIC	0.00	0.00
3901	19	15C	WHALEPOND RD	COUNTY OF MONMOUTH	0.82	0.82	0.00	0.00	VACANT LAND - PUBLIC	0.00	0.00
3901	20	15C	WHALEPOND RD	COUNTY OF MONMOUTH	1.27	1.27	0.00	0.00	VACANT LAND - PUBLIC	0.00	0.00
3901	21	15C	WHALEPOND RD	COUNTY OF MONMOUTH	0.93	0.93	0.00	0.00	VACANT LAND - PUBLIC	0.00	0.00
3901	22	15C	WHALEPOND ROAD	COUNTY OF MONMOUTH	0.87	0.87	0.00	0.00	VACANT LAND - PUBLIC	0.00	0.00
3901	23	15C	WHALEPOND ROAD	COUNTY OF MONMOUTH	1.12	1.12	0.00	0.00	VACANT LAND - PUBLIC	0.00	0.00
3901	24.01	1	WHALEPOND ROAD	CORCIONE, DIANA	0.50	0.00	0.50	0.00	less than 0.8 acres	0.00	0.00
3901	33	15C	WHALEPOND RD	COUNTY OF MONMOUTH	1.06	1.06	0.00	0.00	VACANT LAND - PUBLIC	0.00	0.00
3901	34	15C	WHALEPOND RD	COUNTY OF MONMOUTH	1.10	1.10	0.00	0.00	VACANT LAND - PUBLIC	0.00	0.00
3901	35	15C	YOUMANS AVE	COUNTY OF MONMOUTH	2.54	2.54	0.00	0.00	VACANT LAND - PUBLIC	0.00	0.00
3901	36	15C	YOUMANS AVE	COUNTY OF MONMOUTH	0.61	0.61	0.00	0.00	VACANT LAND - PUBLIC	0.00	0.00
3901	37	15C	YOUMANS AVE REAR	COUNTY OF MONMOUTH	0.65	0.65	0.00	0.00	VACANT LAND - PUBLIC	0.00	0.00
3901	38	15C	YOUMANS AVE REAR	COUNTY OF MONMOUTH	0.65	0.65	0.00	0.00	VACANT LAND - PUBLIC	0.00	0.00
3901	39	15C	WHALEPOND RD REAR	COUNTY OF MONMOUTH	18.39	18.39	0.00	0.00	VACAND LAND - PUBLIC	0.00	0.00
3901	40	15C	HIGHWAY 35 REAR	COUNTY OF MONMOUTH	8.37	8.37	0.00	0.00	PARK	0.00	0.00
4001	8	1	WALL ST	ANTONELLI,ANGELINA TRUSTEE OF TRUST	0.24	0.24	0.00	0.00	landlocked parcel	0.00	0.00
4001	9	1	WALL STREET	VUOCOLA, TOSCA F	0.25	0.25	0.00	0.00	narrow. Contains driveway for lot 10	0.00	0.00
4002	37	1	WALL ST REAR	M B S PARTNERS	1.43	1.43	0.00	0.00	landlocked triangular parcel	0.00	0.00
4101	44	3B	OLD DEAL ROAD	REGAN, JOHN D. & RUTH Z., TRUSTEES	5.34	0.00	5.34	5.34	included	53.38	10.68
4101	46.01	3B	OLD DEAL ROAD	REGAN, JOHN D. & RUTH Z., TRUSTEES	2.80	0.00	2.80	2.80	included	28.00	5.60
4101	47	3B	OLD DEAL ROAD	REGAN, JOHN D. & RUTH Z.	2.19	0.00	2.19	2.19	included	21.87	4.37
										RDP	**75.71**

ATTACHMENT B: VACANT LAND MAPPING



LEON S. AVAKIAN, Inc.
Consulting Engineers

0 0.1 0.2 0.4 0.6 0.8 Miles

Vacant Land and Constraints

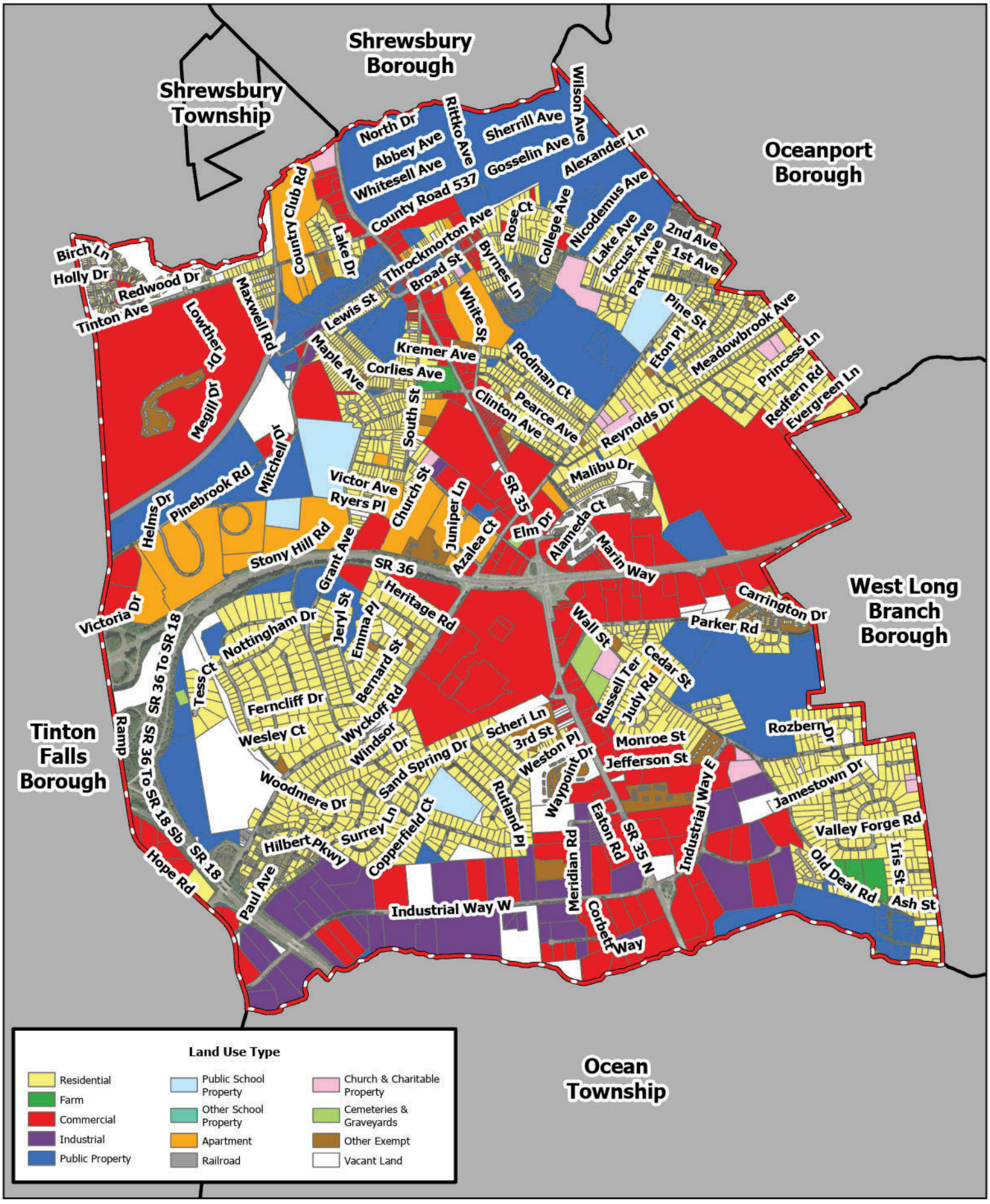
Vacant Land Adjustment
Borough of Eatontown
Monmouth County, New Jersey

N

Source: LSA, NJGIN, and Monmouth County GIS.
Revised: May 21, 2025

This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized or endorsed.

ATTACHMENT C: EXISTING LAND USE MAP



LEON S. AVAKIAN, Inc.
Consulting Engineers

0 0.1 0.2 0.4 0.6 0.8 Miles

Existing Land Use

Vacant Land Adjustment
Borough of Eatontown
Monmouth County, New Jersey

N

Source: LSA, NJGIN, and Monmouth County GIS.

Revised: May 21, 2025

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Appendix B. Mandatory Set Aside Ordinance

BOROUGH OF EATONTOWN
ORDINANCE NO. XX-2025
AN ORDINANCE AMENDING AND SUPPLEMENTING THE BOROUGH CODE OF THE BOROUGH OF EATONTOWN, CHAPTER 89 ARTICLE XIII ENTITLED "AFFORDABLE HOUSING REGULATIONS"

WHEREAS, the Borough Council of the Borough of Eatontown has determined that it is in the best interests of the community to revise portions of its existing Borough Code concerning the Land Use Regulations, to establish a Mandatory Set-Aside Ordinance to promote the creation of low- and moderate-income housing within the Borough.

WHEREAS, The Borough of Eatontown has sought, to the best of its ability as a built-out municipality with a lack of available vacant land, to meet the intent and spirit of the Affordable Housing process by drafting an affordable housing plan and reviewing its existing land use ordinances.

WHEREAS, The Borough has determined that enacting an Boroughwide Mandatory Set-Aside Ordinance through the established regulations to ensure that any site that benefits from rezoning, variance or redevelopment plan approved by the Borough or the Borough's Planning Board or Board of Adjustment that results in multi-family residential development of five (5) dwelling units produces affordable housing at a set-aside of 20%, in accordance with the Borough's Fourth Round Housing Element and Fair Share Plan regarding compliance with the Borough's affordable housing obligations.

NOW THEREFORE BE IT ORDANIED by the Governing Body of the Borough of Eatontown that Chapter 89 of the Borough Code of the Borough of Eatontown, be and are hereby amended and supplemented as follows:

BE IT ORDAINED by the Borough Council of the Borough of Eatontown, County of Monmouth, State of New Jersey, as follows:

SECTION 1: Amend Chapter 80 to add section 89 Article XIIIC Affordable Housing Mandatory Set-Aside Requirement

a. If the Borough or the Borough's Planning Board or Board of Adjustment permits the construction of multi-family or single-family attached residential development that is "approvable" and "developable," as defined at N.J.A.C. 5:93-1.3, the Borough or the Borough's Planning Board or Board of Adjustment shall require that an appropriate percentage of the residential units be set aside for low and moderate income households.

b. This requirement shall apply beginning with the effective date the Ordinance creating this section was adopted to any multi-family or single-family attached residential development, including the residential portion of a mixed-use project, which consists of five (5) or more new residential units, whether permitted by a zoning amendment, a variance granted by the Borough's Planning Board or Board of Adjustment, or adoption

of a Redevelopment Plan or amended Redevelopment Plan in areas in need of redevelopment or rehabilitation.

c. For any such development for which the Borough's land use ordinances (e.g. zoning or an adopted Redevelopment Plan) already permitted residential development as of the effective the Ordinance creating this section was adopted, this requirement shall only apply if the Borough or the Borough's Land Use Board permits an increase in approvable and developable gross residential density to at least twice the permitted approvable and developable gross residential density as of the effective date the Ordinance creating this section was adopted.

d. Nothing in this section precludes the Borough or the Borough's Planning Board or Board of Adjustment from imposing an affordable housing set-aside in a development not required to have a set-aside pursuant to this paragraph consistent with N.J.S.A. 52:27D-311(h) and other applicable law.

e. For all inclusionary projects, the appropriate set-aside percentage will be twenty percent (20%) or a minimum of one (1) unit.

f. This requirement does not create any entitlement for a property owner or applicant for a zoning amendment, variance, or adoption of a Redevelopment Plan or amended Redevelopment Plan in areas in need of redevelopment or rehabilitation, or for approval of any particular proposed project.

g. This requirement does not apply to any sites or specific zones otherwise identified in the Borough's Settlement Agreement with FSHC, or in the Borough's Housing Element and Fair Share Plan, for which density and set-aside standards shall be governed by the specific standards set forth therein.

h. Furthermore, this section shall not apply to developments containing four (4) or less dwelling units.

i. All subdivision and site plan approvals of qualifying residential developments shall be conditioned upon compliance with the provisions of this section.

j. Where a developer demolishes existing dwelling units and builds new dwelling units on the same site, the provisions of this section shall apply only if the net number of dwelling units is five (5) or more.

k. All inclusionary projects created under this section much comply with the affordable housing requirements in Chapter 89 Article XIIIA (Affordable Housing Regulations).

SECTION 2. If any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect.

SECTION 3. In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Borough of Eatontown, the provisions hereof shall be determined to govern. All other parts, portions and provisions of the Revised General Ordinances of the Borough of Eatontown are hereby ratified and confirmed, except where inconsistent with the terms hereof.

SECTION 4. This Ordinance shall take effect immediately upon (1) adoption; (2) approval by the Mayor and Council pursuant to N.J.S.A. 40:69A-149.7; (3) publication in accordance with the laws of the State of New Jersey; and (4) filing of the final form of adopted ordinance by the Clerk with (a) the Monmouth County Planning Board pursuant to N.J.S.A. 40:55D-16, and (b) the Borough Tax Assessor as required by N.J.S.A. 40:49-2.1.

Appendix C. Adopted Downtown Redevelopment Plan

Downtown Village Redevelopment Plan

Block 301, Lots 13 and 18, Block 304, Lots 1 - 26, Block 401, Lots 61 - 68, and Block 901, Lots 1 – 8
Borough of Eatontown
Monmouth County, New Jersey

Adopted: December 4, 2024

Prepared by:

LEON S. AVAKIAN INC.
CONSULTING ENGINEERS

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Table of Contents

I. Background

The Borough of Eatontown is located in eastern Monmouth County, bounded by Tinton Falls, Shrewsbury, West Long Branch and Oceanport. The Downtown, referred to in the Master Plan as the Village Center, is located in the northern portion of the Borough and is bisected by State Highway 35. On the west side of Route 35 is Wampum Lake Park and Lewis Street cut-off, jug handle and commercial properties. On the east side of State Highway 35 is the Municipal Complex and commercial properties.

The 20th century brought dramatic changes to the shape and feel of Eatontown Borough. For at least two hundred years prior to 1950, Eatontown was a markedly rural community defined by sprawling farmlands and a small population supporting one school. Eatontown Village was settled in 1730 and incorporated as Eatontown Borough in 1873. The intersection of Broad and Route 35 (Main Street) was in the 1730's the location of a highway toll booth. Fees of one penny were collected for every dozen calves, sheep, or hogs, for every horse and rider.

A tavern on the northeast corner of Main and Broad Streets served the New York-Philadelphia stagecoach trade. The turn of the last century brough light, early industry to the Borough and residential development flourished from 1900 through mid-century as vehicular through-traffic and public transit volume increased. Two major 'turnpikes' linking several surrounding communities and Jersey Shore Points intersected in the Borough. These roadways are now known as Route 35 and Broad Street Route 71. Trolley systems formerly ran up and down these arteries. The downtown area traditionally and effectively catered to the basic needs of travelers, farmers, and Borough residents alike, for food and hardware supplies, rest stops and information.

After World War II, Eatontown's economy boomed largely due to the growing electronics research associated with Fort Monmouth on the original site of Monmouth Park, and as the opening gateway to the Jersey Shore. A generation of manufacturing along the Borough's southern rim used the web of state highways and county roadways to nearly 14,000 people, and was home to six (6) churches, seven hundred sixty (760) businesses, one (1) hotel, three (3) motels, two thousand five hundred (2,500) homes twenty-three (23) apartment complexes, four (4) schools and twelve (12) public parks. Fort Monmouth was closed in 2010 by the Base Realignment and Closure (BRAC) Commission. Since that time, the Fort Monmouth Economic Redevelopment Authority (FMERA) has been responsible for the redevelopment of the Base, including property located within the Borough of Eatontown. In 2021, Netflix won a bid to redevelop 289 acres of the former Fort.

Into the 1950's, small commerce and municipal operations defined a tightly knit and cohesive town center along Main Street between Throckmorton Avenue and Broad Streets, and westward on Lewis Street. The municipal building occupied the site of a former hotel and tavern, on the northeast corner of Main and Broad Street, and housed the police

department, fire department, Borough Administration, and a small library. The post office originally stood on Broad Street where Eatontown Library is located today. A bank stood on property now traversed by the Route 35 cut-off linking Route 71 to Lewis Street. A butcher shop, barbershop, liquor store and a hardware store anchored small businesses along Main Street.

In March of 1960, the Monmouth Mall opened in Eatontown, 1.5 miles from the Study Area. In 1975 a second level was added, and the entire mall was enclosed, making it the largest mall in America at that time. Due to changes in market conditions, the evolution of online shopping, and changes in consumer spending brought on by the COVID-19 pandemic, the viability of the Monmouth Mall as a consumer spending destination has dramatically changed over time, resulting in the area being declared as in Need of Redevelopment, with a Redevelopment Plan being adopted for the area in 2023.

In recent decades, development has dispersed over longer more open stretches of Route 35 to the north and south of Main Street. Municipal service buildings occupy newer construction off of Main Street. The Municipal Building was built in 1966. In 1969 the original post office location, next to Borough Hall, was abandoned for a larger site on South Street. At which point the former post office building was remodeled for the local library which opened in March 1990. Existing commerce, apparently weakened in comparison to earlier periods, now caters to an increasingly diverse population, and continues to be defined by more services than retail operations.

The Eatontown Downtown Village Redevelopment Plan provides a framework for the redevelopment and revitalization of Eatontown's downtown area along the Route 35 corridor. The plan envisions the redevelopment of the downtown area into an attractive, vibrant, mixed use downtown village area. The Redevelopment Area contains Block 301 Lots 13 and 18, Block 304, Lots 1 - 26, Block 401, Lots 61- 68, and Block 901, Lots 1 – 8, as identified on the Borough's tax maps.

The site primarily includes those properties fronting on Main Street between Broad Street and Throckmorton Avenue on the east side of Main Street and West Street and Broad Street on the west side of Main Street, as well as the municipal buildings and parking lots.

The Redevelopment Area has suffered from underutilization and disinvestment over the years. Truck and car traffic on Highway 35 have created unsafe conditions for visitors looking to cross Route 35 from one side of the downtown area to the other. Regional and strip malls along the corridor have drawn customers and businesses away. This redevelopment plan was developed with the intention of revitalizing the downtown village area to be a beautiful, walkable mixed-use center with an emphasis on public spaces, civic identity, and the potential for future public transportation.

LEON S. AVAKIAN, Inc.
Consulting Engineers

This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not state-authorized or endorsed.

Downtown Village Redevelopment Area
Block 301, Lots 13 & 18, Block 304, Lots 1 - 26,
Block 401, Lots 61 - 68, and Block 901, Lots 1 - 8
Borough of Eatontown
Monmouth County, NJ

Created: 1/29/2024
Leon S. Avakian, Inc.

0 37.5 75 150 225 300 Feet

II. Basis for the Plan

The Mayor and Council for the Borough of Eatontown requested the Planning Board conduct an investigation study to determine if Block 301, Lots 13 and 18, Block 304, Lots 1 - 26, Block 401, Lots 61- 68, and Block 901, Lots 1 – 8 met the criteria as an area in need of redevelopment (Resolution No. 44-2021). The Planning Board considered at a Public Hearing the findings of a report titled "Area in Need of Redevelopment Investigation Report" on May 17, 2021, and adopted a resolution which endorsed the findings of the Redevelopment Study and recommended to the Borough Council that the Study Area be designated as an "area in need of redevelopment." The Mayor and Council declared an area in need of redevelopment on April 25, 2024 Resolution No. 97-2024.

The intent of this plan is to guide the redevelopment of the Downtown area in a manner that is consistent with the goals and objectives of the Borough's planning documents, the state growth planning principles set forth in the State Development and Redevelopment Plan, and with other existing and planned redevelopment in the area. The Downtown Village Redevelopment Plan will replace the Land Use Regulations for the portion of the Borough of Eatontown that is within the Redevelopment Area upon the adoption of this Plan, by ordinance of the Borough Council.

III. Required Components of the Redevelopment Plan

N.J.S.A 40A:12A-7 requires that a redevelopment plan include an outline for the planning, development, redevelopment, or rehabilitation of the Redevelopment Area sufficient to indicate the following:

1. Its relationship to definite local objectives as to appropriate land use, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
2. Proposed land uses and building requirements in the project area.
3. Adequate provisions for the temporary and permanent relocation, as necessary for residents in the project area, including an estimate of the extent of which decent, safe, and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
4. An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.
5. Any significant relationship of the redevelopment plan to:
    a) The master plans of contiguous municipalities;
    b) The master plan of the county in which the municipality is located;
    c) The State Development and Redevelopment Plan adopted pursuant to the "State Planning Act" P.L. 1985,c.398 (C.52:18A -196 et al.)
6. As of the date of the adoption of the resolution finding the area to be in need of redevelopment, an inventory of all housing units affordable to low and moderate income households, as defined pursuant to section 4 of P.L.1985, c.222 (C.52:27D-304), that are to be removed as a result of implementation of the redevelopment plan, whether as a result of subsidies or market conditions, listed by affordability level, number of bedrooms, and tenure.
7. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan. Displaced residents of housing units provided under any State or federal housing subsidy program, or pursuant to the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), provided they are deemed to be eligible, shall have first priority for those replacement units provided under the plan; provided that any such replacement unit shall not be credited against a prospective municipal obligation under the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.), if the housing unit which is removed had previously been credited toward satisfying the municipal fair share obligation. To the extent reasonably feasible, replacement housing shall be provided within or in close proximity to the redevelopment area. A municipality shall report annually to the Department of

Community Affairs on its progress in implementing the plan for provision of comparable, affordable replacement housing required pursuant to this section.

8. Proposed locations for zero-emission vehicle fueling and charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.

a) A redevelopment plan may include the provision of affordable housing in accordance with the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.) and the housing element of the municipal master plan.

b) The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.). The redevelopment plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area. When the redevelopment plan supersedes any provision of the development regulations, the ordinance adopting the redevelopment plan shall contain an explicit amendment to the zoning district map included in the zoning ordinance. The zoning district map as amended shall indicate the redevelopment area to which the redevelopment plan applies. Notwithstanding the provisions of the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.) or of other law, no notice beyond that required for adoption of ordinances by the municipality shall be required for the hearing on or adoption of the redevelopment plan or subsequent amendments thereof.

c) All provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan.

d) Prior to the adoption of a redevelopment plan, or revision or amendment thereto, the planning board shall transmit to the governing body, within 45 days after referral, a report containing its recommendation concerning the redevelopment plan. This report shall include an identification of any provisions in the proposed redevelopment plan which are inconsistent with the master plan and recommendations concerning these inconsistencies and any other matters as the board deems appropriate. The governing body, when considering the adoption of a redevelopment plan or revision or amendment thereof, shall review the report of the planning board and may approve or disapprove or change any recommendation by a vote of a majority of its full authorized membership and shall record.in its minutes the reasons for not following the recommendations. Failure of the planning board to transmit its report within the required 45 days shall relieve the governing body from the requirements of this subsection with regard to the pertinent proposed redevelopment plan or revision or amendment thereof. Nothing in this subsection shall diminish the applicability of the

provisions of subsection d. of this section with respect to any redevelopment plan or revision or amendment thereof.

e) The governing body of a municipality may direct the planning board to prepare a redevelopment plan or an amendment or revision to a redevelopment plan for a designated redevelopment area. After completing the redevelopment plan, the planning board shall transmit the proposed plan to the governing body for its adoption. The governing body, when considering the proposed plan, may amend or revise any portion of the proposed redevelopment plan by an affirmative vote of the majority of its full authorized membership and shall record in its minutes the reasons for each amendment or revision. When a redevelopment plan or amendment to a redevelopment plan is referred to the governing body by the planning board under this subsection, the governing body shall be relieved of the referral requirements of subsection e. of this section.

IV. Redevelopment Goals

The goal of the Downtown Village Redevelopment Plan is to revitalize the downtown area, creating a walkable, mixed use, downtown along the Route 35 corridor and to maintain the "Village Area" as the center of cultural, social, and political interaction within the Borough, and to preserve to the maximum extent practical the historical buildings within and around it. Should preservation of the structures prove to be difficult, reconstruction should be encouraged to utilized the historical style of architecture to make the structures consistent with the other buildings in the area.

The Downtown Redevelopment Area will be a beautiful, walk-able, mixed-use center with emphasis on public spaces, civic identify, and the potential for future public transportation. This redevelopment plan includes public space for civic activities, and accommodates for future transportation needs, housing needs, and civic amenities. Given the location of the Downtown Redevelopment Area, it is envisioned that the Area will be primarily commercial, with infill housing units to support the commercial uses and civic activities. The Redevelopment Plan guards against the future loss of historically significant buildings and respects adjacent neighborhoods.

V. Redevelopment Objectives

The redevelopment of the Downtown Village Redevelopment Area is guided by the following objectives, as outlined in throughout the Borough's Planning Documents:

1) to facilitate the social, economic, and political interaction of present and future residents of all portions of the Borough;
2) to preserve the history of the Borough and maintain it as a heritage for present and future residents; and
3) to maintain a balance of uses and variety of types within each use category arranged to minimize conflict among them.

VI. Definitions

All terms used herein shall have the same meaning as defined in the Borough of Eatontown Land Use Ordinance unless otherwise specified in this Redevelopment Plan.

VII. Existing Zoning

The Redevelopment Area is located within the B-1 Business Zone District and the P-1 Public Land Zone District, as set forth in the Borough's Land Use Ordinance (Chapter 89, Land Use, §89-44 Individual Zone Regulations). It is the intention that this Redevelopment Plan, when effective and in operation, shall supersede the Zoning Ordinance requirements. However, in any instance where this Redevelopment Plan is silent, the requirements of the Development Regulations shall govern.

VIII. Use and Bulk Requirements

Permitted Land Uses

- Parks
- Civic Uses
- Mixed use consisting of commercial or office on the first floor with residential above. Residential development will not be permitted on the ground floor. Parking on the first floor of a building is not considered a non-residential, permitted principal use.
- Retail Sales
- Professional Offices defined as an office of a member of a recognized profession, maintained for the conduct of their profession. Such professions shall be limited to those of law, architecture, engineering, art, music, accounting and payroll, advertising, insurance services, real estate brokers, film industry organizations, safety, and production companies, talent agencies, and other professions which require a small degree of formal training and experience.
- Personal Services defined as establishments primarily engaged in providing services involving the care of a person or their personal goods or apparel including barbers/ beauty salons; nail salons; shoe repair persons; tailors; instructional arts studios, but excluding martial arts and similar, dance, and fitness type studios; mailing services; printing services; photography studios; film studios including printing, editing, post production, and distribution services; and travel agencies.
- Banks, Post office, municipal and public utility offices
- Restaurants and Taverns
- Outdoor dining subject to a Café permit
- Public utilities in accordance with the standards set forth within § 89-44C(8).
- Community Theater
- Costume makers and rental services, uniform, and wardrobe supplies, with regard to rental or leasing services, such that no items for rent or lease may be stored, maintained or parked outdoors

Use Limitations

- Notwithstanding the provisions of § 89-34 of the Borough's Zoning Ordinance, public and private schools shall not be permitted uses in the Redevelopment Area.
- Churches and other houses of worship and related facilities shall not be permitted in the Redevelopment Area.
- Massage parlors, tattoo parlors, billboards, and the retail sale of marijuana shall not be permitted in the Redevelopment Area.
- There shall be no parking of fleet vehicles within the Redevelopment Area.

- Residential uses are only permitted on the second story and above of buildings with occupied commercial or office spaces on the first floor. Parking is not a permitted commercial, first floor use.
- All businesses shall be required to use common trash enclosures as determined by the Borough Council.
- Any change in use or added use to an existing structure within the Redevelopment Area, requires the exterior of the structure to come into compliance with the Architectural Design Standards as set forth in this Redevelopment Plan. The addition of any residential unit consists a change in use.
- Parking structures are prohibited.
- Taxi stands and staging of rideshare services, as well as any taxi call centers/ dispatching centers shall be prohibited.
- The Redevelopment Committee reserves the right to steer the design standards within the Redevelopment Area over time.

Bulk Requirements

The Bulk standards of the Downtown Village Redevelopment Area are as follows:

- Front Yard Setback: Along Route 35, buildings to be located at the sidewalk edge to define the streets and the public space of the sidewalk. Elsewhere, the front yard setback shall be 20 ft.
- Maximum Lot Coverage 90%
- Building Height: 40 ft.
- Maximum Building Stories: 3 stories
- Minimum Building Stories: 2 stories along Route 35 and Broad Street.
- Maximum Impervious Coverage: 90%

Minimum Gross Floor Area Residential Unit Requirements

- One Bedroom Units: 700 square feet
- Two Bedroom Units: 900 square feet
- Three Bedroom Units: 1,150 square feet
- Efficiency/ Studio Units are prohibited

Parking Standards

- Non-Residential Parking shall be required as Per Exhibit 3, Schedule of Parking Requirements for the Non-Residential Zones, of the Borough of Eatontown's Land Use Ordinance for the B-1 Zone.
- Parking for residential uses shall be calculated based on the standards set forth by New Jersey Residential Site Improvement Standards (RSIS).
- All parking is to be located behind buildings, away from the street.
- For buildings containing mixed uses, shared parking is permitted, to be calculated at a 50% shared parking allowance for combining weekday (office and general commercial uses) with evening/weekend uses (residential and restaurants).
- Public Bus Stations are permitted within the Redevelopment Area, at appropriate locations to be determined by the Redevelopment Committee and any other relevant approving authorities, such as NJDOT.
- Identified parking spaces for rideshare services such as Uber and Lyft, as well as delivery services including but not limited to Door Dash, Grubhub, and Uber Eats, shall be provided at appropriate locations as determined by the Redevelopment Committee.
- Permit parking within the municipal parking lot may be permitted as agreed upon within a Developer's agreement. The municipality shall determine the amount of the existing municipal parking lot that would be available for said parking permits pursuant to the formula being applied.

IX. Design Standards

General Design Standards

- Green Building and Infrastructure Techniques, as identified in Appendix 3 of the 2023 Reexamination Report, should be incorporated where possible.
- Streetscape elements including lighting, landscaping, and sidewalk design shall be incorporated along Route 35 at the discretion of the Redevelopment Committee.
- All development shall incorporate the Borough's Complete Streets Policy.
- Bicycle facilities shall be constructed in accordance with the 2022 Eatontown Comprehensive Bicycle & Pedestrian Plan.
- Encourage lively, human-scaled activity areas and gathering places through the promotion of high quality design.
- Ensure that all buildings are consistent with and enhanced by high quality streetscape amenities.
- Accommodate off-street parking in a convenient manner that does not interfere with the rhythm of the street network and building facades.
- Outdoor lighting shall be provided in compliance with §89-48 of the Borough's General Ordinances. No flashing lights are permitted. No neon signage is permitted on any structure or in any window of structures within the Redevelopment Area. DarkSky approved lighting should be utilized wherever possible.
- EV Charging Stations shall be provided in compliance with Borough and State requirements. The charging station level and design shall be determined by the Redevelopment Committee.
- All residential development proposed within the redevelopment area shall be required to comply with the architectural requirements as identified within this plan.
- All landscaping shall consist of native vegetation, in compliance with §89-83.
- Renewable energy sources, including solar, shall be explored and incorporated into projects when feasible.

Streetscape Design

- Streetscape elements including lighting, landscaping, and sidewalk design shall be incorporated along Route 35 at the discretion of the Redevelopment Committee.
- In accordance with the 2022 Eatontown Comprehensive Bicycle & Pedestrian Plan amenities shall be provided along sidewalks and trails and near transit stops, including:
    - Benches
    - Shade structures
    - Public restrooms

  - Water fountains
  - Trash and recycling receptacles
  - Pedestrian lighting
  - Wayfinding signage
- Streetscape design shall promote a pedestrian friendly, walkable environment.

Architectural Design Standards

The architectural design of any project proposed within the Redevelopment Area shall be subject to the review and approval of Redevelopment Committee. Review of all projects shall be guided by the following principles:

- Proposed exterior construction and signage may be reviewed and, specifically, its impact on the streetscape and character of the neighborhood may be considered in assessing it appropriateness.
- The Committee may consider, among other things, the materials, general design, lighting, arrangements, structure and exterior features, and the relationship of such features to similar features of other structures in the immediate surrounding area, as well as the position of such structures to the public way. Buildings shall generally relate in scale and design features to the surrounding buildings, except, however, where existing development does not represent a consistent architectural style, buildings should instead be designed to improve the overall streetscape.
- Buildings shall avoid long, monotonous walls or roof planes. Offsets including projections, recesses, and changes in floor level shall be used in order to add architectural interest and variety, and to relieve the visual effect of a simple, long wall.
- Similarly, roof-line offsets shall be provided, in order to provide architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof. The top floor of all buildings must feature a cornice or sloping roof element. Flat roofs should be enclosed by parapets or similar architectural features. Architectural embellishments that add visual interest to roofs, such as dormers, belvederes, cupolas, clock towers, and other similar elements are encouraged. Green roofs are encouraged throughout the Redevelopment Area.
- The architectural treatment of the front façade shall be continued, in its major features, around all visibly exposed sides of a building. All sides of a building shall be architecturally designed to be consistent with regard to style, materials, color, and details. Bland wall or service area treatment of side and or rear elevations visible from the public viewshed is discouraged.
- Exterior walls should be constructed from durable materials such as brick, stone, cast stone, glass, or pre-cast concrete. The use of exposed concrete block or vinyl siding, metal siding with exposed fastenings is prohibited. Brick should be a primary material.

- Storefront windows should cover 60% to 70% of the building façade and must be transparent. Reflective or mirror glass is not allowed. Storefront windows should be unobstructed by display cabinets or other obstructions and set back from the exterior walls to enhance depth and shadow.
- All entrances to a building shall be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticoes, and other features where appropriate. Any such element utilized shall be consistent with the style, materials, colors and details of the building as a whole.
- Primary entrances for both residential and commercial buildings should face the public street. These entrances should be prominently highlighted through distinctive architectural treatments.
- Light fixtures attached to the exterior of a building shall be architecturally compatible with the style, materials colors and details of the building. Exterior lighting should be designed to enhance the building's architectural features without overpowering or creating glare. Facades shall be lit from the exterior, and, as a general rule, lights should be concealed through shielding or recessed behind architectural features. All lights shall be shielded to reflect downward and prevent sky glow. Lighting shall be functional and contribute to safety while maintaining the aesthetic integrity of the building. Excessive brightness shall be avoided. All lighting fixtures shall be well integrated into the building’s design.
- All building mechanicals, including, but not limited to, air conditioning units, HVAC systems, exhaust pipes or stacks, elevator housing, satellite dishes and other telecommunications receiving devices shall be thoroughly screened from view from the public right-of-way and from adjacent properties using walls, solid fencing, roof elements or landscaping. Roof-mounted mechanical or utility equipment must be screened in a manner that integrates with the building's overall design, including materials, color, shape, and size.
- Elements such as windows, doors, eaves, and parapets should be proportioned to harmonize with each other, the building, and the surrounding neighborhood.
- The size, location, design, color, lighting, texture, and materials of signs, outdoor advertising structures, fences, and mailboxes must complement the design of existing or proposed structures. They should not detract from the visual harmony of the area or create confusion with traffic signs.
- A portion of the Redevelopment Area is located within the Borough of Eatontown Historic District. When designing the exterior of any building within the Historic District, special care should be taken to take into consideration the historical or architectural value and significant of the structure and its relationship to the the historic value of the surrounding area; the general compatibility of exterior design, arrangement, texture, and materials proposed to be used; any other factor, including

aesthetic, which it deems pertinent; and the input and recommendations of the Historical Committee. All requirements of §89-44F remain pertinent to the Redevelopment Area.

X. Consistency with Other State and Local Plans and Regulations

Borough of Eatontown Master Plan

The Borough of Eatontown originally adopted its comprehensive Master Plan in 1986. After a number of reexaminations and amendments to the Master Plan, the Borough prepared a compendium of master plan documents and adopted this document as the 2007 Master Plan. In 2018, the Borough prepared its first reexamination report of the 2007 Master Plan and prepared another Reexamination Report in July of 2023. The following policies, goals, and objectives from the Borough's Master Plan are relevant as they pertain to this redevelopment plan:

Policies:

- To acknowledge the existing character of the borough, and segments thereof, as created by existing development.
- To facilitate the social, economic, and political interaction of present and future residents of all portions of the Borough.
- To maintain a balance of uses and variety of types withing each use category arranged to minimize conflict among them.
- To provide adequate facilities, services, and protection for development and persons in all portions of the Borough.

Goals:

- To assure a high level of quality of life for present and future residents of the borough.
- To provide for, and encourage the use of, all remaining vacant land consistent with neighborhood characteristics, land capability, fiscal balance, practicalities of the marketplace, and current aesthetic standards.
- Maintain and encourage a diversity of housing types and continue to address the Borough's affordable housing obligation.
- To maintain the "Village Area" as the center of cultural, social, and political interaction within the Borough, and preserve the historical buildings within and around it.
- To assure that adequate facilities, access, and space exist for local government operations.

Objectives:

- Explore the potential for a one-way traffic system on Throckmorton/West/Broad and White Streets within the Village Area
- Explore the potential of specifically encouraging continued building improvements within the Village Area.

Borough of Eatontown Land Use Ordinance

As described in Section VII, the standards contained within this redevelopment plan shall supersede the appliable regulations in the Eatontown Borough Land Use Ordinance governing this area or any previously adopted redevelopment plan where those regulations or requirements conflict with this plan. In the case where a particular land use, development regulation, or site standard is not addressed in this Redevelopment Plan, compliance with the Eatontown Borough Land Use Ordinance or other appliable Eatontown code or ordinance will be required.

Plans of Adjacent Municipalities

Tinton Falls

The Borough of Tinton Falls is located to the west and north of Eatontown. The zoning and land use is substantially consistent with Eatontown and does not impact the area of this Redevelopment Plan.

Shrewsbury Borough

The Borough of Shrewsbury is located to the north of Eatontown. The zoning and land use is substantially consistent with Eatontown and does not impact the area of this Redevelopment Plan.

Oceanport

The Borough of Oceanport is located to the east of Eatontown. The zoning and land use is substantially consistent with Eatontown and does not impact the area of this Redevelopment Plan.

West Long Branch

West Long Branch is located to the east of Eatontown. The zoning and land use is substantially consistent with Eatontown and does not impact the area of this Redevelopment Plan.

Ocean Township

The Township of Ocean is located to the south of Eatontown. The zoning and land use is substantially consistent with Eatontown and does not impact the area of this Redevelopment Plan.

Monmouth County Master Plan

Monmouth County adopted a new Master Plan in 2016. The 2016 Land Use Element of the Monmouth County Master Plan designates the Borough of Eatontown as a Priority Growth Investment Area, with area of Priority Growth – Reinvestment Area/Site Overlay. The Economic Development Chapter of the County Master Plan seeks to expand employment, improve business investment, add value to our tax base, and motivate more public and private investment in growth areas, particularly in places designated for redevelopment.

The Redevelopment Plan encourages redevelopment and new commercial uses in the designated Downtown Village Redevelopment Area and will boost the local economy by attracting new and current residents, visitors and businesses to the center of Eatontown. The creation of new commercial and office space will expand employment opportunities, improve business investment, and add value to Eatontown's and Monmouth County's tax base. Through economic revitalization and the creation of a unique destination point, the Redevelopment Plan will enhance the overall quality of life in Monmouth County.

While we have cited limited goals and objectives in this consistency review, we have identified those goals and objectives that will be furthered by the Redevelopment Plan. Because the Downtown Village Redevelopment Plan will contribute not only to the economic vitality of the Borough of Eatontown but surrounding municipalities and the County at large, the Redevelopment Plan is consistent with the goals, objectives and policies stated in the Monmouth County Master Plan.

New Jersey State Development and Redevelopment Plan

In reviewing the New Jersey State Development and Redevelopment Plan Volumes 1-4, the following information pertains to goals and policies for a program of rehabilitation which discusses the development and redevelopment policies.

The Borough of Eatontown is designated as a Planning Area l or Metropolitan Planning Area in the State Development and Redevelopment Plan. The State Plan identifies the typical New Jersey town in this Planning Area as a relatively self-sufficient community with a mixed-use core commercial district that provides limited regional commercial, institutional, cultural and transportation opportunities. All of the aforementioned are available in the Borough of Eatontown and the Downtown Village Redevelopment Plan encourages continued provision of same by increasing economic vitality.

The intention of the Metropolitan Planning Area is to provide for much of the State's future redevelopment, revitalize cities and towns, promote growth in compact forms, stabilize older suburbs, redesign areas of sprawl, and protect the character of existing stable communities. The Redevelopment Plan is in conformance with the State Development and Redevelopment as well as the Monmouth County Cross Acceptance Report.

XI. Affordable Housing

The Redeveloper is responsible for providing any affordable housing obligation generated by the redevelopment activities in the redevelopment area in compliance with the Borough's Housing Element and Fair Share Plan, as well as all applicable local ordinances. Any housing that is legally occupying structures within the Redevelopment Area can remain. Any new housing creating five (5) or more units shall be required to provide a twenty percent (20%) set-aside for low and moderate income households.

XII. Implementation Tools

Acquisition

The Local Redevelopment and Housing Law requires that any redevelopment plan identify any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan. The redevelopment plan is for non-condemnation so there is no need to make provisions to identify potential land to be acquired. The designation of this Redevelopment Plan as a "Non-Condemnation Redevelopment Area" deliberately excludes the exercise of the taking of property by eminent domain, however, still requires a redeveloper be designated to make a site plan application under the Redevelopment Plan.

Redevelopment Committee Review

Any proposed developer shall be designated by the Redevelopment Committee as a Designated Redeveloper prior to submission of any proposed development application and will be required to enter into a Redevelopment Agreement with the Borough.

The Borough Governing Body, acting as the Redevelopment Committee, shall review all proposed development projects within the redevelopment area to ensure that such project(s) is consistent with the Redevelopment Plan and relevant redeveloper agreement(s). Such review shall occur prior to the submission of the redevelopment project(s) to the Planning Board. As part of its review, the Redevelopment Committee may require the redeveloper to submits its proposed project to a technical review committee o subcommittee of the Redevelopment Committee. The technical review committee may include members of the Redevelopment Committee and any other members and/or professionals as determined necessary and appropriate by the Borough. The technical review committee shall make its recommendations to the Redevelopment Committee.

In undertaking its review, the Redevelopment Committee shall determine whether the proposal is consistent with this Redevelopment Plan and relevant redeveloper agreement(s) as well as the overall vision and goals and objectives of the Downtown Village Redevelopment Area. In addition, the review may address the site and building design elements of the project to ensure that the project adequately addresses the goals and objectives of the plan.

The Redevelopment Committee, in its discretion, identify minor improvements as diminimus and shall authorize the Zoning Official of the Borough to approve said minor approvements by permit.

Planning Board Review

Subsequent to the review of the Redevelopment Committee and determination that the project is consistent with the redevelopment plan, all development applications for development of sites governed by the Downtown Village Redevelopment Plan shall be submitted to the Borough Planning Board for review and approval in accordance with NJSA 40A:12A-13.

The Planning Board shall conduct site plan and subdivision review, if applicable, pursuant to NJSA 40:55D-1 et. seq.

Deviations/ Variances

The Borough of Eatontown Planning Board, at the time of site plan review and without formal amendment to this Plan, may approve minor modifications from the bulk standards set forth herein if deemed to be in the interest of project implementation and in furtherance of the Redevelopment Plan. Any material deviations from the uses provided and the overall goals of the Redevelopment Plan shall be by formal amendment to the Redevelopment Plan adopted by the Borough Council in accordance with the procedures set forth in the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

Amending the Redevelopment Plan

Upon compliance with the requirements of applicable law, the governing body may amend, revise, or modify this Redevelopment Plan in general, or for specific portions of the Redevelopment Plan Area, as circumstances may make such changes appropriate. The review and approval of any proposed amendments shall be undertaken in accordance with the procedures set forth in the Local Redevelopment and Housing Law (NJSA 40A:12A-1 et seq.) However, any proposed changes in permitted uses, intensity of development (incl., but not limited to building height), or design concepts detailed in this Redevelopment Plan shall require notice and public hearings in the same manner s required of the adoption of the original plan.

Temporary and Permanent Relocation

Implementation of this Redevelopment Plan may require the displacement and relocation of businesses located within the Redevelopment Area. At the time of property acquisition, the actual extent of displacement will be confirmed, and if it is necessary, a Workable Relocation Assistance Plan will be prepared and submitted to the New Jersey Department of Community Affairs for approval. The Borough will comply with the requirements of the New Jersey State relocation statutes and regulations as applicable and will provide all benefits and assistance required under applicable law.

Certificate of Completion and Compliance

Upon the inspection and verification of the Borough of Eatontown's Redevelopment Committee that the redevelopment of any parcel or area within the redevelopment plan area has been completed in accordance with an executed Redevelopment Agreement, a Certificate of Completion and Compliance will be issued to the redeveloper and such parcel or area will be deemed no longer in need of redevelopment.

This Redevelopment Plan shall be in full force and effect upon its adoption by ordinance by the governing body and shall be in effect until the redevelopment of the Redevelopment Plan Area has been completed, which shall be evidenced by the issuance of a certificate of project completion by the Redevelopment Committee.

Appendix D. Existing Development Fee and Affordable Housing Ordinances

ARTICLE XIIIB

Development Fee Regulations [Added 10-9-2019 by Ord. No. 22-2019]

§ 89-106.22. Purpose.

A. In Holmdel Builder's Ass'n v. Township of Holmdel, 121 N.J. 550 (1990), the New Jersey Supreme Court determined that mandatory development fees are authorized by the Fair Housing Act of 1985, N.J.S.A. 52:27D-301 et seq., and the State Constitution, subject to the Council On Affordable Housing's (COAH) adoption of rules.

B. Pursuant to P.L. 2008, c. 46, § 8 (N.J.S.A. 52:27D-329.2), and the Statewide Non-Residential Development Fee Act (N.J.S.A. 40:55D-8.1 through 40:55D-8.7), COAH is authorized to adopt and promulgate regulations necessary for the establishment, implementation, review, monitoring and enforcement of municipal affordable housing trust funds and corresponding spending plans. Municipalities that are under the jurisdiction of the Council or court of competent jurisdiction and have a COAH-approved spending plan may retain fees collected from nonresidential development.

C. This article establishes standards for the collection, maintenance and expenditure of development fees pursuant to COAH's rules and in accordance P.L. 2008, c. 46, §§ 8 and 32 through 38.[1] Fees collected pursuant to this article shall be used for the sole purpose of providing very-low, low- and moderate-income housing. This article shall be interpreted within the framework of COAH's rules on development fees, codified at N.J.A.C. 5:97-8.

§ 89-106.23. Basic requirements.

A. This article shall not be effective until approved by the Court, COAH, or a successor agency.

B. The Borough of Eatontown shall not spend development fees until the Court, COAH, or a successor agency has approved a plan for spending such fees (spending plan).

§ 89-106.24. Definitions.

The following terms, as used in this article, shall have the following meanings:

AFFORDABLE HOUSING DEVELOPMENT — A development included in the Housing Element and Fair Share Plan, and includes, but is not limited to, an inclusionary development, a municipal construction project or a 100% affordable development.

COAH or the COUNCIL — The New Jersey Council on Affordable Housing and/or its successors and assigns pursuant to applicable laws.

DEVELOPER — The legal or beneficial owner or owners of a lot or of any land proposed to be included in a proposed development, including the holder of an option or contract to purchase, or other person having an enforceable proprietary interest in such land.

DEVELOPMENT FEE — Money paid by a developer for the improvement of property as

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1. **Editor's Note: See, respectively, N.J.S.A. 52:27D-329.2 and N.J.S.A. 40:55D-8.1 through 40:55D-8.7.**
2. **Editor's Note: The provisions of N.J.A.C. 5:97 expired 6-2-2015.**

permitted by applicable COAH regulations.

EQUALIZED ASSESSED VALUE — The assessed value of a property divided by the current average ratio of assessed to true value for the Borough in which the property is situated, as determined in accordance with §§ 1, 5, and 6 of P.L. 1973, c. 123 (N.J.S.A. 54:1-35a through 54:1-35c).

GREEN BUILDING STRATEGIES — Those strategies that minimize the impact of development on the environment, and enhance the health, safety and well-being of residents by producing durable, low-maintenance, resource-efficient housing while making optimum use of existing infrastructure and community services.

§ 89-106.25. Residential development fees.

A. Imposition of fees.

(1) Within the Borough of Eatontown, all residential developers, except for developers of the types of development specifically exempted below, shall pay a fee of 1.5% of the equalized assessed value for residential development, provided no increased density is permitted. Development fees shall also be imposed and collected when an additional dwelling unit is added to an existing residential structure; in such cases, the fee shall be calculated based on the increase in the equalized assessed value of the property due to the additional dwelling unit.

(2) When an increase in residential density pursuant to a "d" variance is granted under N.J.S.A. 40:55D-70d(5) (known as a "d" variance), developers shall be required to pay a "bonus" development fee of 6% of the equalized assessed value for each additional unit that may be realized, except that this provision shall not be applicable to a development that will include affordable housing. If the zoning on a site has changed during the two-year period preceding the filing of such a variance application, the base density for the purposes of calculating the bonus development fee shall be the highest density permitted by right during the two-year period preceding filing of the "d" variance application. Example: If an approval allows four units to be constructed on a site that was zoned for two units, the development fees will equal 1.5% of the equalized assessed value on the first two units; and 6% of the equalized assessed value for the two non-age-restricted additional units, provided zoning on the site has not changed during the two-year period preceding the filing of such a variance application.

B. Eligible exactions, ineligible exactions and exemptions for residential development.

(1) Affordable housing developments and developments where the developer is providing for the construction of affordable units elsewhere in the Borough, if permitted by ordinance or by agreement with the Borough of Eatontown, shall be exempt from development fees.

(2) Developments that have received preliminary or final site plan approval prior to the adoption of the first development fee ordinance shall be exempt from development fees, unless the developer seeks a substantial change in the approval. Where a site plan approval is not applicable, the issuance of a zoning and/or building permit shall be synonymous with preliminary or final site plan approval for the purpose of determining

the right to exemption. In all cases, the applicable fee percentage shall be determined based upon the development fee ordinance in effect on the date that building permit is issued.

(3) In addition to the construction of new principal and/or accessory buildings, development fees shall be imposed and collected when an existing structure is demolished and replaced, if the expansion is not otherwise exempt from the development fee requirement. The development fee shall be calculated on the increase in the equalized assessed value of the new structure, Furthermore:

(a) No development fee shall be collected for a demolition and replacement of a residential building resulting from a natural disaster.

(b) No development fee shall be collected for the construction of an accessory structure which is not a building, as these terms are defined in the Eatontown Borough Land Use Regulations Ordinance.

(4) Nonprofit organizations which have received tax-exempt status pursuant to Section 501(c)(3) of the Internal Revenue Code, providing current evidence of that status is submitted to the Municipal Clerk, together with a certification that services of the organization are provided at reduced rates to those who establish an inability to pay existing charges, shall be exempted from paying a development fee.

(5) Federal, state, county, and local governments shall be exempted from paying a development fee.

§ 89-106.26. Nonresidential development fees.

A. Imposition of fees.

(1) Within all zoning districts, nonresidential developers, except for developers of the types of development specifically exempted below, shall pay a fee equal to 2.5% of the increase in equalized assessed value of the land and improvements for all new nonresidential construction on an unimproved lot or lots.

(2) Within all zoning districts, nonresidential developers, except for developers of the types of development specifically exempted, shall also pay a fee equal to 2.5% of the increase in equalized assessed value resulting from any additions to existing structures to be used for nonresidential purposes.

(3) Eligible exactions, ineligible exactions and exemptions for nonresidential development:

(a) The nonresidential portion of a mixed-use inclusionary or market-rate development shall be subject to the 2.5% development fee, unless otherwise exempted below.

(b) The 2.5% fee shall not apply to an increase in equalized assessed value resulting from alterations, change in use within existing footprint, reconstruction, renovations and repairs.

(c) Nonresidential projects that have received a certificate of occupancy or general development plan approval or have entered into a developer's agreement or a

redevelopment agreement, all prior to July 17, 2008 (the effective date of P.L. 2008, c. 46), shall be exempt from the payment of nonresidential development fees, provided that an affordable housing fee of at least 1% of the equalized assessed value of the improvements is included in the development plan, developer's agreement or redevelopment agreement.

(d) Nonresidential developments shall be exempt from the payment of nonresidential development fees in accordance with the exemptions required as specified in the Form N-RDF, State of New Jersey Non-Residential Development Fee Certification/Exemption. Any exemption claimed by a developer shall be substantiated by that developer.

(e) A developer of a nonresidential development exempted from the nonresidential Borough development fee shall be subject to the fee at such time the basis for the exemption no longer applies and shall make the payment of the nonresidential development fee, in that event, within three years after that event or after the issuance of the final certificate of occupancy of the nonresidential development, whichever is later.

(f) If a property which was exempted from the collection of a nonresidential development fee thereafter ceases to be exempt from property taxation, the owner of the property shall remit the fees required pursuant to this section within 45 days of the termination of the property tax exemption. Unpaid nonresidential development fees under these circumstances may be enforceable by Eatontown Borough as a lien against the real property of the owner.

§ 89-106.27. Collection procedures.

The Borough of Eatontown shall collect development fees for affordable housing in accordance with the following:

A. Upon the granting of a preliminary, final or other applicable approval for a development, the applicable approving authority shall direct its staff to notify the Borough Construction Code Official responsible for the issuance of a building permit of the applicable approval.

B. For nonresidential developments only, the developer shall also be provided with a copy of Form N-RDF, State of New Jersey Non-Residential Development Fee Certification/ Exemption, to be completed by the developer as per the instructions provided. The Borough Construction Official shall verify the information submitted by the nonresidential developer as per the instructions provided in the Form N-RDF. The Borough Tax Assessor shall verify exemptions and prepare estimated and final assessments as per the instructions provided in Form N-RDF.

C. The Borough Construction Official responsible for the issuance of a building permit shall notify the Borough Tax Assessor of the issuance of the first building permit for a development that is subject to a development fee.

D. Within 90 days of receipt of that notice, the Borough Tax Assessor, based on the plans filed, shall provide an estimate of the equalized assessed value of the development.

E. The Construction Official responsible for the issuance of a final certificate of occupancy shall notify the Borough Tax Assessor of any and all requests for the scheduling of a final inspection on a property that is subject to a development fee.

F. Within 10 business days of a request for the scheduling of a final inspection, the Borough Tax Assessor shall confirm or modify the previously estimated equalized assessed value of the improvements of the development; calculate the development fee; and thereafter notify the developer of the amount of the fee.

G. Should the Borough fail to determine or notify the developer of the amount of the development fee within 10 business days of the request for final inspection, the developer may estimate the amount due and pay that estimated amount consistent with the dispute process set forth in Subsection b of § 37 of P.L. 2008, c. 46 (N.J.S.A. 40:55D-8.6).

H. Fifty percent of the initially calculated development fee shall be collected at the time of the issuance of the building permit. The remaining portion shall be tendered to Eatontown Borough at the time of the issuance of a certificate of occupancy. The developer shall be responsible for paying any difference between the fee calculated at the issuance of the building permit and the fee determined at issuance of the certificate of occupancy.

I. Upon tender of the remaining development fee, provided the developer is in full compliance with all other applicable laws and regulations, the Borough shall issue a final certificate of occupancy for the subject property.

J. Regardless of the time of collection of the development fee, the fee shall be based upon the percentage that applies on the date that the construction permit is issued.

K. The Construction Code Official shall forward all collected development fees to Eatontown Borough's Chief Financial Officer, who shall deposit such fees into the established Housing Trust Funds.

§ 89-106.28. Appeal of development fees.

A. A developer may challenge residential development fees imposed due to a disagreement as to the equalized assessed value of the property by filing a challenge with the County Board of Taxation. Such a challenge must be made within 45 days from the issuance of the certificate of occupancy. Pending a review and determination by the Board, collected fees shall be placed in an interest-bearing escrow account by Eatontown Borough. Appeals from a determination of the Board may be made to the tax court in accordance with the provisions of the State Tax Uniform Procedure Law, N.J.S.A. 54:48-1 et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party. Other challenges to the imposition of a residential development fee must be brought in the Superior Court as a prerogative writ challenge.

B. A developer may challenge nonresidential development fees imposed by filing a challenge with the Director of the Division of Taxation. Pending a review and determination by the Director, which shall be made within 45 days of receipt of the challenge, collected fees shall be placed in an interest-bearing escrow account by Eatontown Borough. Appeals from a determination of the Director may be made to the Tax Court in accordance with the

provisions of the State Tax Uniform Procedure Law, N.J.S.A. 54:48-1 et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.

§ 89-106.29. Affordable Housing Trust Fund.

A. All collected development fees and any proceeds from the sale of units with extinguished controls shall be deposited by the Chief Financial Officer of the Borough of Eatontown into a separate designated interest-bearing Housing Trust Fund, which shall be maintained by the Borough Chief Financial Officer.

B. The following additional funds shall be deposited in the Housing Trust Fund and shall at all times be identifiable by source and amount:

(1) Recapture funds;

(2) Proceeds from the sale of affordable units;

(3) Rental income from municipally operated units;

(4) Affordable housing enforcement fines and application fees;

(5) Developer-contributed funds for barrier-free affordable housing pursuant to N.J.A.C. 5:97-8.5;[3]

(6) Repayments from affordable housing program loans; and

(7) Any other funds collected in connection with the Borough's affordable housing program.

C. Interest accrued in the Affordable Housing Trust Fund shall only be used on eligible affordable housing activities approved by the Court.

§ 89-106.30. Use of funds.

A. The expenditure of all funds shall conform to a spending plan approved by the Court, COAH, or its successor agency. Funds deposited in the Affordable Housing Trust Fund may be used for any activity approved by the Court to address the Borough's fair share obligation and may be set up as a grant or revolving loan program. Such activities include, but are not limited to:

(1) A housing rehabilitation program;

(2) New construction of affordable housing units and related costs; in the case of inclusionary developments, eligible costs shall be prorated based on the proportion of affordable housing units included in the development;

(3) Accessory apartment, market to affordable, or regional affordable housing partnership programs;

(4) Financial assistance designed to increase affordability;

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3. **Editor's Note: The provisions of N.J.A.C. 5:97 expired 6-2-2015.**

(5) Conversion of existing nonresidential buildings to create new affordable units;

(6) Purchase of and/or improvement of land to be used for affordable housing;

(7) Purchase of existing market-rate or affordable housing for the purpose of maintaining or implementing affordability controls;

(8) Extensions or improvements of roads and infrastructure directly serving affordable housing sites; in the case of inclusionary developments, costs shall be prorated based on the proportion of affordable housing units included in the development;

(9) Green building strategies designed to be cost-saving and in accordance with accepted national or state standards,

(10) Administration necessary for implementation of the Housing Element and Fair Share Plan, or any other activity as specified in the approved spending plan and as permitted by the Court and specified in the approved spending plan.

B. Funds shall not be expended to reimburse the Borough of Eatontown for past housing activities.

C. At least 30% of all development fees collected and interest earned shall be used to provide affordability assistance to very-low-, low- and moderate-income households in affordable units included in the Housing Element and Fair Share Plan. One-third of the affordability assistance portion of development fees collected shall be used to provide affordability assistance to those households earning 30% or less of median income for Housing Region 4, in which Eatontown is located.

(1) Affordability assistance programs may include down payment assistance, security deposit assistance, low-interest loans, rental assistance, assistance with homeowner's association or condominium fees and special assessments, and assistance with emergency repairs. The specific programs to be used for affordability assistance shall be identified and described within the spending plan.

(2) Affordability assistance to households earning 30% or less of median income may include buying down the cost of low- or moderate-income units in the municipal Fair Share Plan to make them affordable to households earning 30% or less of median income. The specific programs to be used for very-low-income affordability assistance shall be identified and described within the spending plan.

(3) Payments in lieu of constructing affordable units on site, if permitted by ordinance or by agreement with the Borough of Eatontown, and funds from the sale of units with extinguished controls shall be exempt from the affordability assistance requirement.

D. The Borough of Eatontown may contract with a private or public entity to administer any part of its Housing Element and Fair Share Plan, including the requirement for affordability assistance.

E. No more than 20% of development fee revenues collected in any given year from the development fees may be expended on administration, including, but not limited to, the salaries and benefits for Eatontown Borough employees or consultant fees necessary to

develop or implement a new affordable housing program, a Housing Element and Fair Share Plan, and/or an affirmative marketing program.

(1) In the case of a rehabilitation program, the administrative costs of the rehabilitation program shall be included as part of the 20% of the collected development fees that may be expended on administration.

(2) Administrative funds may be used for income qualification of households, monitoring the turnover of sale and rental units, and compliance with COAH and/or its successor agency, and/or Court monitoring requirements. All other housing rehabilitation costs are considered programmatic and not administrative. Legal or other fees related to litigation opposing affordable housing sites or related to securing or appealing a judgment from the Court are not eligible uses of the Affordable Housing Trust Fund.

§ 89-106.31. Monitoring.

The Eatontown Borough Municipal Housing Liaison shall provide annual reporting of Affordable Housing Trust Fund activity to the State of New Jersey, Department of Community Affairs, Council on Affordable Housing or Local Government Services, or other entity designated by the State of New Jersey, with a copy provided to Fair Share Housing Center and posted on the municipal website, using forms developed for this purpose by the New Jersey Department of Community Affairs, Council on Affordable Housing or Local Government Services. The reporting shall include an accounting of all Affordable Housing Trust Fund activity, including the sources and amounts of funds collected and the amounts and purposes for which any funds have been expended. Such reporting shall include an accounting of development fees collected from residential and nonresidential developers, payments in lieu of constructing affordable units on site (if permitted by ordinance or by agreement with the Borough), funds from the sale of units with extinguished controls, barrier-free escrow funds, repayments from affordable housing program loans, and any other funds collected in connection with the Borough's housing program, as well as an accounting of the expenditures of the revenues and implementation of the spending plan approved by the Courts.

§ 89-106.32. Ongoing collection of development fees.

The ability for the Borough of Eatontown to impose, collect and expend development fees shall expire with its judgment of repose and compliance and/or substantive certification from COAH unless Eatontown Borough has filed an adopted Housing Element and Fair Share Plan with the Court, COAH or its successor agency, has petitioned for substantive certification or filed a declaratory judgment action seeking Court approval of a new Housing Element and Fair Share Plan, and has received the Court's or COAH's approval of its development fee ordinance. If the Borough of Eatontown fails to renew its ability to impose and collect development fees prior to the date of expiration of substantive certification, it may be subject to forfeiture of any or all funds remaining within its municipal trust fund. Any funds so forfeited shall be deposited into the New Jersey Affordable Housing Trust Fund established pursuant to § 20 of P.L. 1985, c. 222 (N.J.S.A. 52:27D-320). The Borough of Eatontown shall not impose a residential development fee on a development that receives preliminary or final site plan approval after the expiration of its substantive certification or judgment of compliance

and repose.

Appendix E. Spending Plan

EATONTOWN BOROUGH
AFFORDABLE HOUSING TRUST FUND SPENDING PLAN
May 2025

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

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

The Borough has adopted a development fee ordinance, codified as part of the Borough's Revised General Ordinances, to require and regulate the collection of residential and non-residential development fees as revenue for the Borough's affordable housing trust fund at a percentage of 1.5% for residential development and 2.5% for non-residential development; creating a dedicated revenue source for affordable housing and a mechanism to provide revenue for the Borough's Affordable Housing Trust Fund. The sections below outline the Borough's plan for the administration and use of collected development fee revenues as per the requirements of N.J.A.C. 5:93-5.1(c).

I. Projected Revenues 2025 through 2035

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

As of April 30, 2025, the Borough had a balance of $3,641,448.71 in the trust fund account held at Ocean First Bank. The current interest rate on the account is 4.39%. In 2024, Eatontown expended $65,709.51 from the account and generated in $192,794.64 in revenue through development fees and interest earned on the account. The development fees collected in 2024 totaled $17,304. This figure provides a reasonable estimate for anticipated annual development fee revenue through 2035.

The Borough of Eatontown projects a total of $1,325,206.51 in interest and revenue to be collected from May 1, 2025 to December 31, 2035. This projected amount, when added to the trust fund balance from April 30, 2025, results in an anticipated total revenue of $4,996,655.22 available to fund and administer the Borough's affordable housing plan and

programs. All interest earned on the account shall accrue to the account and be used only for the purposes of affordable housing. See the Projected Revenues Table 3, at the end of this Spending plan.

II. Administrative Mechanisms for Collecting and Distributing Revenues

The Borough's Development Fee Ordinance is recorded in Chapter 89, Subsections 106.22 through 106.32 of Eatontown's General Ordinance. Procedures for collection, administration, and distribution of development fees as affordable housing trust fund revenues are fully established in this section. The Borough's ordinance complies with P.L. 2008, c.46 section 8 (C. 52:27D-329.2) and the Statewide Non-Residential Development Fee Act (C. 40:55D-8.1 through 8.7).

The Development Fee Ordinance covers the following general topics:

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

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

III. Anticipated Use of Development Fees

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

1. Preservation or purchase of housing for maintaining or implementing affordability controls;
2. Rehabilitation grants;
3. New construction of affordable housing units and related costs;
4. Implementing accessory apartment, market to affordable, or regional housing partnership programs;
5. Conversion of existing non-residential buildings to create new affordable units;
6. Green building strategies designed to be cost saving and in accordance with accepted national or State standards;

7. Purchase of land or improvement of land to be used for affordable housing;
8. Extensions or improvements of roads and infrastructure to affordable housing sites;
9. Financial assistance designed to increase affordability; and
10. Administration necessary for implementation of the Housing Element and Fair Share Plan.

(A) Anticipated Rehabilitation and New Construction Projects

As discussed in the Housing Element and Fair Share Plan, Eatontown has a rehabilitation present need obligation of 20 units in the Fourth Round. Eatontown plans to dedicate an average of $25,000 per unit to rehabilitation projects. The Borough plans to participate in the County's Rehab Program. At the average cost of $25,000 per unit, the Borough preliminarily expects to rehabilitate approximately 20 units through 2035, totaling $2,485,000. An outline of these expenditures can be found in Table 3 attached to this Spending Plan.

(B) Affordability Assistance Requirement

The Borough anticipates dedicating $1,501,00.00 to its affordability assistance program.

As per the requirements of N.J.A.C. 5:93-8.16, at least thirty (30%) percent of all development fees and interest earned shall be used to provide low- and moderate-income households in affordable units with affordability assistance. One-third of the required affordability assistance shall specifically be used to provide affordability assistance to very low-income households (i.e. those households earning thirty percent or less of regional median income).

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

Table 1. Minimum Affordability Assistance

Trust fund balance as of 04/30/25	$3,641,448.71
Projected development fees plus interest, 2025 - 2035	$1,325,206.51
PROJECTED TOTAL	$4,966,655.22
Projected minimum affordability assistance requirement (30%)	$ 1,489,996.57
Projected minimum required for very low-income households (1/3 of total affordability assistance)	$ 496,665.50

Affordability assistance programs may include down payment assistance; security

deposit assistance; low interest loans; rental assistance; assistance with homeowner's association or condominium fees and special assessments; and assistance with emergency repairs.

Affordability assistance to households earning thirty (30%) percent or less of median income may further include buying down the cost of low- or moderate-income units in the municipal Fair Share Plan to make them affordable to households earning thirty (30%) percent or less of median income.

(C) Administrative Expenses

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

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

Table 2. Maximum Administrative Expenditures

Trust fund balance as of 04/30/25	$3,641,448.71
Projected development fees plus interest, 2025 - 2035	$1,325,206.51
PROJECTED TOTAL	$4,966,655.22
Projected maximum administrative expenditures (20%)	$ 993,331.04

IV. Schedule for New or Rehabilitated Housing Units

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

V. Expenditure Schedule

The schedule for expenditures by year can be found in Table 3 attached to this Spending Plan.

VI. Excess of Funds

In the event that more funds than anticipated are collected, these excess funds will be used to fund additional rehabilitation and/or affordability assistance programs.

VII. Barrier Free Escrow

Collection and distribution of barrier free funds shall be consistent with the Borough's Affordable Housing Ordinance in accordance with N.J.A.C. 5:97-8.5. A process describing the collection and distribution procedures for barrier free escrow funds pursuant to N.J.A.C. 5:97-8.5 is detailed within the Affordable Housing Ordinance.

VIII. In Sum

Eatontown has prepared this Spending Plan in support of the implementation of its Fourth Round Housing Element and Fair Share plan, and in accordance with the administrative requirements of N.J.A.C. 5:93-1 et seq. The Borough has a balance of $3,641,448.71 as of April 30, 2025 and anticipates an additional $1,325,206.51 in revenues, including interest, by December 31, 2035 for a total of $4,966,655.22. The Spending Plan represents the Borough's intended use of development fee revenues that are collected in its Housing Trust Fund, illustrating how the Borough will use these funds to provide for its fair share of regional affordable housing need. This will leave a balance of $55.22, which the Borough will reserve in the event that an additional affordable housing project becomes necessary. The Spending Plan represents the Borough's intended use of development fee revenues that are collected in its Housing Trust Fund, illustrating how the Borough will use these funds to provide for its fair share of regional affordable housing need.

Table 3: Housing Trust Fund
Borough of Eatontown, New Jersey

Projected Revenues for 2025-2035

Funding Source	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
AHTF Balance as of 4/30/25	$ 3,641,448.71											**$ 3,641,448.71**
Projected Development Fees	$ 17,304.00	$ 17,304.00	$ 17,304.00	$ 17,304.00	$ 17,304.00	$ 17,304.00	$ 17,304.00	$ 17,304.00	$ 17,304.00	$ 17,304.00	$ 17,304.00	**$ 190,344.00**
Pmts in lieu of construction	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
Other funds	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ -**
Interest on total account balance (4.39%)	$ 138,879.96	$ 117,900.33	$ 97,140.20	$ 768,278.41	$ 56,076.49	$ 35,764.13	$ 18,524.78	$ 1,285.42	$ (15,953.93)	$ (33,215.24)	$ (49,818.04)	**$ 1,134,862.51**
Total	**$ 3,797,632.67**	**$ 135,204.33**	**$ 114,444.20**	**$ 785,582.41**	**$ 73,380.49**	**$ 53,068.13**	**$ 35,828.78**	**$ 18,589.42**	**$ 1,350.07**	**$ (15,911.24)**	**$ (32,514.04)**	**$ 4,966,655.22**

Projected Expenditures for 2025-2035

Type	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Rehabilitation Program	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$200,000	$200,000	$200,000	$200,000	$185,000	$2,485,000
Affordability Assistance	$ 155,000.00	$ 155,000.00	$ 150,000.00	$ 150,000.00	$ 150,000.00	$ 140,000.00	$ 120,000.00	$ 120,000.00	$ 120,000.00	$ 120,500.00	$ 120,500.00	$ 1,501,000.00
Administrative Costs	$ 90,200.00	$ 90,200.00	$ 90,200.00	$ 80,000.00	$ 90,000.00	$ 90,000.00	$ 90,000.00	$ 90,000.00	$ 90,000.00	$ 90,000.00	$ 90,000.00	$ 980,600.00
												$ -
Total	**$ 495,200.00**	**$ 495,200.00**	**$ 490,200.00**	**$ 480,000.00**	**$ 490,000.00**	**$ 480,000.00**	**$ 410,000.00**	**$ 410,000.00**	**$ 410,000.00**	**$ 410,500.00**	**$ 395,500.00**	**$4,966,600**
Projected Balance available for Future Projects and Programs												**$ 55.22**

Appendix F. Affirmative Marketing Plan

RESOLUTION NO: _ _ _ _

RESOLUTION OF THE EATONTOWN BOROUGH COUNCIL ADOPTING THE AFFIRMATIVE MARKETING PLAN

WHEREAS, the Borough filed a declaratory judgment action captioned In the Matter of the Application of the Borough of Eatontown, Superior Court of New Jersey, Law Division-Monmouth County, Docket No. MON-L-2522-15 (the "Mt. Laurel Litigation") in July 2015 following the New Jersey Supreme Court's decision in the matter of In Re Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, wherein the Supreme Court directed that municipalities which were before the Council on Affordable Housing, such as the Borough of Eatontown were required to file declaratory judgment actions in the Superior Court to evaluate compliance with their *Mount Laurel* obligations in order to maintain immunity from builder's remedy litigation; and

WHEREAS the Court appointed Phillip Caton, PP, FAICP and now his successor, Kendra Lelie, PP, AICP to serve as the Special Master in the Mt. Laurel Litigation to advise the Court and the parties on affordable housing compliance issues; and

WHEREAS, the Fair Share Housing Center ("FSHC") is a Supreme Court designated interested party in the Mt. Laurel Litigation to advocate on behalf of low and moderate- income households in the State of New Jersey and the County of Monmouth; and

WHEREAS, the Court has entered orders immunizing the Borough from builder's remedy litigation since the inception of the Mt. Laurel Litigation because it has found that the Borough has been participating in the litigation in good faith to determine its Third-Round fair share affordable housing litigation; and

WHEREAS, the Borough's fair share obligation for the time period 1999-2025 was not yet determined by the Court and with the assistance of the Special Master and the Court, the Borough is able to reach a Settlement Agreement with Fair Share Housing Center to resolve the Mt. Laurel Litigation including the Borough's Third Round affordable housing obligation for the period 1999-2025 and the mechanisms by which it is able to meet that obligation; and

WHEREAS, the Borough entered into a Settlement Agreement with the Fair Share Housing Center on December 17, 2018 to resolve the Superior Court Litigation, and the Court, on a preliminary basis after conducting a Fairness Hearing, approved the Settlement Agreement by Order dated April 25, 2019 and required the Borough to comply with the Special Master's conditions of compliance outlined in his report the Court dated March 12, 2019 including the adoption of an Affirmative Marketing Plan;

WHEREAS, the Borough Council of the Borough of Eatontown believes it is in the best interest of the Borough to adopt an Affirmative Marketing Plan to ensure that all affordable housing units created, including those created within the Borough are affirmatively marketed to low-and moderate-income households, particularly those living and/or working within Housing Region 4, the Housing Region encompassing the Borough of Eatontown;

NOW, THEREFORE BE IT RESOLVED, that the Borough of Eatontown, County of

Monmouth, State of New Jersey, does hereby adopt the following Affirmative Marketing Plan:

Affirmative Marketing Plan

1. All affordable housing units in Eatontown Borough shall be marketed in accordance with the provisions herein unless otherwise provided by law or regulation of the State of New Jersey.
2. This Affirmative Marketing Plan shall apply to all developments that contain or will contain low- and moderate-income units, including those that are part of the Borough's prior round Fair Share Plan and its current Fair Share Plan and those that may be constructed in future developments not yet anticipated by the Fair Share Plan.
3. The Affirmative Marketing Plan shall be implemented by an Administrative Agent designated by and/or under contract to Eatontown Borough. All the costs of advertising and affirmatively marketing affordable housing units shall be borne by the developer/seller/owner of the affordable unit{s).
4. In implementing the Affirmative Marketing Plan, the Administrative Agent, acting on behalf of Eatontown Borough, shall undertake all of the following strategies:
   A. Publication of one advertisement in a newspaper of general circulation within the housing region.
   B. Broadcast of one advertisement by a radio or television station broadcasting throughout the housing region.
   C. At least one additional regional marketing strategy using one of the other sources listed below.
5. The Affirmative Marketing Plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age, or number of children to housing units, which are being marketed by a developer or sponsor of affordable housing. The Affirmative Marketing Plan is also intended to target those potentially eligible persons who are least likely to apply for affordable units in that region. It is a continuing program that directs all marketing activities toward the Housing Region in which the municipality is located and covers the entire period of the deed restriction for each restricted housing unit.

Eatontown Borough is located in Housing Region 4, consisting of Mercer, Monmouth, and Ocean Counties.

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

A. All newspaper articles, announcements and requests for applications for low- and moderate-income units shall appear in at least one major circulation daily newspaper of regional circulation (throughout all of Region 4), or through a series of daily newspapers that reaches all of Region 4 residents. This may include but is not limited to the Asbury Park Press, Atlantic City Press, The Trenton Times, and the Ocean County Observer.

B. For new developments, the primary marketing shall take the form of at least one press release and a paid display advertisement in the above newspaper(s) once a week for four consecutive weeks. Additional advertising and publicity shall be on an "as needed" basis. The developer/owner shall disseminate all public service announcements and pay for display advertisements. The developer/owner shall provide proof of publication to the Administrative Agent. All press releases and advertisements shall be approved in advance by the Administrative Agent.

C. The advertisement shall include a description of the:

(1) Street address(es) of the units;
(2) Directions to the units;
(3) Range of prices for the units;
(4) Numbers of bedrooms in units (bedroom mix);
{5) Maximum income permitted to qualify for the units;
(6) Location of applications;
(7) Business hours when interested households may obtain an application;
{8) Application fees, if any;
(9) Number of units currently available; and,
{10) Anticipated dates of availability.

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

within the housing region.

E. The following regional cable television stations or regional radio stations shall be used during the first month of advertising. The developer must provide satisfactory proof of public dissemination:

(1) 2 WCBS-TV
CBS Broadcasting Inc.

(2) 4 **WNBC**
NBC Telemundo License Co. (General Electric)

(3) 5 WNYW
Fox Television Stations, Inc. (News Corp.)

(4) 7 WABC-TV
American Broadcasting Companies, Inc (Walt Disney)

(5) 9 WWOR-TV
Fox Television Stations, Inc. (News Corp.)

(6) 10WCAU
NBC Telemundo License Co. (General Electric)

(7) 11 WPIX
WPIX, Inc. (Tribune}

(8) 13 WNET
Educational Broadcasting Corporation

(9) 58 WNJB
New Jersey Public Broadcasting Authority

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

A. Eatontown Borough Municipal Building
B. Eatontown Borough Web Site
C. Developer's Sales/Rental Offices
D. Monmouth County Administration Building
E. Mercer County Administration Building
F. Ocean County Administration Building
G. Monmouth County Library (all branches)
H. Mercer County Library (all branches)
I. Ocean County Library (all branches)

Applications shall be mailed by the Administrative Agent and Municipal Housing Liaison to prospective applicants upon request. Also, applications shall be available at the developer's sales/rental office and shall be mailed to prospective applicants upon request.

8. The Administrative Agent shall develop, maintain and update a list of community contact person(s) and/or organizations(s) in Monmouth, Mercer, and Ocean Counties

that will aid in the affirmative marketing program with particular emphasis on contacts that will reach out to groups that are least likely to apply for housing within the region, including major regional employers.

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

(1) Monmouth County Board of Realtors
(2) Mercer County Board of Realtors
(3) Ocean County Board of Realtors

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

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

C. Quarterly informational circulars and applications shall be sent to the chief personnel administrators of major employers within the region that are included on the list of community contact person(s) and/or organizations(s) in Monmouth, Mercer, and Ocean Counties that shall be developed, maintained and updated by the Administrative Agent.

D. Direct notification of the availability of affordable housing units in Eatontown Borough (and copies of the application forms, shown in Attachment A) shall be sent to the offices of the: Fair Share Housing Center (Cherry Hill); New Jersey State Conference of the NAACP; Latino Action Network (Freehold); Supportive Housing Association (South Orange); Solutions to End Poverty Soon {STEPS), Inc. (Lakewood); OCEAN, Inc. (Toms River); NAACP Greater Long Branch Unit; NAACP Bayshore (Matawan) Branch Unit; NAACP Greater Red Bank Branch Unit; NAACP Greater Freehold Branch Unit; Monmouth County Branch of the NAACP; NAACP Trenton Branch Unit; NAACP Asbury Park/Neptune Branch Unit; Senior Citizens United Community Services (SCUCS; Audubon); and, Monmouth County Board of Chosen Freeholders.

9. The following is a listing of community contact person(s) and/or organizations in Monmouth, Mercer, and Ocean Counties that will aid in the affirmative marketing program and provide guidance and counseling services to prospective occupants of low- and moderate- income units:

A. Fair Share Housing Center
B. Latino Action Network
C. New Jersey State Conference of the NAACP
D. Monmouth County Branch of the NAACP
E. NAACP Greater Long Branch Unit
F. NAACP Bayshore Branch Unit
G. NAACP Greater Red Bank Branch Unit
H. NAACP Asbury Park/Neptune Branch Unit
I. NAACP Greater Freehold Branch Unit
J. NAACP Trenton Branch Unit
K. Supportive Housing Association
L. Solutions to End Poverty Soon (STEPS), Inc.
M. **OCEAN,** Inc.
N. Senior Citizens United Community Services (SCUCS)
0. Monmouth County Board of Chosen Freeholders
P. Eatontown Borough Municipal Affordable Housing Liaison and Administrative Agent.

10. A random selection method to select occupants of low- and moderate-income housing will be used by the Administrative Agent, in conformance with N.J.A.C. 5:80-26.16 (I}. The Affirmative Marketing Plan shall provide a regional preference for all households that live and/or work in Housing Region 4 comprised of Monmouth, Mercer, and Ocean Counties.

11. The Administrative Agent shall administer the Affirmative Marketing Plan. The Administrative Agent has the responsibility to income qualify low- and moderate-income households; to place income eligible households in low- and moderate-income units upon initial occupancy; to provide for the initial occupancy of low- and moderate-income units with income qualified households; to continue to qualify households for re-occupancy of units as they become vacant during the period of affordability controls; to assist with outreach to low- and moderate-income households; and to enforce the terms of the deed restriction and mortgage loan as per N.J.A.C 5:80-26-1, *et seq.*

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

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

14. The implementation of the Affirmative Marketing Plan for a development that includes affordable housing shall commence at least 120 days before the issuance of either a temporary or permanent certificate of occupancy. The implementation of the Affirmative Marketing Plan shall continue until all low- and moderate-income housing units are initially occupied and for as long as affordable units exist that remain deed restricted and for which the occupancy or re-occupancy of units continues to be necessary.

15. The Administrative Agent shall provide the Affordable Housing Liaison with the information required to comply with monitoring and reporting requirements pursuant to N.J.A.C.5:80-26-1, *et seq.*

ROLL CALL VOTE:
Ayes:
Nays:
Abstain:
Absent:

Adopted:

_____

Julie Martin, RMC, Municipal Clerk

Attachment A: Region 4 Affirmative Marketing Application

AFFIRMATIVE FAIR HOUSING MARKETING PLAN
For Affordable Housing in **(REGION** 4)

I. APPLICANT AND PROJECT INFORMATION
(Complete Section I individually for all developments or programs within the municipality.)

1a. Administrative Agent Name, Address, Phone Number	t b. Development or Program Name, Address	
le. Number of Affordable Units: Number of Rental Units: Number of Por-Sale Units:	td. Price or Rental Range From To	1e. Stare and Federal Funding Sources (if any)
lf. D Age Restricted D Non-Age Restricted	I g. Approximate Starting Dates Advertising: Occupancy:	
th. County **Mercer. Monmouth, Ocean**	IL Census Tract(s):	
lj. Managing/Sales Agent's Name, Address, Phone Number		
I k. Application Fees (if any):		

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

II. RANDOM SELECTION

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

III.MARKETING

3a. Direction of Marketing Activity: (indkate which group(s) in the housing region are least likely to apply for the housing without special outreach efforts because of its location and other factors)

D White (non-Hispanic 0 Black (non-Hispanic) D Hispanic 0 American Indian or Alaskan Native

D Asian or Pacific Islander 0 Other group:

3b. **HOUSING RESOURCE CENTER** (\\Ww.njhu11si1 A free, online listing of affordable housing D

3c. Commercial. Media (reuuired) (Check all that aoolics}

	DURATION & FREQUENCY OF OUTREACH	NAMES OFREGIONAL NEWSPAPER{S)	CIRCULATION AREA
TARGETS PARTIAL HOUSING REGION 4			
Daily Newspaper			
D		Trenton Times	Mercer
D		Trentonian	Mercer
D		Asbury Park Press	Monmouth, Ocean
D		Ocean County Observer	Ocean
Weeklv Newsoaoer			
D		Ewing Observer	Mercer
D		Hopewetl Valley News	Mercer
D		Lawrence Ledger	Mercer
D		Pennington Post	Mercer
D		Princeton Town Topics	Mercer
D		Tempo Mercer	Mercer
D		Trenton Dov.ntowner	Mercer
D		Windsor Heights Herald	Mercer
D		West Windsor-Plainsboro News	Mercer, Middlesex
D		Princeton Packet	Mercer, Middlesex, Somerset
D		Messenger-Press	Mercer, Monmouth, Ocean
D		Woodbridge Sentinel	Middlesex
D		Atlanticville	Monmouth
D		Coaster	Monmouth
D		Courier	Monmouth

D		Examiner	Monmouth
D		Hub, The	Monmouth
D		Independent, The	Monmouth
D		News Transcript	Monmouth
D		Two River Times	Monmouth
D		Coast Star, The	Monmouth, Ocean
D		Beach Haven Times	Ocean
D		Beacon, The	Ocean
0		Berkeley Times	Ocean
D		Brick Bulletin	Ocean
D		Brick Times	Ocean
D		Jackson Times	Ocean
D		Lacey Beacon	Ocean
D		Manchester Times	Ocean
D		New Egypt Press	Ocean
D		Ocean County Journal	Ocean
D		Ocean Star, The	Ocean
D		Tri-Town News	Ocean
D		Tuckerton Beacon	Ocean
D		Atlantic Highlands Herald	Monmouth
	DURATION & FREQUENCY OF OUTREACH	**NAMES OF REGIONAL TV STATION(S)**	CIRCULATION **AREA AND/OR RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE**
TARGETS ENTIRE HOUSING REGION 4			
D		**2** WCBS-TV CBS Broadcasting Inc.	
D		4WNBC NBC Telemundo License Co. (General Electric)	
D		**5WNYW** Fox Television Stations, Inc. (News Coro.)	
D		7 WABC-TV American Broadcasting Comoanics. Inc (Walt Disney)	
D		9WWOR-TV Fox Television Stations, Inc. (News Corp.)	

D		1O WCA U NBC Telemundo License Co. (General Electric)	
D		II WPIX WPIX. Inc. (Tribune}	
D		13 WNET Educational Broadcasting Corooration	
D		58 WNJB New Jersey Public Broadcasting Authority	
TARGETS PARTCAL HOUSING REGION *4*			
0		25 W25AW WZBN TV, Inc .	Mercer
0		39 WLVT-TV Lehigh Valley Public Telecommunications Com.	Mercer
0		60 WBPH-TV Sonshine Family Telev ision Corp	Mercer
D		63 WMBC-TV Mountain Brondcnstfoa Com.	Mercer
0		69WFMZ-TV Maranatha Broadcasting Company, Inc.	Mercer
0		41 WXTV WXTV License Partnership, G.P. (Univision Communications Inc.)	Mercer. Monmouth
D		3KYW-TV CBS Broadcasting [nc.	Mercer. Ocean
0		6 WPVI-TV American Broadcasting Companies. l.nc (Walt Disney)	Mercer. Ocean
0		12 WHYY-TV WHYY. Inc.	Mercer. Ocean
D		17 WPHL-TV Tribune Comvnnv	Mercer. Ocean
D		23 WNJS New Jersey Public Broadcasting AuthoritY	Mercer. Ocean
D		29WTXF-TV Fox Television Stations, Inc. (News Corp.)	Mercer. Ocean
0		35 WYBE Independence Public Media Of PhiladcJohitL Inc.	Mercer. Ocean
D		48 WGTW-TV Trini ty Broadcasting Network	Mercer, Ocean
0		52 WNJT New Jersey Public Broadcasting Authority	Mercer, Ocean
D		57WPSG CBS Broadc:astin g Inc.	Mercer. Ocean
D		61 WPPX Paxson Communications License Company, LLC	Mercer. Ocean
D		*65* WUVP-TV Univision Communications, Inc.	Mercer. Ocean
D		25 WNYE-TV	Monmouth

		New York City Dept. Offnfo Technology & Telecommunications	
D		31 WPXN-TV Paxson Communications License Comoanv, LLC	Monmouth
D		47WNJU NBC Telemundo License Co. (General Electric)	Monmouth
D		50WNJN New Jersey Public Broadcasting Author ity	Monmouth
0		68 WFUT-TV Univision New York LLC	Monmouth, Ocean (Soanish)
D		62 WWSI Hispanic Broadcasters of Philadelphia. LLC	Ocean

	DURATION & FREQUENCY OF OUTREACH	NAMES OF CABLE PROVIDER(S}	BROADCAST AREA
TARGETS PARTIAL HOUSING REGION 4			
0		Cablevision of Hamilton	Partial Mercer , Monmouth
0		Comcast of Central NJ,	Partial Mercer, Monmouth
D		PatriotMedia&Communications, CNJ	Partial Mercer
D		Cablevision of Monmouth, Raritan Vallev	Partial Monmouth
D		Comcast of **Mercer** County, Southeast Pennsy lvania	Partial Middlesex
D		Comcast of Monmouth County	Partial Monmouth, Ocean
D		Comcast of Garden State, Long Beach Tsland, Ocean County, Toms River	Partial Ocean

	DURATION & FREQUENCY OF 0 UTRI!ACH	NAMES OF REGIONAL RADIO STATION(SI	BROADCAST AREA AND/OR R'\CIALIETHNIC IDENTIFICATION OF READERS/AUDIENCE
TARGETS ENTIRE DOUSING REGTON 4			
AM			
D		WWJZ640	
D		WOR 710	
D		WABC770	
D		WCBS 880	
D		WBBRI\30	
D		WPST94.5	
PM			
D		WK.XW -FM 101.5	

D		WPRB !03.3	
TARGETS PART|AL HOUSING REGIO N 4			
AM			
D		WFIL560	Mercer. Monmouth
D		WMCA570	Monmouth, Ocean
D		WFAN660	Mercer. Monmouth
0		WNYC 820	Mercer, Monmouth
D		WWBD 860	Mercer
D		WPHY920	Mercer
D		WNTP 990	Mercer
D		WCHR 1040	Mercer
D		WOBM 1160	Monmouth, Ocean
D		WWTR 1170	Mercer
D		WPHT 1210	Mercer. Monmouth
D		WBUD 1260	Mercer. Monmouth
D		WIMG 1300	Mercer
D		WADB 1310	Monmouth. Ocean
D		WHTG 1410	Monmouth
D		WCTC 1450	Mercer, Monmouth
D		WBCB 1490	Mercer
D		WTIM 1680	Mercer. Monmouth
FM			
D		WNJT-FM **88.1**	Mercer
D		WWFM89.1	Mercer. Monmouth
D		WRDR89.7	Monmouth. Ocean
D		WRTI 90.1	Mercer
D		WBJB-FM 90.S	Monmouth
D		WWNJ91.1	Ocean
D		WTSR 9 U	Mercer
0		WBGD9I.9	Ocean
D		WFNY-FM 92.3	Mercer. Monmouth

0	WXTU92.5	Mercer
0	WOBM-FM 92.7	Ocean
0	WPAT-FM 93.1	Mercer. Monmouth
0	WMMR93.3	Mercer
D	WNYC-FM 93.9	Mercer, Monmouth
0	WYSP 94.1	Mercer
0	WJLK-FM 94.3	Monmouth, Ocean
0	WFME94.7	Mercer, Monmouth
D	WZZO 95.1	Mercer
0	WPLJ *95.5*	Mercer, Monmouth
D	WBEN-FM 95.7	Mercer
0	WRAT95.9	Monmouth, Ocean
0	WCT096.1	Mercer
0	WOXR-FM 96.3	Mercer. Monmouth
D	WRDW-FM 96.5	Mercer
D	WQHT97.1	Mercer, Monmouth
0	WSKO-FM 97.9	Mercer. Monmouth
D	WOGL98.1	Mercer
0	WMGQ98.3	Mercer. Monmouth
0	WRKS98.7	Mercer, Monmouth
D	WUSL 98.9	Mercer. Monmouth
0	WAWZ99.1	Mercer, Monmouth
0	WBAI99.5	Mercer, Monmouth
0	WJRZ-FM 100.1	Ocean
D	WHTZ 100.3	Mercer. Monmouth
D	WCBS-FM 101.1	Mercer. Monmouth
0	WQCD 101.9	Mercer, Monmouth
0	WIOO 102.1	Mercer
D	WNEW102.7	Mercer, Monmouth
0	WMGK 102.9	Mercer

D		WKTU 103.5	Mercer. Monmouth
D		WAXO 104.3	Mercer. Monmouth
D		WWPR-FM 105.1	Mercer. Monmouth
D		WDAS-FM 105.3	Mercer, Monmouth
D		WCHR-FM 105.7	Ocean
D		WJJZ 106.1	Mercer. Monmouth
D		WHTG-FM 106.3	Monmouth, Ocean
D		WLTW 106.7	Mercer. Monmouth
D		WKDN 106.9	Mercer
D		WWZY 107.1	Monmouth, Ocean
D		WBLS 107.5	Mercer. Monmouth
0		WWPH 107.9	Mercer

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

		NAME OF PUBLICATIONS	OUTREACH AREA	RACIAL/E TRNIC IDENTJFICATION Of READeR.S/AUDIENCE
TARGETS ENTIRE HOUSING REGION 4				
Weekly				
		Nuestra Communidad	Central/South Jersey	Spanish-Language
TARGETS PARTIAL HOUSING REGION 4				
Weekly				
D		New Jersey Jewish News	Northern and Central New Jersey	Jewish
D		El Hispano	Camden and Trenton areas	Spanish-Language
D		Ukrainian Weekly	New Jersey	Ukrainian commun ity

3e. Employer Outreach (names of employers throughout the housing region that can be contacted to post advertisements and d.istribute flyers rel!;ardjn available affordable housing) (Check all that aoolies)

.DURATION & FREQUENCY OF OUTREACH		NAME OF EMf>LOYER/COMPANY	LOCATION
Mercer County			
D		Mercer County Board of Education	1075 Old Trenton Rd, Trenton, NJ
D		Medical Center at Princeton	253 Witherspoon St Princ eton, NJ

D		Bristol-Myers Squibb	I00 Nassau Park Blvd, Princeton, NJ and 820 Bear Tavern Rd, Trenton. NJ
D		St. Lawrence Rehabilitation Center	2381 Lawrenceville Rd, Lawrenceville. NJ
D		McGraw-Hill	120 Windsor Center Dr, East Windsor, NJ
D		Conair Corporation	150 Milford Rd, Hightstown, NJ
D		Shiseido America. Inc.	366 Princeton Hightstown Rd, East Windsor. NJ
D		NJ Manufacturers Insurance Comuanv	lOOl Grand St S. Hammonton, NJ
D		Homasote	932 Lower Ferrv Rd, Trenton. NJ
D		Robe:t Wood Johnson University Hosoital	I Hamilton Health Pl. Trenton. NJ
D		Cone:oleum Com.	3500 Quakerbridge **Rd,** Mercerville. NJ
D		Coca-Cola Foods	480 Mercer St. HiJ!.htsto\\\<n, NJ
D		Peddie School	111 Armellino Ct. Hightstown, NJ
D		Dana Communications	2 E Broad St. Hopewell. NJ
D		Merrill Lynch	410 Scotch Rd, Hopewell. NJ
D		Janssen Pharmaceutical	1125 Trenton l-larbourton Rd, Titusville, NJ
D		St. Francis Medical Center	601 Hamilton Avenue Trenton NJ 08629-1986
D		The Trenton Times	500 Perry St, Trenton, NJ
D		Gaum. Inc.	I080 US Highway 130, Robbin sville. NJ
M onmouth CoWlty			
D		Meridian Health System	1350 Campus Parkway Neptune
D		US Army Communi cations Electronics Command Fort Monmou th	CECOM Bldg 901 Murphy drive Fort Monmouth
D		County of Monmouth Hall of Records	I East Main Street Freehold
D		Central State Healthcare Systems	West Main Street Freehold
D		Monmouth Medical Center	300 Second Ave Lon_g Branch
D		Asburv Park Press	3601 Route 66 Neptune, NJ
D		Food Circus Suoer Markets. Inc.	835 Highway *35* PO BOX 278 Middletown, NJ
D		Monmouth University	Cedar Ave West Lon_g Branch
D		Naval Weaoons stations Earle	State Highway 34 Colts Neck, NJ
D		Norkus Enterprises. Inc.	505 Richmond Ave Point Pleasant. NJ
D		Horizon Blue Cross Blue Shield	1427 Wyckofi'Road FannJngdale, NJ

Ocean County			
D		Saint Barnabas Health Care Svstcm	300 2nd Ave Long Branch, NJ 07740
D		Six Flaes Theme Parks Inc	Route 537 Jackson. NJ 08527
0		Meridian Health Care Svstem	415 Jack Martin Blvd. Brick, NJ
0		Southern Ocean County Hosoital	1140 Route 72 West Manahawkin. NJ
0		Jenkinsons	300 Ocean Ave Pt. Pleasant Beach, NJ 08742

3f. Community Contacts (names of community groups/organizations throughout the hous ing region that can be contacted to post advertisements and distribute flvers rct?ardin available affordable housing)

Name of Group/Organization	Outreach Area	Racial/Ethnic Identification of Readers/Audience	Duration & Frequency of Outreach
Fair Share Housing Center, 510 Park Blvd., Cherry Hill, NJ 08002	Sta1ewide	All Low- and Moderate-Income Households	As units become available
Latino Action Network, PO Box 943, Freehold NJ 07728	Monmouth County and Environs	Latino Low- and Moderate-Income Households	As units become available
New Jersey State Conference of the NAACP	S1atcwide	African American Low- and Moderate-Income Households	As units become available
Monmouth County Branch of the NAACP	Monmouth County	African American Low- and Moderate-Income Households	As units hecome available
Supportive Housing Association	Statewide	Special Needs	As units become available
Solutions to End Poverty Soon (STEPS), Inc.	Ocean County and Environs	All Low- and Moderate-Income Households	As units become available
OCEAN, Inc.	Ocean County and Environs	All Low- and Moderate-lncome Households	As units become available
Senior Citizens United Community Services (SCUCS)	Statewide	Low- and Moderate-Income Senior Households	As units become available

IV. APPLICATIONS

Anolications for affordable housine. for the above uni ts will be available at the following locations:

4a. County Admi11istration Buildings and/or Libraries for all counties in the housing region (list county building, address. contact person) (Check all that aoolics)

	BUILDING	LOCATION
0	Mercer County Library Headquarters	2751 Brunswick Pike, Lawrenceville, NJ 08648
D	Monmouth County Headquarters Library	125 Symmes Drive, Manalapan, NJ 07726
0	Ocean County Library	101 Washington Street, Toms River, NJ 08753

4b. Municipality in which the units.are located (list munioipal building and municipal library, address, contact person)

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

V. CERTIFICATIONS AND ENDORSEMENTS

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

Name (Type or Print)

Title/Municipality

Si nature Dale

Revised: August 5, 2019

Appendix G. Operating Manual

Affordability Assistance

Borough of Eatontown

New Jersey

Affordability Assistance Policies and Procedures Manual

March 2023

CGP&H
Community Grants, Planning & Housing
Good People. Great Results.™

1249 S. River Rd, Suite 301
Cranbury, NJ 08512
609/664-2769 www.cgph.net

Table of Contents

Eatontown Affordability Assistance Policies and Procedures Manual

Polices & Procedures Manual

Introduction

The Borough of Eatontown has dedicated funding from its Affordable Housing Trust Fund to operate this Affordability Assistance Program. Trust funds come from Development Fees levied upon developers in accordance with the Borough's Development Fee Ordinance, and any payment in lieu of construction of affordable units for a specific development project as approved by the Superior Court. The creation of the Affordability Assistance program is required in the Borough's Spending Plan. The purpose of this Manual is to describe the policies and procedures of the Affordability Assistance Program.

This Manual describes the basic content and operation of the various affordable assistance program components. It has been prepared with a flexible format allowing for periodic updates of its sections, when required, due to revisions in regulations, terms, and/or procedures. Where it is found that a new procedure may be more effective or can eliminate a recurring problem, that procedure may be incorporated into the program operation by amending this Operating Manual. In addition, this manual may be periodically revised to reflect changes in local, state, and federal policies and regulations relative to implementation of the affordable housing programs described herein.

Types of Affordability Assistance

There are five types of affordability assistance listed below. The specifics of each type are summarized in Exhibit 1. No ongoing or monthly assistance options are currently available.

1. ***One Month's Rent*** – Eatontown Borough will pay for one month's rent from its Affordable Housing Trust Fund for renters moving into deed restricted affordable units. This assistance is a grant and does not need to be paid back. Priority will be given to very-low-income households.

2. ***Down Payment and/or Closing Cost Assistance*** – Affordability Assistance funds for down payment and/or closing costs in the amount of $5,000 will help income-qualified households achieve homeownership. The goal of the program is to provide financial assistance to income-qualified homebuyers moving into affordable housing in Eatontown. To be eligible for the loan, the qualified Buyer must be able to supply 5% of the down payment with the Buyer's own funds, plus any additional closing costs that exceed the amount of the loan. No gifts or other loans may be used to fund the 5% down payment amount, but other funds may be used to fund additional closing costs.

Eatontown Budget

Eatontown budgeted a total of $769,904 for affordability assistance in its Spending Plan. Individual total program budgets are initially established as such:

- One month's rent: $200,000
- Down payment/Closing Cost assistance: $569,904

In the event that more funding becomes available, the Borough will have the discretion to increase program budgets as necessary. The Borough reserves the right to move money from less subscribed individual programs to others with more need.

Eligibility

Applications submitted for affordability assistance will be provided on a first come-first-served basis according to the following criteria:

1. There are affordability assistance funds remaining in the budget for the year.
2. The applicant must be in the process of buying or renting a deed restricted affordable unit in Eatontown Borough as their primary residence.
3. The applicant has not received an affordability assistance grant in the past. (Only one award per household is permitted.)
4. The end user household must be income certified and the home must be in the Borough's affordable housing portfolio.

Maximum Amount

The maximum amount of assistance that may be provided is in Exhibit 1.

Repayment Terms, Repayment Agreement & Security Instruments

The One Month's Rent is a grant and there is no repayment agreement.

The Down Payment/Closing Cost Assistance will have a mortgage and note in favor of the municipality and executed by the property owner with the following terms:

> **The loan is a 0% interest loan due and payable at resale and secured by a second mortgage and note.**

ADMINISTRATION

The Administrative Agent will be responsible for administering the Affordability Assistance Programs. Questions about these programs should be directed to the Administrative Agent, included on the next page. All forms are included in the appendices and the process for disbursing funds is outlined in the Exhibits. Contact information for the current Administrative Agent is listed directly below:

CGP&H LLC 1249 S. River Rd, Suite 301 Cranbury, NJ 08512	Email (preferred): katherine@cgph.net 609-664-2780 phone 609-664-2786 fax Website: www.affordablehomesnewjersey.com

One Month's Rent Program

1. Applicant submits application, including a current certificate of income eligibility if necessary (applies to units not administered by CGP&H)
2. CGP&H reviews and processes application.
3. CGP&H notifies Borough and CGP&H prepares resolution authorizing grant.
4. For units not administered by CGP&H, participating Landlords will be required to submit their W9 and Business Registration Form to CGP&H, who will collect and forward same to the Borough's finance office. It is critical to get these documents prior to resolution night, so that funds can be quickly processed for payment upon passage of resolution by the Borough Committee.
5. CGP&H provides Resolution to Borough Clerk for next Council meeting agenda, no less than 10 days prior to meeting.
6. Borough adopts Resolution at Council meeting including a certification of funds.
7. Borough sends Landlord a Purchase Order immediately following approval of Resolution. Upon receipt of signed, returned purchase order (by hand, mail, or email), the Borough will cut and release check to Landlord.
8. CGP&H notifies tenant about the assistance approval giving a timeline when to expect the payment.
9. CGP&H records assistance on master reporting database.

Down Payment and/or Closing Cost Assistance Program

1. Applicant submits application.
2. CGP&H reviews and processes application.
3. CGP&H notifies Borough and CGP&H prepares resolution authorizing award.
4. CGP&H provides Resolution to Borough Clerk for next Council meeting agenda, no less than 10 days prior to meeting.
5. Borough adopts Resolution at Council meeting.
6. Borough disperses funds directly to escrow account or wires money directly to title company.

7. The Repayment Agreement, Mortgage and Mortgage Note will be executed at closing. The terms of the mortgage are in the Mortgage Note, which is not recorded. The original recorded mortgage and mortgage note shall be retained by the Program Administrator and kept in the unit file.
8. Title Company will record the Mortgage as part of the closing documents.
9. CGP&H records assistance on master reporting database.

Exhibit 1

	RENTAL	OWNERSHIP
	One Month's Rental Assistance	**Down Payment and/or Closing Cost Assistance**
Purpose	Assist renters of affordable units by paying one month's rent.	Help low and moderate income households achieve home-ownership
Maximum Amount	One month's rent	$5,000/ unit
Deed Restriction and Terms	The assistance is a grant and does not need to be returned.	No-interest loan secured by a second mortgage and a note in favor of the Borough due upon sale of the unit.
Monthly Budget Required	No	No
Justification Required	No	No
Additional Criteria	Priority to very low-income households	-First time homebuyer not required - Applicants must have a personal down payment that is 5% of the unit's final contract price.
Assistance to:	Landlord	Homeowner
Advertising	Landlord & Administrative Agent will inform applicants at the time they apply.	Notify applicants when submit pre-application to purchase unit
Total Budget from Current Spending Plan is $769,904	$200,000	$569,904
Eligibility Criteria	1. There are affordability assistance funds remaining in the budget for the year. If a budget limit is reached, the Borough may decide to dedicate more funds to the Program. 2. The applicant is currently in the process of buying or renting a deed restricted affordable unit in Eatontown Borough as their primary residence. 3. The applicant has not received more than one affordability assistance grant per category in the past. This requirement can be waived under special circumstances. 4. The end user household must be income certified. Applicants applying for One Month's rental assistance and down payment assistance will have already been income certified.	

Exhibit 2

APPLICATION FOR AFFORDABILITY ASSISTANCE IN EATONTOWN BOROUGH

This application must be fully completed so that it can be accepted and processed. This application is not transferable. If you require assistance, please email **homes@cgph.net** or call CGP&H at **609-664-2769 ext 5**. If your application is complete and you are approved to receive affordability assistance, you will be certified by CGP&H and notified by mail.

Applications submitted for affordability assistance will be provided on a first come-first-served basis according to the following criteria (One Month's Rent and Down Payment Assistance Only):

1. There are affordability assistance funds remaining in the budget for the year.
2. The applicant is currently in the process of buying, renting or rents a deed restricted affordable unit in Eatontown Borough as their primary residence.
3. The applicant has not received an affordability assistance grant in the past. (Only one award per household is permitted.)
4. The end user household must be income certified. Applicants applying for Rental and Down Payment assistance will have already been income certified.

Name: _____ Date:_____

1. Please indicate what type of assistance you are applying for (Choose one):

Mark with X	Program	Details
	One Month's Rent	• Applicants not income certified by CGP&H must submit Certificate of Income eligibility not older than 6 months. • Applicants living in housing units not administered by CGP&H must request Landlords to submit their W9 and Business Registration Form to CGP&H, who will collect and forward same to the Borough's finance office. • All attempts will be made to pay the first month, but meeting schedules and application timing may mean the funding is not available until after the tenant moves in.
	Down Payment/Closing Cost Assistance	• $5,000 per household. • Applicant must provide at least 5% of the down payment with their own funds, plus any additional closing costs that exceed the amount of the loan. • No gifts or other loans may be used to fund the 5% down payment amount. • 0% interest loan, due and payable at resale, secured by a second mortgage and note.

2. $ Amount of Request: _____
3. Reason for Request:

_____
_____
_____
_____

CERTIFICATION

I hereby certify that all information concerning my family size, actual gross income as well as all other information contained herein is true and accurate to the best of my knowledge. I further understand that CGP&H and Eatontown Borough are relying upon this information in order to determine whether I qualify for affordability assistance. I further certify that the copies of the documents attached to this application are true and accurate copies of the originals of such documents. I further certify that I intend to personally occupy the unit as my primary residence except for reasonable periods of vacations and illnesses. I understand that I cannot sublet or re-rent the unit.

I authorize CGP&H, Eatontown Borough or their agents to check for accuracy on any and all statements and representations made in this application. This may include calls to employers to verify income, contact with banks, etc.

Applicant _____ Co-Applicant _____

Date _____ Date _____

Exhibit 3

RESOLUTION AUTHORIZING AFFORDABLILITY ASSISTANCE GRANT WITH THE RENTER OF AN AFFORDABLE HOUSING UNIT LOCATED _____

WHEREAS, _____ will rent the property located at _____, Block No. _____, Lot No. _____, which property is governed by the statutes, ordinances, rules and regulations restricting ownership and use of the property as an Affordable Housing unit; and

WHEREAS, the tenant has requested an Affordability Assistance Program grant from the Affordable Housing Trust Fund; and

WHEREAS, the Borough is willing to extend a grant to the tenant in the amount of _____ .

NOW THEREFORE BE IT RESOLVED on this _____ day of _____, _____, by the Borough Council of Eatontown, County of Monmouth, State of New Jersey, that:

1. The Mayor, Administrator, Clerk and attorney are hereby authorized to execute an Affordability Assistance Program grant with the renter of an Affordable Housing unit located at _____, Block No. _____, Lot No._____.

I do hereby certify that the foregoing is a true copy of a resolution passed by the _____at a meeting duly held on the _____ day of _____, _____.

_____

Clerk

Exhibit 4

RESOLUTION AUTHORIZING AN AFFORDABLILITY ASSISTANCE LOAN REPAYMENT AGREEMENT WITH THE OWNER OF AN AFFORDABLE HOUSING UNIT LOCATED _____

WHEREAS, _____ is purchasing property located at _____, Block No. _____, Lot No. _____, which property is governed by the statutes, ordinances, rules and regulations restricting ownership and use of the property as an Affordable Housing unit which, among other restrictions, restricts the property owner in financing the property or otherwise encumbering the property by way of mortgage, home equity loan, or other form of financing; and

WHEREAS, the property owner has requested an Affordability Assistance Program loan from the Affordable Housing Trust Fund; and

WHEREAS, the Borough is willing to extend a loan to the property owner in the amount of _____ .

WHEREAS, it is appropriate for the Borough to enter into an Agreement with the property owner setting forth the terms of the agreement at this time;

NOW THEREFORE BE IT RESOLVED on this _____ day of _____, _____, by the Borough Committee of Eatontown, County of Monmouth, State of New Jersey, that:

1. The Mayor, Administrator, Clerk and attorney are hereby authorized to execute an Affordability Assistance Program Agreement with the owner of an Affordable Housing unit located at _____, Block No. _____, Lot No._____.
2. A copy of the fully executed Agreement shall be kept on file with the Clerk. The original shall be kept in the unit file by the Administrative Agent.

I do hereby certify that the foregoing is a true copy of a resolution passed by the _____at a meeting duly held on the _____ day of _____, _____.

_____

Clerk

Exhibit 5

EATONTOWN BOROUGH

MORTGAGE SECURING PAYMENT OF AFFORDABILITY ASSISTANCE PROGRAM NOTE

THIS MORTGAGE, made on this the _____ day of _____, _____ by and between_____, (the "OWNER") and Eatontown Borough (the "Municipality"), in connection with the property described herein (the "PROPERTY");

Article 1. REPAYMENT MORTGAGE NOTE

In consideration of value received, the Owner has signed an Affordability Assistance Program Mortgage Note (the "Note") dated _____. The Owner promises to pay to the Municipality amounts due under the Affordability Assistance Program Mortgage Note, and to abide by all obligations contained therein.

Article 2. MORTGAGE AS SECURITY FOR AMOUNT DUE

This Mortgage is given to the Municipality as security for the payment required to be paid as described in the Mortgage Note, the sum of $5,000.00.

Article 3. PROPERTY DESCRIPTION

All of the land and improvements thereon located in the municipality of Eatontown in the County of Monmouth, State of New Jersey (hereinafter the "Property"), described more specifically as Block No. _____ Lot No. _____, and known by the street address:

_____

_____

Article 4. RIGHTS GIVEN TO MUNICIPALITY

The Owner gives the Municipality those rights stated in this Mortgage, and all the rights the law gives to the Municipality under Uniform Housing Affordability Controls, which are found in New Jersey Administrative Code at Title 5, chapter 80, subchapter 26 (N.J.A.C. 5:80-26.1, *et seq*). The rights given to the Municipality are covenants running with the land. Upon performance of the promises contained in Note and Mortgage, the Municipality will prepare and deliver to the then current owner of record a quitclaim deed or other document of release.

Article 5. DEFAULT

The Municipality may declare the Owner in default on this Mortgage and on the Note if:

1. The Owner attempts to convey an interest in the Property without giving prior written notice to the Municipality;

2. The ownership of the Property is changed for any reason other than in the course of an exempt sale;

3. The Owner fails to make any payment required by the Note;

4. The holder of any lien on the Property starts foreclosure proceedings; or

5. Bankruptcy, insolvency or receivership proceedings are commenced by or against the Owner.

Article 6. MUNICIPALITY'S RIGHTS UPON DEFAULT

If the Municipality declares that the Note and this Mortgage are in default, the Municipality shall have all of the rights given by law or set forth in this Mortgage.

Article 7. NOTICES

ALL NOTICES MUST BE IN WRITING AND PERSONALLY DELIVERED OR SENT BT CERTIFIED MAIL, RETURN RECEIPT REQUESTED, TO THE ADDRESSES GIVEN IN THIS MORTGAGE. ADDRESS CHANGES MAY BE MADE UPON WRITTEN NOTICE, MADE IN ACCORDANCE WITH THIS ARTICLE 7.

Article 8. NO WAIVER BY MUNICIPALITY

The Municipality may exercise any right under this Mortgage or under any law, even if the Municipality has delayed in exercising that authority, or has agreed in an earlier instance not to exercise that right. The Municipality does not waive its right to declare the Owner is in default by making payments or incurring expenses on behalf of the Owner.

Article 9. EACH PERSON LIABLE

The Mortgage is legally binding upon each Owner individually and all their heirs, assigns, agents and designees who succeed to their responsibilities. The Municipality may enforce any of the provisions of the Note and of this Mortgage against any one or more liable individual.

Article 10. SUBORDINATION

This Mortgage will not be subordinate, and will not be subordinated by the Municipality, to any mortgage, refinancing, equity loan, secured letter of credit, or any other obligation secured by the Property, except with respect to (a) any such obligation which was duly recorded prior to the

recording hereof, and (b) any such obligation which, when added to all other such obligations recorded against the Property, shall result in total debt secured by the Property being an amount less than the maximum resale price that would be applicable were the Control Period still in effect.

Article 11. AMENDMENTS

No amendment or change to the Note and this Mortgage may be made, except in a written document signed by both parties and approved by the administrative agent appointed pursuant to N.J.A.C. 5:80-26.1 et seq.

Article 13. SIGNATURES

By executing this Mortgage on page 3, hereof, the Owner agrees to all of its terms and conditions.

Article 14. ACKNOWLEDGEMENT

The Owner acknowledges receipt of a true copy of this Mortgage, at no charge to the State.

IN WITNESS WHEREOF, the Owner(s) has executed this Mortgage for the purposes stated herein.

ATTEST: _____

_____
Signature of (Owner)

_____
Signature (Co-Owner)

STATE OF NEW JERSEY)

) ss:

COUNTY OF _____)

BE IT REMEMBERED, that on this the _____ day of _____, 20___ the subscriber _____ appeared personally before me *(If more than one person signed the foregoing mortgage and appeared before me, the words "the subscriber" and "the Owner" shall include all such persons)* and who, being duly sworn by me, deposed and made proof to my satisfaction (i) that he/she is the Owner named in the

foregoing mortgage and (ii) and that he/she has executed said mortgage with respect to the Property and for the purposes described and set forth therein.

Sworn to and subscribed before me, _____ on the date set forth above.

_____

NOTARY PUBLIC