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FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

Hazlet Township

Monmouth County, New Jersey

June 6, 2025

Amended June 25, 2025

Adopted by the Land Use Board on June 25, 2025

Prepared By:

H|G|A

Heyer, Gruel & Associates
Community Planning Consultants
236 Broad Street, Red Bank, NJ 07701
(732) 741-2900

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

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EXECUTIVE SUMMARY

The following Fourth Round Housing Element and Fair Share Plan has been prepared for Hazlet Township in the County of Monmouth in accordance with the Fair Housing Act ("FHA") as most recently amended (P.L.2024, c.2).

The Township of Hazlet is a 5.7 square mile developed community located in the east-central part of New Jersey in northern Monmouth County. The Township is surrounded by Union Beach Township and Keyport Township to the north, Keansburg Township to the northeast, a small portion of Middletown township to the east, Holmdel to the south, and Aberdeen Township to the west. Hazlet is located near Raritan Bay, separated from the coast by Union Beach, Keyport, and Keansburg. Major transportation roadways running through the Township include Route 35, Route 36, and the Garden State Parkway.

Hazlet Township can be characterized mainly as a residential community that supports a vibrant business community with numerous retailers, restaurants, and professional offices. According to the State Development and Redevelopment Plan (SDRP), the Township is almost entirely located in the Metropolitan Planning Area 1, with a small section of an Environmentally Sensitive Planning Area 5.

According to the 2020 Census, Hazlet Township's population was 20,125, which represents a decrease of 1.0% from 2010. In 2020, the Township's median age was 44.1 years, representing a 4.3% increase from the median age of 42.3 years in 2010. The Township's average household size in 2020 was 2.63 persons, which was slightly higher than the average at the County level (2.51 persons).

The housing stock of the Township is predominantly single-family detached dwelling units. Approximately 53% of the housing stock was built prior to 1970, making these dwellings older than fifty years. According to the guidelines originally established by COAH, the Township is located in Housing Region 4, a region that consists of Mercer, Monmouth, and Ocean counties. Based on the 2025 Regional Income Limits (released by Affordable Housing Professionals of New Jersey on May 5, 2025), the median income in Region 4 for a four-person household is $134,600, the moderate-income is $107,680, the low-income is $67,300, and the very-low-income level is $40,380.

Affordable housing obligations in New Jersey are divided into "housing rounds," as will be discussed in detail later in this Plan. Each municipality in New Jersey has a constitutional obligation to provide their fair share of the calculated regional need for affordable housing within the respective housing round. These obligations to construct new affordable housing are known as the "Prospective Need" obligation. Municipalities also have an obligation to rehabilitate units that are deemed substandard, pursuant to the criteria of the Fair Housing Act. This obligation is known as the Present Need, or Rehabilitation Share. The housings rounds are as follows: Prior Round (1987-1999), Third Round (1999-2025), and Fourth Round (2025-2035).

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In the Third Round, the Township entered into a Settlement Agreement with Highview Homes LLC., to establish the Township's Third Round affordable housing obligation. The subsequent compliance efforts were approved by the Court in a Judgement of Compliance and Repose, dated August 23, 2019, confirming the town satisfied its Third Round obligations.

The Township was able to meet its Third Round obligations through credit-worthy units that are existing, under construction, or proposed as well as rental bonus credits.

The Township has a Fourth Round obligation as follows:

Rehabilitation Share: 0

Prospective Need: 132

The 132-unit Prospective Need obligation will be addressed through a new 100% affordable development, new alternative living arrangements, increased density of an inclusionary development, and the extension of affordability controls associated with an existing senior development.

INTRODUCTION

The need to provide a realistic opportunity for the construction of affordable housing in New Jersey, the country's most densely populated state, has been recognized for decades. In the case of Southern Burlington County NAACP v. the Township of Mount Laurel 67 N.J. 151 (1975), (commonly known as Mount Laurel I), the New Jersey Supreme Court established the doctrine that developing municipalities have a constitutional obligation to create a realistic opportunity for their fair share of low and moderate income housing.

In Southern Burlington County NAACP v. Township of Mount Laurel, 92 N.J. 158, 456 A.2d 390 (1983), decided on January 20, 1983 (commonly known as Mount Laurel II), the Supreme Court responded to the response of municipalities to Mount Laurel II. It sought to "put steel" into the doctrine by making it far easier for developers to secure a builder's remedy. The builder's remedy created an incentive to developers to sue non-compliant municipalities and force them to comply. Mount Laurel II also created the Judgment of Repose to incentivize municipalities to comply. A Judgment of Repose protected municipalities from anyone who would sue it and claim entitlement to a builder's remedy or other relief based upon the claim that the municipality was noncompliant.

In the wake of Mount Laurel II, developers sued municipalities seeking builder's remedies. The wave of builder's remedy lawsuits created the impetus for legislation to protect municipalities from builder's remedies. A decision by Judge Serpentelli, one of three judges appointed by Chief Justice Wilentz to implement Mount Laurel II, increased the need for a legislative cure. More specifically, in 1984, Judge Serpentelli issued the AMG decision which established a formula for any developer to determine the fair share obligation of any municipality.

The pressure of builder's remedy suits, combined with the ease in determining the fair share of any municipality through the AMG formula, culminated in the enactment of the New Jersey Fair Housing Act in 1985. The Fair Housing Act is found at N.J.S.A. 52:270-301, et seq. The FHA established the Council on Affordable Housing (COAH) as an administrative alternative to builder's remedy lawsuits and the concomitant jurisdiction of the courts. COAH was given the responsibility of dividing the state into housing regions, determining regional and municipal fair share affordable housing obligations, and adopting regulations that would establish the guidelines and approaches that municipalities may use in addressing their affordable housing need.

In 2008, the Legislature amended the FHA to add requirements for very low-income housing. Very low-income households are those in which the gross household income is 30% or less than the region's median household income. Low-income households are those with incomes no greater than 50% of the region's median household income. Moderate-income households are those with incomes no greater than 80% and no less than 50% of the region's median household income. Each is adjusted for household size and is in relation to the median gross income of the housing region in which the municipality is located.

FIRST AND SECOND ROUNDS

The First and Second Rounds under COAH are collectively referred to as the "Prior Round." The Prior Round obligation is the cumulative 1987-1999 fair share obligation. The First Round consists of the six-year period between 1987 and 1993 for which COAH first established a formula for determining municipal affordable housing obligations (N.J.A.C. 5:92-1 *et seq.*). Then in 1994, COAH established amended regulations (N.J.A.C. 5:93-1.1 *et seq.*) and produced additional municipal affordable housing obligations for the years 1993 to 1999. This second round of obligations is known as the Second Round. When COAH adopted regulations for Round 2, it made the Round 1 and 2 obligations cumulative for both periods.

THIRD ROUND

Housing rounds were originally established by the Fair Housing Act as six-year periods, but in 2001 the Legislature extended the rounds to 10-year periods. This should have meant that the Third Round ran from 1999 to 2009. However, COAH didn't establish new rules for the Third Round until the end of 2004 (N.J.A.C. 5:94-1 and 95-1 *et seq.*). The Third Round time period was therefore extended to 2014. The Third Round rules established a new method for calculating a municipality's affordable housing obligation, known as "growth share." This method required municipalities to project future residential and non-residential development and then derive their obligation from that growth.

After the New Jersey Appellate Court invalidated several components of the Third Round rules, COAH released revised rules in 2008. The Third Round was once again extended to 2018 to provide municipalities with the time to apply the amended rules and establish mechanisms to meet their obligations. The revised third round rules, like the initial third round rules established the obligations based on a growth share approach.

On October 8, 2010, in response to numerous legal challenges to the second iteration of COAH's third round regulations, the Appellate Division ruled that COAH could not allocate obligations through a "growth share" formula and directed COAH to use similar methods to those used in the First and Second Rounds.

COAH proposed third round regulations a third time in 2014 using a formula similar to the ones it had used in the first and second rounds. However, when COAH had a meeting to consider adopting these rules on October 20, 2014, it deadlocked and then failed to make any efforts to break the deadlock.

On March 10, 2015, the New Jersey Supreme Court decided <u>In re Adoption of N.J.A.C. 5:96 & 5:97 by the N.J. Council on Affordable Housing</u>, 221 N.J. 1 (2015) (Mount Laurel IV), wherein it responded to COAH's failure to adopt defensible rules for Round 3. This decision changed the landscape by which municipalities are required to comply with their constitutional obligation to provide their fair share of affordable housing.

The Supreme Court held that since COAH was no longer functioning, trial courts were to resume their role as the forum of first instance for evaluating municipal compliance with Mount Laurel obligations. The decision also established a transitional process for municipalities to seek temporary immunity and ultimately a Judgment of Compliance and Repose ("JOR") from a court, which was the "judicial equivalent" of Substantive Certification from COAH.

On January 18, 2017, the Supreme Court decided In Re Declaratory Judgment Actions Filed by Various Municipalities, County of Ocean, Pursuant To The Supreme Court's Decision In In re Adoption of N.J.A.C. 5:96, 221 N.J. 1 (2015) ("Mount Laurel V"), which held that need having accrued during the Gap Period (1999-2015) had to be addressed and was part of the Present Need. The Supreme Court held that there is an obligation with respect to that period for households that came into existence during that gap period that are eligible for affordable housing, that are presently (as of 2015) in need of affordable housing, and that are not already counted in the traditional present need.

As the methodology and obligations from the Gap and Prospective Need had not been fully adjudicated at that time, various trial judges issued opinions on the appropriate methodology and 354 municipalities reportedly settled with Fair Share Housing Center wherein they negotiated the obligations for Round 3.

Municipal obligations were therefore broken down in Round Three Housing Element and Fair Shar Plans as Present Need/Rehabilitation, Prior Round (1987-1999), and Third Round and Gap Period (1999-2015). Municipalities that received their Final Judgement of Compliance and Repose had immunity from builders' remedy lawsuits through the end of the Third Round, June 30, 2025.

FOURTH ROUND

On March 18, 2024, the affordable housing legislation known jointly as Senate Bill S50 and Assembly Bill A4 passed both houses of the legislature. Governor Murphy signed the bill (P.L.2024, c.2) into law on March 20, 2024, establishing a new methodology for determining municipalities' affordable housing obligations for the Fourth Round and beyond. The new legislation, which comprehensively amends the FHA, overhauled the process that municipalities undertake to establish and plan for their constitutionally mandated affordable housing obligation. Most notably, this legislation formally abolished COAH while transferring its functions to the New Jersey Department of Community Affairs (DCA) and Housing Mortgage and Finance Agency (HMFA). As a result, the legislation codified the method for calculating regional and municipal affordable housing needs and returned most of the process from the Courts to state administrative departments.

The amended FHA called on the DCA to issue a non-binding report on the new Present Need Obligation (commonly referred to as the rehab obligation) and the Prospective Need for Round 4 and subsequent rounds. The amended FHA required the DCA to base its analysis of the obligations for each municipality based upon the standards set forth in the amended FHA. Accordingly, on October 18, 2024, the DCA released a report outlining the Fourth Round (2025-2035) Fair Share methodology and its calculations of low- and moderate-income obligations for each of the State's municipalities. The amended FHA gave municipalities until January 31, 2025, to review the obligation reported by the DCA and perform their own analysis of their obligation based on the methodology in the legislation and previously established by the Courts. If any municipality wished to commit to an obligation different from the one reported by the DCA, the amended FHA required the municipality to adopt a resolution by January 31, 2025 committing to the number that it contended was the appropriate obligation. If a municipality wished to commit to the numbers that the DCA reported, the amended FHA required the municipality to adopt a resolution committing to the DCA numbers.

The amended FHA required any municipality that wished to participate in the new process that the Act created to file a declaratory relief action within 48 hours of adopting the resolution committing to the numbers the municipality deemed appropriate.

The amended FHA gave any interested party who wished to oppose the numbers to which any municipality committed to file an Answer by February 28, 2025 which included a particularized objection to the numbers to which the municipality committed.

The amended FHA gave "the program" until March 31, 2025 to try to resolve any disputes over the fair share numbers to which a municipality committed through an "Affordable Housing Dispute Resolution Program". The program is a new entity created by the amended FHA. It is staffed with seven current or retired judges and the judges have the authority to use adjudicators to assist it in mediating disputes over the obligations of municipalities.

The amended FHA gives municipalities until June 30, 2025 to file a Housing Element and Fair Share Plan and related documents showing how the municipality will comply with its obligations. The Fourth Round Plans will follow the same general format as they have with certain updates to their requirements dealing with various types of housing and the bonus credit calculation system. Notably, HE/FSPs are required to be consistent with the State Development and Redevelopment Plan (SDRP), which has yet to be adopted. (A draft SDRP was released in late 2024). As part of the HE/FSP, municipalities shall include an assessment of the degree to which the municipality has met its fair share obligation from the prior rounds of affordable housing (i.e. First, Second, and Third Rounds).

HAZLET TOWNSHIP'S HISTORY OF AFFORDABLE HOUSING

While Hazlet received an affordable housing obligation for the 1987-1999 First and Second Round periods, it does not appear that a Housing Element/Fair Share Plan was drafted in the early/late 1990s or early 2000s. Without Substantive Certification, the Township was vulnerable to a builder's remedy suit. Such a suit was filed in 2008 by Elegant Properties, LLC. The Court granted the builder's remedy through a partial summary judgment, finding the Township's Ordinance unconstitutional with regard to the affirmative promotion of affordable housing. As part of the resolution, the Township was also granted temporary immunity from builder's remedy litigation.

In March 2009, a draft Housing Plan was completed. It was, however, subsequently annulled by the Court's October 8, 2010 decision invalidating the Third Round methodology on which the Plan had been based. On July 8, 2011, Judge Kapalko ordered Hazlet Township to submit a new compliance plan by October 15, 2011. A Plan was prepared by Richard Cramer, P.P., A.I.C.P, and submitted to the Court on October, 11, 2011. This plan was never reviewed or acted upon by the Court.

In response to Mount Laurel IV, the Township was directed by the Court in an Order dated December 21, 2015, by the Honorable Jamie S. Perri, J.S.C., to prepare an updated Housing Element and Fair Share Plan that addresses the Township's Prior Round and Third Round obligations (Docket No. MON-L-4224-15).

In 2016, a builder's remedy litigation was initiated by Highview Homes, LLC. A settlement agreement with Highview Homes was executed by the Township and Highview Homes in November 2018 (Appendix A). A Fairness and Preliminary Compliance Hearing was held on December 19, 2018, at which the Court approved the Settlement Agreement between the Township and Highview Homes, LLC., and deemed the agreement fair and reasonable and that it adequately protects the interest of low- and moderate-income households (Appendix B). While an objection to this approved plan was filed by M&M at 2825 Route 35 ("M&M") in December 2016, Hazlet Township was granted a Final Order of Judgement of Compliance on August 23, 2019 (Appendix C).

Hazlet Township continues to take steps to satisfy its affordable housing obligation. The Township adopted a binding resolution on January 28, 2025 (Appendix D), in accordance with the requirements established by the amended FHA. This resolution established a 0-unit Present Need obligation, consistent with the DCA calculation, and a 120-unit Fourth Round Prospective Need obligation for the Township, a 20-unit reduction from the 140-unit obligation calculated by the DCA. The reduced number was generated based on the results of a Land Capacity Analysis prepared by this office and attached to the binding resolution.

Further, on January 29, 2025, the Township filed a Complaint (Docket No. MON-L-389-25) (Appendix D) seeking the entry of a declaratory judgment (i) declaring that Hazlet has established Jurisdiction for the Program by the filing of this DJ Action within forty-eight hours after the adoption of a binding resolution to confirm its present and prospective affordable housing obligations; (ii) declaring Hazlet's Present and Prospective affordable housing obligations as set forth in the binding resolution adopted by Hazlet on January 28, 2025; (iii) declaring Hazlet has prepared and adopted a Fourth Round Housing Element and Fair Share Plan ("4th Round HEFSP"), in accordance with A4 and the Act, which will be adopted by the Township's Planning Board and subsequently endorsed by the Township Committee, no later than June 30, 2025, which may include adjustments permitted by law, including, but not limited to i) a "windshield survey" or similar survey which accounts for a lower estimate of present need; ii) a Vacant Land Adjustment predicated upon a lack of vacant, developable and suitable land; iii) a Durational Adjustment (whether predicated upon lack of sewer or lack of water or both); iv) an adjustment to the Land Capacity Factor; and v) an adjustment predicated upon regional planning entity formulas, inputs, or considerations, including, but not limited to the County and State Regional Master Plan; (iv) Declaring Hazlet immune from all exclusionary zoning litigation, including but not limited to the builder's remedy lawsuits, during the pendency of the process in A4 and the Act; (v) Declaring Hazlet in compliance with A4 and the Act and issue a certificate of compliance and immunity from exclusionary zoning litigation in accordance with A4 and the Act, as well as the Directive for the Fourth Round, ending on June 30, 2035; and (vi) declaring such other relief the Court deems right and property.

The Township's calculated Fourth Round Prospective Need obligation of 120 was challenged by the New Jersey Builders' Association who filed such objection on February 27, 2025 (Appendix E). The Township immediately authorized their attorney to file a Frivolous Litigation Notice pursuant to Rule 1:4-8 and N.J.S.A. 2A:15-59.1 (Appendix F).

Hazlet Township and the Builder's Association appeared before the Affordable Housing Dispute Resolution Program and negotiated a Prospective Need number agreeable to all parties. A Mediation Agreement establishing the Township's Present Need obligation of 0 units and its Prospective Need obligation of 132 units was signed by both the Township and the New Jersey Builders Association in May 2025 (Appendix G).

This Fourth Round HEFSP outlines mechanisms implemented to address the Township's affordable housing obligations, and has been prepared in accordance with the Fair Housing Act as most recently amended (P.L.2024, c.2).

PLANNING FOR AFFORDABLE HOUSING

Pursuant to both the FHA (N.J.S.A. 52:27D-310, et seq.) and the Municipal Land Use Law (MLUL) (N.J.S.A. 40:55D-28), municipalities in New Jersey are required to include a housing element in their master plans. The principal purpose of the housing element is to describe the specific, intended methods that a municipality plans to use in order to meet its low- and moderate-income housing needs. Further, the housing element is meant to demonstrate the existing zoning or planned zoning changes that will allow for the provision of adequate capacity to accommodate household and employment growth projections, to achieve the goal of access to affordable housing for present and future populations. The statutorily required contents of the housing element are:

a. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate-income households and substandard housing capable of being rehabilitated;

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

c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;

d. An analysis of the existing and probable future employment characteristics of the municipality;

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

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

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

h. For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, established pursuant to section 4 of P.L.2004, c.120 (C.13:20-4), an analysis of compliance of the housing element with the Highlands Regional Master Plan of lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands conforming municipalities. This analysis shall include consideration of the municipality's most recent Highlands Municipal Build Out Report, consideration of opportunities for redevelopment of existing developed lands into inclusionary or 100 percent affordable housing, or both, and opportunities for

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

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

PART 1: HOUSING ELEMENT

DEMOGRAPHIC CHARACTERISTICS

Population

Table 1 below depicts the population trends experienced in Hazlet Township, Monmouth County, and the State of New Jersey in the 93-year period between 1930 and 2023. In 2023, there were 20,353 residents in Hazlet Township, which indicates an increase of 228 people (1.1%) from 2020. Hazlet Township has experienced growth over the past 93 years, with a growth of 18,785 residents during this time frame, reflecting a 1,198% increase in its population. However, the Township's most significant period of growth occurred in the decade between 1950 and 1960 when the Township saw a 455% increase in its population. The following decade, 1960 to 1970, the Township saw an additional growth of 45%. By 1980, Hazlet was largely built out, and since that time the Township has seen minor fluctuations in its population, representing a relatively stagnant growth.

The County and State levels saw a similarly significant increase in population throughout the 1950s, although not as dramatic. Population growth has been steady in Monmouth County and the State of New Jersey since 1930, whereas the Township's population boom of the 1950s and 1960s resulted in an overall growth that drastically exceeds that of the County (337.2%) and State (129.2%).

Table 1: Population Trends, 1930-2023
Hazlet Township, Monmouth County, and New Jersey

	Hazlet Township			Monmouth County			New Jersey		
Year	Population	Change		Population	Change		Population	Change	
		Number	Percent		Number	Percent		Number	Percent
1930	1,568	-	-	147,209	-	-	4,041,334	-	-
1940	1,662	94	6.0%	161,238	14,029	9.5%	4,160,165	118,831	2.9%
1950	2,763	1,101	66.2%	225,327	64,089	39.7%	4,835,329	675,164	16.2%
1960	15,334	12,571	455.0%	334,401	109,074	48.4%	6,066,782	1,231,453	25.5%
1970	22,239	6,905	45.0%	461,849	127,448	38.1%	7,171,112	1,104,330	18.2%
1980	23,013	774	3.5%	503,173	41,324	8.9%	7,365,011	193,899	2.7%
1990	21,976	-1,037	-4.5%	553,124	49,951	9.9%	7,730,188	365,177	5.0%
2000	21,378	-598	-2.7%	615,301	62,177	11.2%	8,414,350	684,162	8.9%
2010	20,334	-1,044	-4.9%	630,380	15,079	2.5%	8,791,894	377,544	4.5%
2020	20,125	-209	-1.0%	643,615	13,235	2.1%	9,288,994	497,100	5.7%
2023	20,353	228	1.1%	643,615	0	0.0%	9,261,699	-27,295	-0.3%
Total Change	-	**18,785**	**1,198.0%**	-	**496,406**	**337.2%**	-	**5,220,365**	**129.2%**

Source: U.S. Census Bureau, Decennial Census and 2023: ACS 5-Year Estimates Table S0101

Population Composition by Age

The median age of the residents in Hazlet Township in 2020 was 44.1 years, which shows a 4.3% increase from the 2010 median age of 42.3 years. Analysis of age group characteristics provides insight into the actual changes in population. This comparison is helpful in determining the impact these changes have on housing needs, community facilities and services for the municipality. As detailed in Table 2 below, the entire composition of Hazlet Township experienced notable shifts in the years between 2010 and 2020. The most significant shift occurred in the population aged 55 and over, which collectively saw a 1,278-person (22.3%) increase. Simultaneously, the Township experienced a significant decrease in its population aged 14 and under (-13.9%) and between the ages 35 to 54 (-17.8%). This data suggests that a larger portion of the Township's residents are transitioning into the senior citizen age range, which will require the Township to consider planning tools and approaches that encourage aging-in-place.

Table 2: Population by Age, 2010 to 2020
Hazlet Township

Population	2010		2020		Change (2010 to 2020)	
	Number	Percent	Number	Percent	Number	Percent
Under 5 years	1,014	5.0%	970	4.8%	-44	-4.3%
5 to 14	2,684	13.2%	2170	10.8%	-514	-19.2%
15 to 24	2,503	12.3%	2,362	11.7%	-141	-5.6%
25 to 34	1,961	9.6%	2340	11.6%	379	19.3%
35 to 44	2,896	14.2%	2454	12.2%	-442	-15.3%
45 to 54	3,593	17.7%	2868	14.3%	-725	-20.2%
55 to 64	2,718	13.4%	3,208	15.9%	490	18.0%
65 and over	2,965	14.6%	3,753	18.6%	788	26.6%
Total population	**20,334**	**100.00%**	**20,125**	**100.00%**	**-209**	**-1.0%**
Median Age	**42.3**	-	**44.1**	-	**1.8**	**4.3%**

Source: U.S. Census Bureau, Decennial Census, Tables DP1, P12 and P13

Monmouth County experienced population fluctuation as well. The County also saw the greatest shift of roughly 31.2% in its population aged 55 and over, which was proportionally higher than the increase experienced at the Township level. The County experienced rather significant decreases in its population aged 14 and below (-13.8%) as well as those aged 35 to 54 (-16.1%), directly mirroring shifting age trends occurring in the Township. This data is displayed in Table 3 below.

Table 3: Population by Age, 2010 to 2020 Monmouth County						
Population	2010		2020		Change (2000 to 2010)	
	Number	Percent	Number	Percent	Number	Percent
Under 5 years	34,755	5.5%	29562	4.6%	-5,193	-14.9%
5 to 14	86,679	13.8%	75723	11.8%	-10,956	-12.6%
15 to 24	78,229	12.4%	79,817	12.4%	1,588	2.0%
25 to 34	64,860	10.3%	72466	11.3%	7,606	11.7%
35 to 44	86,499	13.7%	75,549	11.7%	-10,950	-12.7%
45 to 54	110,979	17.6%	89310	13.9%	-21,669	-19.5%
55 to 64	81,688	13.0%	102,356	15.9%	20,668	25.3%
65 and over	86,691	13.8%	118,832	18.5%	32,141	37.1%
Total population	**630,106**	**100.0%**	**643,615**	**100.0%**	**13,509**	**2.1%**
Median Age	**41.3**	-	**43.5**	-	**2.2**	**5.3%**

Source: U.S. Census Bureau, Decennial Census, Tables DP1, P12 and P13

Households

A household is defined as one or more persons, either related or not, living together in a housing unit. In 2020 there was a total of 7,179 households in Hazlet Township. Nearly half of the Township's households comprised two or less people. In fact, Two-person households were the most common household size at both the Township (29.9%) and County (31.1%) levels. The next most common household size in Hazlet are 3-person households, whereas 1-person households are the second most common type at the County level. The average household size of the Township in 2020 was 2.63, which was slightly higher than that of the County's average of 2.51.

Table 4: Household Size of Occupied Housing Units, 2020 Hazlet Township and Monmouth County				
	Hazlet Township		Monmouth County	
	Number	Percent	Number	Percent
1-person household	1433	20.0%	63,104	25.8%
2-person household	2145	29.9%	76,177	31.1%
3-person household	1449	20.2%	40,092	16.4%
4-person household	1344	18.7%	39,421	16.1%
5-person household	569	7.9%	17,126	7.0%
6-person household	172	2.4%	5,795	2.4%
7-or-more-person household	67	0.9%	2,915	1.2%
Total Households	7,179	100.0%	244,630	100.0%
Average Household Size*	**2.63**		**2.51**	

*Source: US Census Bureau 2020, Tables H9 and B25010**

According to the United States Census, family households are defined as two or more persons living in the same household, related by birth, marriage, or adoption. As shown in Table 5, most (73%) of all households in the Township in 2023 were categorized as family households. Households in Hazlet containing a married couple with children only accounted for 23% of all households in the township. Data for 2023 includes the sub-groups of non-traditional households, including "Other Family" and "Non-Family" households. "Other Family" households accounted for 15% of all households, broken down into 13% female householders with no spouse or partner present and 2% male householders with no spouse or partner present. "Non-Family" households are defined as those that consist of a householder living alone or sharing the home exclusively with people to whom he/she is not related. Non-family households comprised approximately 27% of all households in the Township.

Table 5: Household Size and Type, 2023 Hazlet Township		
	Total	Percent
Total Households	**7,659**	**100%**
Family Households	**5,616**	**73%**
Married couple family	4,496	59%
With children	1,792	23%
Without children	2,704	35%
Other Family	1,120	15%
Male householder, no spouse	136	2%
With children	46	1%
Without children	90	1%
Female householder, no spouse	984	13%
With children	421	5%
Without children	563	7%
Nonfamily household	**2,043**	**27%**
Male householder	820	11%
Living alone	558	7%
Not living alone	262	3%
With children	0	0%
Female householder	1,223	16%
Living alone	1,122	15%
Not living alone	101	1%
With children	0	0%

Source: 2023 ACS 5-Year B11005 and B11010

Income

As measured in 2023, Hazlet Township had a slightly lower median household income compared to Monmouth County, but significantly higher than that of the State of New Jersey. The median income in Hazlet Township was $121,307, roughly $1,500 lower than that of the County and over $20,000 greater than that of the State. Still, the per capita income in Hazlet Township was lower than that of both the County and State. This data is outlined in Table 6 below.

Table 6: Per Capita Household Income, 2023
Hazlet Township, Monmouth County, and New Jersey

	Per Capita Income	Median Household Income
Hazlet Township	$50,928	$121,307
Monmouth County	$65,545	$122,727
New Jersey	$52,583	$101,050

Source: 2023 ACS 5-year Estimates, Tables S1901 and B19301

In 2023, more than 83% percent of all households in the Township earned an income of $50,000 or more, as compared to roughly 77% of households in the County. The income range that accounted for the most Township households was the $100,000 to $149,999 bracket, which comprised 22.3% of households in Hazlet, in contrast to Monmouth County, where the most common income range was $200,000 and over at 30%. However, the second largest income bracket in the Township was $200,000 or more (21.9% of all households), which makes it clear to how both the Township and County have similar median household incomes.

Table 7: Household Income, 2023
Hazlet Township and Monmouth County

	Hazlet Township		Monmouth County	
	Number	Percent	Number	Percent
Less than $10,000	208	2.8%	8,165	3.5%
$10,000 to $14,999	124	1.7%	5,319	2.3%
$15,000 to $24,999	182	2.5%	10,781	4.7%
$25,000 to $34,999	377	5.2%	10,705	4.6%
$35,000 to $49,999	308	4.2%	17,390	7.5%
$50,000 to $74,999	642	8.8%	25,153	10.9%
$75,000 to $99,999	860	11.8%	25,542	11.1%
$100,000 to $149,999	1,633	22.3%	24,161	10.5%
$150,000 to $199,999	1,381	18.9%	33,996	14.8%
$200,000 or more	1,599	21.9%	69,227	30.0%
Total Households	**7,314**	**100.0%**	**230,439**	**100.0%**
Median Household Income	**$121,307**		**$122,727**	

Source: 2023 ACS 5-Year Estimates, Table B19001

Poverty Status

Of the 20,131 people in Hazlet Township for which poverty status was determined, 870 (4.3%) individuals lived in poverty in 2023; this was somewhat lower than the County's poverty rate of 6.4%. Of Hazlet Township's population that fell below the poverty level in 2023, 43.6% were between the ages of 18 to 64; significantly lower than that of the County level (56.7%). Hazlet Township has a lower population of people living below poverty than Monmouth County, proportionately speaking, except for a slightly larger figure in the 65 and over population (1.8% vs. 1.3%). This data is presented in Table 8 below.

Table 8: Poverty Status, 2023
Hazlet Township and Monmouth County

	Hazlet Township		Monmouth County	
	Number	**Percent**	**Number**	**Percent**
Total persons	**20,131**	**100.0%**	**637,240**	**100.0%**
Total persons below poverty level	870	4.3%	40,958	6.4%
Under 18	130	0.6%	9,487	1.5%
18 to 64	380	1.9%	23,232	3.6%
65 and over	360	1.8%	8,239	1.3%

Source: 2023 American Community Survey 5-Year Estimate, Table S1701

Household Costs

Tables 9 and 10 below show the expenditures for housing as a percentage of household income for those who own and rent in Hazlet Township and Monmouth County. In 2023, most Township residents lived in homes they owned, which was the same at the County level as well. General affordability standards set a limit of 30% of gross income to be allocated for owner-occupied housing costs and 28% of gross income to be allocated for renter-occupied housing costs. Approximately 28% of Township residents who owned the units they occupied spent 30% or more of their household income on housing, as compared to roughly 53.2% of Township residents who rented the units they occupied. These figures were on par with those of the County.

Table 9: Selected Monthly Owner Costs as a Percentage of Household Income, 2023
Hazlet Township and Monmouth County

	Hazlet Township		Monmouth County	
	Number	Percent	Number	Percent
Total Owner-Occupied Housing Units	**6,782**	**100.0%**	**188,578**	**100.0%**
Less than 20.0%	3,067	45.2%	93,167	49.4%
20.0 to 24.9%	941	13.9%	25,780	13.7%
25.0 to 29.9%	770	11.4%	16,946	9.0%
30.0 to 34.9%	470	6.9%	10,722	5.7%
35.0% or more	1429	21.1%	40,650	21.6%
Not computed	105	1.5%	1,313	0.7%

Source: 2023 American Community 5-Year Estimates, Table DP04

Table 10: Gross Rent as a Percentage of Household Income, 2023
Hazlet Township and Monmouth County

	Hazlet Township		Monmouth County	
	Number	Percent	Number	Percent
Total Renter-Occupied Housing Units	**877**	**100.00%**	**61,617**	**100.00%**
Less than 10%	60	6.8%	2,113	3.4%
10.0 to 14.9%	23	2.6%	4,993	8.1%
15.0 to 19.9%	80	9.1%	6,970	11.3%
20.0 to 24.9%	12	1.4%	6,927	11.2%
25.0 to 29.9%	229	26.1%	6,419	10.4%
30.0 to 34.9%	114	13.0%	4,751	7.7%
35.0 to 39.9%	78	8.9%	3,057	5.0%
40.0 to 49.9%	70	8.0%	6,163	10.0%
50% or more	204	23.3%	16,805	27.3%
Not computed	7	0.8%	3,419	5.5%

Source: 2023 American Community 5-Year Estimates, Table B25070

EXISTING HOUSING CONDITIONS

Housing Unit Data

Hazlet Township's housing stock is largely comprised of structures built prior to the year 2000. In 2023, Hazlet Township had a total of 7,800 occupied housing units, roughly 87% of which were owner-occupied and 11% of which were renter-occupied. The Township experienced housing booms from 1950 through 1979, during which approximately 72% of the Township's housing structures were constructed. According to 2023 American Community Survey Estimates, the Township has seen very few housing structures built between 2000 to 2020 or later. The median year of construction for the housing stock in Hazlet Township is 1965. This data is outlined in Tables 11 and 12 below.

Table 11: Housing Data, 2023
Hazlet Township

	Number	% of Total Housing Units	% of Occupied Housing Units
Total Housing Units	**7,800**	**100.00%**	-
Occupied Housing Units	7,659	98.2%	100.00%
Owner Occupied	6,782	86.9%	88.5%
Renter Occupied	877	11.2%	11.5%
Vacant Housing Units	141	1.8%	-

Source: 2023 American Community Survey 5-Year Estimates, Table DP04

Table 12: Year Structure Built, 2023
Hazlet Township

	Number	Percent
Total Housing Units	**7,800**	**100.00%**
Built 1939 or earlier	374	4.8%
Built 1940 to 1949	152	1.9%
Built 1950 to 1959	2535	32.5%
Built 1960 to 1969	1618	20.7%
Built 1970 to 1979	1461	18.7%
Built 1980 to 1989	761	9.8%
Built 1990 to 1999	487	6.2%
Built 2000 to 2009	129	1.7%
Built 2010 to 2019	153	2.0%
Built 2020 or later	130	1.7%
Median Year Structure Built	**1965**	

Source: 2023 American Community Survey 5-Year Estimates, Tables B25034 and B25035

According to the 2023 American Community Survey, Hazlet Township has a high occupancy rate, with very few of their housing units vacant. Of Hazlet Township's 7,800 housing units, 7,659 (98.2%) were occupied and only 141 (1.8%) were vacant. The Township's vacant housing is only comprised of two categories: "For Seasonal, Recreational or Occasional Use" (22.7%) or "Other Vacant" (77.3%). This data is represented in Table 13 below.

Table 13: Housing Occupancy, 2023
Hazlet Township

	Total	% of Total Housing Units	% of Vacant Housing Units
Total Housing Units	7,800	100.00%	-
Occupied	7,659	98.2%	-
Vacant Housing Units	141	1.8%	100.0%
For Rent/Rented Not Occupied	0	0.0%	0.0%
For Sale Only	0	0.0%	0.0%
Sold, not occupied	0	0.0%	0.0%
For Seasonal, Recreational or Occasional Use	32	0.4%	22.7%
For migrant workers	0	0.0%	0.0%
Other Vacant	109	1.4%	77.3%

Source: ACS 5-Year DP04 and B25004

Housing Type and Size

In 2023, single-family detached housing made up most of the Township's housing stock at 83.2%. Mobile homes were the next most common housing type, representing 7.6% of the Township's housing stock. The median number of rooms within housing structures in the Township was 6.9, with nearly 73% of housing units having a minimum of 6 rooms and less than 2% of housing units having 2 or less rooms.

Table 14: Housing Type and Size, 2023 Hazlet Township		
Units in Structure	**Total**	**Percent**
1, detached	6,487	83.2%
1, attached	268	3.4%
2	67	0.9%
3 or 4	16	0.2%
5 to 9	38	0.5%
10 to 19	66	0.8%
20 or more	266	3.4%
Mobile home	592	7.6%
Boat, RV, van, etc.	0	0.0%
Total Housing Units	7,800	100.00%
Rooms	**Total**	**Percent**
1 room	87	1.1%
2 rooms	44	0.6%
3 rooms	301	3.9%
4 rooms	702	9.0%
5 rooms	958	12.3%
6 rooms	1204	15.4%
7 rooms	1544	19.8%
8 rooms	1599	20.5%
9 or more rooms	1361	17.4%
Total Housing Units	7,800	100.00%
Median number of rooms	6.9	

Source: 2023 ACS 5-Year Estimates, Tables DP04 and B25024

Housing Growth and Projections

In terms of residential growth, the issuance of building permits serves as one of the indicators that help to determine housing needs in a given municipality. Table 15 below illustrates the number of building permits that were issued over the 10-year period between January 2015 through November 2024, when the Township issued building permits authorizing the development of 356 housing units. Within this time frame, the busiest years for building permits occurred between 2018 and 2020, with roughly 82% of all building permits since 2015 having been issued in those years. Many of the permits issued during the 10-year time

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frame were for multi-family homes (262 permits), while 89 permits were issued for 1 & 2 family structures and only five were issued for mixed-use developments.

Further, throughout the same 10-year period, Hazlet Township issued permits authorizing the demolition of only 11 units. The average demolition rate would seem to have little impact on the housing inventory, and the 10-year demolition projection (2025-2035) estimates a similar trajectory for the future. Given the built-out nature of the Township, it's likely that future development will occur predominantly through infill development as well as teardowns and rebuilds. This data is outlined in Table 15 & 16 below.

Table 15: Housing Units Authorized by Building Permits, 2015-2024 Hazlet Township				
Year	**1 & 2 Family**	**Multi Family**	**Mixed-Use**	**Total**
2015	0	0	0	0
2016	14	0	0	14
2017	6	0	0	6
2018	8	64	0	72
2019	7	26	0	33
2020	14	172	0	186
2021	7	0	2	9
2022	9	0	0	9
2023	20	0	3	23
2024*	4	0	0	4
Total 2014-2024	**89**	**262**	**5**	**356**
10-Year Average				**32.4**
10-Year Permit Projection (2025-2035)				**356**

Source: State of New Jersey Department of Community Affairs Building Permits: Yearly Summary Data
**Note: 2024 Data includes January-November*

Table 16: Housing Units Demolished by Building Permits, 2014-2024 Hazlet Township				
Year	**1 & 2 Family**	**Multi Family**	**Mixed-Use**	**Total**
2014	0	0	0	0
2015	0	0	0	0
2016	5	0	2	7
2017	4	0	0	4
2018	0	0	0	0
2019	0	0	0	0
2020	0	0	0	0
2021	0	0	0	0
2022	0	0	0	0
2023	0	0	0	0
2024*	0	0	0	0
Total 2014-2024	**9**	**0**	**2**	**11**
10-Year Average				**1.0**
10-Year Demolition Projection (2025-2035)				**11**

Source: State of New Jersey Department of Community Affairs Building Permits: Yearly Summary Data
**Note: 2024 Data includes January-November*

Housing Values and Contract Rents

According to the 2023 American Community Survey, 85.3% of the owner-occupied housing stock in Hazlet Township was valued at over $300,000, nearly mirroring the County, which stands at 87.6% of the owner-occupied housing stock valued at over $300,000. However, the Township's median home value ($441,300) is dramatically lower than that of the County ($566,500) by an estimated $125,000. This data is outlined in Table 17 below.

Table 17: Value for Owner-Occupied Housing Units, 2023
Hazlet Township and Monmouth County

	Hazlet Township		Monmouth County	
	Number	Percent	Number	Percent
Total	**6,782**	**100.0%**	**188,578**	**100.0%**
Less than $50,000	263	3.9%	3,202	1.7%
$50,000 to $99,999	303	4.5%	2,703	1.4%
$100,000 to $149,999	40	0.6%	1,760	0.9%
$150,000 to $199,999	32	0.5%	2,797	1.5%
$200,000 to $299,999	315	4.6%	12,780	6.8%
$300,000 to $499,999	3828	56.4%	55,119	29.2%
$500,000 to $999,999	1,962	28.9%	88,909	47.1%
$1,00,000 and greater	34	0.5%	21,308	11.3%
Median Value	**$441,300**		**$566,500**	

Source: 2023 American Community Survey 5-Year Estimates, Tables B25075 and B25077

As shown in Table 18 below, it is estimated that 4,283 (63.2%) of owner-occupied units in the Township were financed by a primary mortgage, contract to purchase, or similar debt. Of those units, 85.1% did not have any additional lines of credit associated with the unit, while 9.5% were associated with a home equity loan, 0.4% were associated with a second mortgage, and none were associated with both a second mortgage and a home equity loan. Proportionally there were slightly more owner-occupied housing units with a mortgage at the County level; more specifically, 64.4% of such units had a primary mortgage. Of those units in the County tied to a primary mortgage, 82.1% did not have any additional lines of credit associated with the unit, while 12.3% were associated with a home equity loan, 1.3% were associated with a second mortgage, and 0.2% were associated with both a second mortgage and a home equity loan.

Table 18: Mortgage Status, 2023
Hazlet Township and Monmouth County

	Hazlet Township			Monmouth County		
	Number	% of Total Units	% of Units with Mortgage	Number	% of Total Units	% of Units with Mortgage
Total Owner-Occupied Units	6,782	100.00%	-	188,578	100.00%	-
Owner-Occupied Housing Units with a Mortgage	4,283	63.2%	100.00%	121,452	64.4%	100.00%
With either a second mortgage or home equity loan	422	6.2%	9.9%	16,780	8.9%	13.8%
Second mortgage only	16	0.2%	0.4%	1583	0.8%	1.3%
Home equity loan only	406	6.0%	9.5%	14,973	7.9%	12.3%
Both second mortgage and home equity loan	0	0.0%	0.0%	224	0.1%	0.2%
No second mortgage and no home equity loan	3,645	53.7%	85.1%	99,688	52.9%	82.1%
Owner-Occupied Housing units without a mortgage	2499	36.8%	-	67,126	35.6%	-

Source: 2023 American Community Survey 5-Year Estimates, Table B25081

As shown in Table 19 below, the median contract rent in Hazlet Township in 2023 was $1,064, which was roughly $600 lower than the County median rent of $1,612. Within the Township, the highest percentage of renters paid between $500 to $999 for monthly rent (26%), followed by $1,000 to 1,499 (23.6%), and less than $500 (18.5%). Overall, 68.1% of renters in the Township paid less than $1,500 for monthly rent in 2023. At the County level, over half (52.9%) of renters paid between $1,000 to $1,999 for monthly rent, and there was a significantly lower occurrence of renters paying less than $1,000 for rent (15.2%). This data suggests that rent in the Township is much more affordable than it is throughout the County as a whole.

Table 19: Contract Rent, 2023
Hazlet Township and Monmouth County

	Hazlet Township		Monmouth County	
	Number	Percent	Number	Percent
Total Renter-Occupied Units	**877**	**100.0%**	**61,617**	**100.0%**
Less than $500	162	18.5%	4738	7.7%
$500 to $999	228	26.0%	4636	7.5%
$1,000 to $1,499	207	23.6%	16,689	27.1%
$1,500 to $1,999	67	7.6%	15,907	25.8%
$2,000 to $2,499	77	8.8%	9,176	14.9%
$2,500 to $2,999	100	11.4%	4,835	7.8%
$3,000 or More	29	3.3%	3242	5.3%
No Rent Paid	7	0.8%	2,394	3.9%
Median Contract Rent	**$1,064**		**$1,612**	

Source: 2023 American Community Survey 5-Year Estimates, Table B25056 and B25058

Housing Conditions

Table 20 below details the conditions of the Township's housing stock in 2023. Overcrowding and age, plumbing, and kitchen facilities are used to determine housing deficiency. In 2023, most (87.1%) of the Township's housing stock relied on utility gas for heating, followed by electricity (7.6%). Overcrowding does not seem to be an issue in Hazlet Township, as 99.8% of occupied housing units have 1 occupant or less per room. Throughout the Township, there were a few occupied housing units that lacked complete plumbing (0.8%), kitchen facilities (0.4%), and/or telephone service (0.5%).

Table 20: Housing Conditions, 2023 Hazlet Township		
	Number	**Percent**
House Heating Fuel-Occupied Housing Units		
Total	7,659	100.0%
Utility gas	6,673	87.1%
Bottled, tank, or LP gas	153	2.0%
Electricity	579	7.6%
Fuel oil, kerosene, etc.	209	2.7%
Coal or coke	0	0.0%
Wood	0	0.0%
Solar energy	45	0.6%
Other fuel	0	0.0%
No fuel used	0	0.0%
Occupants per Room – Occupied Housing Units		
Total	7,659	100.0%
1.00 or Less	7,642	99.8%
1.01 to 1.50	17	0.2%
1.51 or More	0	0.0%
Facilities – Total Units		
Total	7,800	100.0%
Lacking complete plumbing facilities	65	0.8%
Lacking complete kitchen facilities	31	0.4%
Telephone Service – Occupied Housing Units		
Total	7,659	100.0%
No Service	40	0.5%

Sources: 2023 ACS 5-Year Estimates, Tables DP04, B25047, B25051

EMPLOYMENT DATA

Tables 21, 22, and 23 below detail the changes in employment between the years 2010 and 2023 in Hazlet Township, Monmouth County, and New Jersey, respectively. Throughout this thirteen-year period, the Township saw an overall -4.7% decrease in its unemployment rate; although the Township experienced a 5.9% spike in unemployment between 2019 and 2020 due to the COVID-19 pandemic, it has rebounded to a considerably lower unemployment rate in recent years. This overall trend is mirrored at both the County and State level as well, with a similar spike in 2020 and a slow climb down to 2023. In 2023, the Township's unemployment rate was 4.1%, which was 0.3% higher than the County (3.8%) and 0.3% lower than the State (4.4%).

Table 21: Employment and Residential Labor Force, 2010 to 2023
Hazlet Township

Year	Labor Force	Employment	Unemployment	Unemployment Rate
2010	10,897	9,942	955	8.8%
2011	10,597	9,647	951	9.0%
2012	10,758	9,740	1,018	9.5%
2013	10,639	9,746	893	8.4%
2014	10,526	9,866	660	6.3%
2015	10,538	9,960	578	5.5%
2016	10,589	10,066	523	4.9%
2017	10,840	10,370	470	4.3%
2018	10,823	10,411	412	3.8%
2019	10,965	10,603	362	3.3%
2020	10,851	9,849	1,002	9.2%
2021	10,901	10,233	668	6.1%
2022	11,143	10,734	409	3.7%
2023	11,323	10,854	469	4.1%

Source: NJ Dept. of Labor & Workforce Development Labor Force Estimates

Table 22: Employment and Residential Labor Force, 2010 to 2023 Monmouth County				
Year	Labor Force	Employment	Unemployment	Unemployment Rate
2010	329,551	300,221	29,330	8.9%
2011	328,778	300,484	28,294	8.6%
2012	329,833	300,866	28,967	8.8%
2013	326,499	301,360	25,139	7.7%
2014	325,472	305,760	19,712	6.1%
2015	326,151	309,467	16,684	5.1%
2016	327,405	312,929	14,476	4.4%
2017	335,907	322,337	13,570	4.0%
2018	336,416	324,474	11,942	3.5%
2019	341,968	331,394	10,574	3.1%
2020	336,742	307,993	28,749	8.5%
2021	339,979	319,991	19,988	5.9%
2022	347,680	335,679	12,001	3.5%
2023	352,981	339,416	13,565	3.8%

Source: NJ Dept. of Labor & Workforce Development Labor Force Estimates

Table 23: Employment and Residential Labor Force, 2010 to 2023 New Jersey				
Year	Labor Force	Employment	Unemployment	Unemployment Rate
2010	4,559,800	4,119,000	440,800	9.7%
2011	4,561,800	4,134,700	427,100	9.4%
2012	4,576,300	4,147,200	429,100	9.4%
2013	4,528,000	4,147,700	380,400	8.4%
2014	4,493,900	4,191,300	302,600	6.7%
2015	4,494,600	4,237,900	256,700	5.7%
2016	4,492,800	4,271,200	221,600	4.9%
2017	4,615,000	4,406,200	208,800	4.5%
2018	4,604,800	4,420,700	184,100	4.0%
2019	4,686,300	4,524,300	162,000	3.5%
2020	4,650,300	4,212,400	437,900	9.4%
2021	4,666,100	4,357,200	308,900	6.6%
2022	4,739,800	4,564,100	175,700	3.7%
2023	4,829,671	4,615,722	213,949	4.4%

Source: NJ Dept. of Labor & Workforce Development Labor Force Estimates

Employment Status

It is estimated that nearly two-thirds (65.1%) of Hazlet Township's population over the age of 16 was in the labor force in 2023, which was slightly lower than the County's rate of 66.5%. Of the Township's labor force, 99.9% of workers were civilians and a vast majority (96.2%) were employed. At the County level, 99.9% of workers were civilians and 94.6% of the labor force was employed, indicating that the Township and County exhibited similar trends. This data is shown in Table 24 below.

Table 24: Employment, 2023
Hazlet Township and Monmouth County

	Hazlet Township			Monmouth County		
	Number	% of 16+ Population	% of Labor Force	Number	% of 16+ Population	% of Labor Force
Population 16 years and over	17,012	100.0%	-	526,352	100.0%	-
In labor force	11,067	65.1%	100.0%	349,815	66.5%	100.0%
Civilian Labor Force	11,056	65.0%	99.9%	349,355	66.4%	99.9%
Employed	10,649	62.6%	96.2%	331,018	62.9%	94.6%
Unemployed	407	2.4%	3.7%	18,337	3.5%	5.2%
Armed Forces	11	0.1%	0.1%	460	0.1%	0.1%
Not in labor force	5,945	34.9%	-	176,537	33.5%	-

Source: 2023 American Community Survey 5-Year Estimates, Table DP03

Class of Worker and Occupation

According to the 2015-2020 American Community Survey Estimates, the majority of workers (75.6%) living in Hazlet Township were a part of the private wage and salary worker group. This group includes people who work for wages, salary, commission, and tips for a private for-profit employer or a private not-for-profit, tax-exempt or charitable organization. The next largest category was local government workers (13.9%), followed by those who were state government workers (4.9%). This data is outlined in Table 25 below.

Table 25: Class of Worker, 2020
Hazlet Township

	Number	Percent
Total Civilian Employed Workers (Age 16+)	10,649	100.0%
Private Wage and Salary Worker	8,047	75.6%
Local Government Worker	1480	13.9%
State Government Worker	522	4.9%
Federal Government Worker	232	2.2%
Self-Employed Worker or Unpaid Family Worker	368	3.5%

Source: 2023 American Community Survey 5-Year Estimates, Table S2408

The occupational breakdown shown in Table 26 below includes only private wage and salary workers. Township residents who worked within the private wage field were concentrated heavily in Management, Business, Science, and Arts occupations as well as Sales and Office occupations. Collectively, the two fields accounted for just over 60% of the entire resident workforce over the age of 16.

Table 26: Resident Employment by Occupation, 2023 Hazlet Township		
	Number	**Percent**
Employed Civilian population 16 years and over	10,649	100.0%
Management, business, science and arts occupations	4,672	43.9%
Service occupations	1810	17.0%
Sales and office occupations	2479	23.3%
Natural resources, construction and maintenance occupations	1037	9.7%
Production Transportation and material moving occupations	651	6.1%

Source: 2023 American Community Survey 5-Year Estimates, Table DP03

As portrayed in Table 27, the industry that employed the greatest number of Hazlet Township residents in 2023 was the Educational Services, and Health Care and Social Assistance sector, which accounted for 25.6% of the Township's resident workforce. The second most common industry during this time was the Retail Trade sector, which accounted for 11% of jobs occupied by Township residents.

Table 27: Employment by Industry, 2023 Hazlet Township		
Industry	**Number**	**Percent**
Employed Civilian Population 16 Years and Over	10,649	100.00%
Agriculture, forestry, fishing and hunting, mining	34	0.3%
Construction	734	6.9%
Manufacturing	776	7.3%
Wholesale Trade	153	1.4%
Retail Trade	1167	11.0%
Transportation and Warehousing, and Utilities	682	6.4%
Information	464	4.4%
Finance and insurance, and real estate and rental and leasing	1147	10.8%
Professional, scientific, and management, and administrative and waste management services	1147	10.8%
Educational services, and health care and social assistance	2722	25.6%
Arts, entertainment, and recreation, and accommodation and food services	556	5.2%
Other Services, except public administration	292	2.7%
Public administration	775	7.3%

Source: 2023 American Community Survey 5-Year Estimates, Table DP03

Commuting to Work

In 2023, it is estimated that almost three-quarters (64.1%) of the employed population that did not work from home commuted up to 35 minutes to their place of work. Approximately four out of five of the township's workers commuted up to an hour, with the last fifth of the population traveling between an hour to an hour and a half to get to work. A vast majority (76.3%) of the Township's working population drove alone as their primary means of travel to work. Roughly 12.4% of workers carpooled or utilized public transportation, a taxicab, motorcycle, bike, walking, or other means of transportation to commute to work, while the remaining 11.3% of the population worked from home. This data is outlined in Tables 28 and 29 below.

Table 28: Travel Time to Work, 2023 Hazlet Township		
	Number	**Percent**
Workers who did not work at home	9,084	100.0%
Less than 5 minutes	184	2.0%
5 to 9 minutes	909	10.0%
10 to 14 minutes	1167	12.8%
15 to 19 minutes	832	9.2%
20 to 24 minutes	1044	11.5%
25 to 29 minutes	543	6.0%
30 to 34 minutes	1145	12.6%
35 to 39 minutes	98	1.1%
40 to 44 minutes	472	5.2%
45 to 59 minutes	1053	11.6%
60 to 89 minutes	1032	11.4%
90 or more minutes	605	6.7%
Mean Travel Time to Work (minutes)	**32.8**	

Source: 2023 American Community Survey 5-Year Estimates, Table B08303 and DP03

Table 29: Means of Travel to Work, 2023 Hazlet Township		
	Number	**Percent**
Workers 16 years and over	10,246	100.0%
Car, truck, van - Drove Alone	7,821	76.3%
Car, truck, van - Carpooled	577	5.6%
Public Transportation	539	5.3%
Walked	75	0.7%
Taxicab, Motorcycle, Bike, or Other	72	0.7%
Worked at home	1162	11.3%

Source: 2023 American Community Survey 5-Year Estimates, Table DP03

Covered Employment

There is currently very limited information available on actual job opportunities within municipalities. The Department of Labor and Workforce Development collects information on covered employment, which is employment and wage data for private employees covered by unemployment insurance. The following table provides a snapshot of private employers located within Hazlet Township. The first table reflects the number of jobs covered by private employment insurance from 2013 through 2023.

According to data from the New Jersey Department of Labor and Workforce Development, the highest number of jobs covered in Hazlet Township in this 10-year span was in 2013 when 5,985 jobs were covered by unemployment insurance. Private employment has remained relatively steady in Hazlet Township since 2012, with its largest loss occurring between 2019 and 2020 (-14.4%), but showed a steady gain occurring up to 2023. Hazlet Township experienced a gain of 120 jobs covered in 2023, representing an increase of 2.4% from 2022.

Table 30: Private Wage Covered Employment 2013 - 2023 Hazlet Township			
Year	**Number of Jobs**	**# Change**	**% Change**
2013	5,985	-	-
2014	5,770	-215	-3.6%
2015	5,714	-56	-1.0%
2016	5,662	-53	-0.9%
2017	5,302	-360	-6.4%
2018	5,284	-18	-0.3%
2019	5,261	-23	-0.4%
2020	4,502	-759	-14.4%
2021	4,609	108	2.4%
2022	4,949	340	7.4%
2023	5,069	120	2.4%

Source: NJ Dept. of Labor & Workforce Development Labor Force Estimates

In-Township Establishments and Employees by Industry: 2022

Table 31 below depicts the average annual number of establishments and employees by industry sector that exist within the Township, as reported in the Quarterly Census of Employment and Wages (QCEW) published by the New Jersey Department of Labor and Workforce Development (NJDLWD). The QCEW provides a quarterly accounting of employment, establishments, and wages throughout the State of New Jersey, and accounts for over 95% of available jobs in the state. The annual municipal reports group data according to the North American Industry Classification System (NAICS). The QCEW considers an establishment to be a single economic unit, which is located at one physical location and engaged in one type of economic activity. The NJDLWD specifies that establishments differ from firms or companies in the sense that the latter can have multiple establishments.

In 2023, the Township had an annual average of 513 establishments employing an average of 5,069 persons in the private sector. The local government sector had an annual average of 14 establishments employing an average of 647 people. The healthcare and social services (Health/Social) sector was the Township's predominant private sector in establishments, with 117 establishments and 873 persons employed. The Retail Trade sector was the Township's predominant private sector in those employed, with 73 establishments and 1,540 persons employed.

Table 31: Average Number of Establishments and Employees by Industry, 2023 Hazlet Township			
Industry ID and Description		**2023 Average**	
		Units	**Employment**
11	Agriculture	-	-
23	Construction	30	193
31	Manufacturing	-	-
42	Wholesale Trade	22	129
44	Retail Trade	73	1,540
48	Transp/Warehousing	11	95
51	Information	-	-
52	Finance/Insurance	23	162
53	Real Estate	13	-
54	Professional/Technical	66	461
56	Admin/Waste Remediation	26	107
61	Education	7	53
62	Health/Social	117	873
71	Arts/Entertainment	9	224
72	Accommodations/Food	53	683
81	Other Services	40	173
	Unclassifieds	6	5
	Private Sector Totals	513	5,069
	Local Government Totals	14	647

Source: NJ Dept. of Labor & Workforce Development Labor Force, Quarterly Census of Employment and Wages (QCEW), Municipal Report by Sector (NAICS Based), 2022
Data has been suppressed (-) for industries with few units or where one employer is a significant percentage of employment or wages of the industry.

Probable Future Employment Opportunities

The North Jersey Transportation Planning Authority (NJTPA) completes regional forecasts for the New York/New Jersey metropolitan area every four years for population, households, and employment. The most recent report was released in 2021, documenting projections between 2015 and 2050. The 2021 report predicts that the Township's population (0.1%), households (0.2%), and employment (0.3%) will see steady annualized growth through 2050. It is estimated that the population will see an overall 5.3% increase, while households will increase by 7.7% and employment will increase by 10.8%.

Table 32: Population and Employment Projections, 2015 to 2050
Hazlet Township

Category	2015	2050 (Projected)	Annualized Percent Change	Overall Projected Change	
				Number	Percent
Population	20,256	21,321	0.10%	1,065	5.3%
Households	7,180	7,731	0.20%	551	7.7%
Employment	6,401	7,093	0.30%	692	10.8%

Source: NJTPA Municipal Forecasts, dated 9/13/2021

PART 2: FAIR SHARE PLAN

INTRODUCTION

The following Fair Share Plan ("Plan") details Hazlet's Prior Round (1987-1999), Third Round (1999-2025), and Fourth Round (2025-2035) Prospective Need obligations, as well as the Township's Fourth Round Present Need. This Plan proposes mechanisms by which the Township can realistically provide opportunities for affordable housing for those moderate-, low-, and very low- income households.

Hazlet Township Obligations	
Fourth Round Rehabilitation Share	0
Prior Round Prospective Need Obligation (1987-1999)	407
Third Round Prospective Need Obligation (1999-2025)	402
Fourth Round Prospective Need Obligation (2025-2035)	132

CURRENT STANDARDS

The amended Fair Housing Act includes a number of changes associated with the application of various categories of credits. The below walks through the current standards applicable to the Township's Fourth Round obligation.

Age-Restricted Housing

A municipality may not satisfy more than 30% of the affordable units, exclusive of bonus credits, to address its prospective need affordable housing through the creation of age-restricted housing.

Transitional Housing

Transitional housing units, which will be affordable for persons of low- and moderate-income, were not previously categorized by the Fair Housing Act as a standalone housing type. The amended legislation includes such transitional housing units as a new category which may be included in the HEFSP and credited towards the fulfillment of a municipality's fair share obligations. This is limited to a maximum of 10% of the municipality's obligations, however.

Veterans Housing

Up to 50% of the affordable units in any particular project may be prioritized for low- and moderate-income veterans.

Families with Children

A minimum of 50% of a municipality's actual affordable housing units, exclusive of bonus credits, must be made available to families with children.

Rental Units

A minimum of 25% of a municipality's actual affordable housing units, exclusive of bonus credits, shall be satisfied through rental units. At least half of that number shall be available to families with children.

Very-Low Income Requirement

At least 13% of the housing units made available for occupancy by low-income and moderate-income houses shall be reserved for low-income households earning 30% or less of the median income pursuant to the Fair Share Housing Act, N.J.S.A. 52:27D-301, et seq. Half of the very low-income units will be made available to families with children.

Low/Moderate Income Split

At least 50% of the units addressing the Township's obligation shall be affordable to very-low income and low-income households, and the remaining may be affordable to moderate-income households.

Affordability Controls

Newly created rental units hall remain affordable to low-and moderate-income households for a period of not less than 40 years, 30 years for for-sale units, and 30 years for housing units for which affordability controls are extended for a new term of affordability, provided that the minimum extension term may be limited to no less than 20 years as long as the original and extended terms, in combination, total at least 60 years.

Affirmative Marketing

The affordable units shall be affirmatively marketed in accordance with UHAC and applicable law, to include the community and regional organizations identified in the agreement as well as the posting of all affordable units on the New Jersey Housing Resource Center website in accordance with applicable law.

Uniform Housing Affordability Controls (UHAC)

All affordable units created through the provisions of this Plan shall be developed in conformance with the Uniform Housing Affordability Controls (UHAC) pursuant to N.J.A.C. 5:80-26.1 et seq. as amended.

Unit Adaptability

All new construction units shall be adaptable in conformance with P.L.2005, c.250/N.J.S.A. 52:27D-311a and -311b and all other applicable laws.

Inclusionary Development Requirements

Pursuant to UHAC N.J.A.C. 5:80-26.5(b), in inclusionary developments, the affordable units shall be integrated with the market-rate units. The affordable units shall not be concentrated in less desirable locations, nor shall the affordable units be physically clustered so as to segregate the affordable units and market-rate units. Affordable units must be interspersed throughout the development, except that age-restricted and supportive housing units may be physically clustered if the clustering facilitates the provision of on-site medical services or on-site social services.

Construction of the affordable units in inclusionary developments shall be phased in compliance with N.J.A.C. 5:80-26(b)4.

Bonus Credits

Bonus credits shall not exceed 25% of a municipality's prospective need obligation, nor shall a municipality receive more than one type of bonus credit for any one unit. Bonus credits may be granted on the following schedule:

Unit Type	Unit Credit	Bonus Credit
Each unit of low- or moderate-income housing for individuals with special needs or permanent supportive housing, as those terms are defined in section 2 of P.L. 2004, c.70 (C.34:1B-21.24).	1	1
Each low- or moderate-income ownership unit created in partnership sponsorship with a non-profit housing developer.	1	0.5
Each unit of low- or moderate-income housing located within a one-half mile radius, or one-mile radius for projects located in a Garden State Growth Zone, as defined in section 2 of P.L.2011, c.149 (C.34:1B-243), surrounding a New Jersey Transit Corporation, Port Authority Transit Corporation, or Port Authority Trans-Hudson Corporation rail, bus, or ferry station, including all light rail stations.[1]	1	0.5
A unit of age-restricted housing, provided that a bonus credit for age-restricted housing shall not be applied to more than 10 percent of the units of age-restricted housing constructed in compliance with the Uniform Housing Affordability Controls promulgated by the New Jersey Housing and Mortgage Finance Agency in a municipality that count towards the municipality's affordable housing obligation for any single 10-year round of affordable housing obligations.	1	0.5
A unit of low- or moderate-income housing constructed on land that is or was previously developed and utilized for retail, office, or commercial space.	1	0.5
Each existing low- or moderate-income rental housing unit for which affordability controls are extended for a new term of affordability, in compliance with the Uniform Housing Affordability Controls promulgated by the New Jersey Housing and Mortgage Finance Agency, and the municipality contributes funding towards the costs necessary for this preservation.	1	0.5
Each unit of low- or moderate-income housing in a 100 percent affordable housing project for which the municipality contributes toward the costs of the project.[2]	1	1
Each unit of very low-income housing for families above the 13 percent of units required to be reserved for very low-income housing pursuant to section 7 of P.L.2008, c.46 (C.52:27D-329.1).	1	0.5
Each unit of low- or moderate-income housing created by transforming an existing rental or ownership unit from a market rate unit to an affordable housing unit.[3]	1	1

[1] The distance from the bus, rail, or ferry station to a housing unit shall be measured from the closest point on the outer perimeter of the station, including any associated park-and-ride lot, to the closest point of the housing project property.

[2] This contribution may consist of: (a) real property donations that enable siting and construction of the project or (b) contributions from the municipal affordable housing trust fund in support of the project, if the contribution consists of no less than three percent of the project cost.

[3] A municipality may only rely on this bonus credit as part of its fair share plan and housing element if the municipality demonstrates that a commitment to follow through with this market to affordable agreement has been made and: (a) this agreement has been signed by the property owner; or (b) the municipality has obtained ownership of the property.

HAZLET TOWNSHIP AFFORDABLE HOUSING OBLIGATIONS

Hazlet has previously received Vacant Land Adjustments due to its lack of developable land and will continue to seek one for the Fourth Round. The Township's affordable housing obligations with the VLAs are as follows:

Hazlet Township Obligations as Adjusted through VLAs	
Prior Round Prospective Need Obligation (1987-1999)	407
Third Round Prospective Need Obligation (1999-2025)	402
Combined Prior/Third Round RDP	***126****
Combined Prior/Third Round Unmet Need	***683****
Fourth Round Prospective Need Obligation (2025-2035)	132
Fourth Round RDP	***20***
Fourth Round Unmet Need	***112***
Fourth Round Present Need/Rehabilitation Obligation	0

*As approved in 2019 JOR

REVIEW OF PREVIOUS ROUND COMPLIANCE

As part of any Housing Element and Fair Share Plan, a municipality shall include an assessment of the degree to which the municipality has met its fair share obligation from the previous rounds of affordable housing obligations as established by prior court approval or approval by COAH and determine to what extent this obligation is unfulfilled or whether the municipality has credits in excess of its previous round obligations. If a previous round obligation remains unfulfilled, or a municipality never received an approval from the court or COAH for any previous round, the municipality shall address such unfulfilled previous round obligation in its Housing Element and Fair Share Plan.

In addressing previous round obligations, the municipality shall retain any sites that, in furtherance of the previous round obligation, are the subject of a contractual agreement with a developer, or for which the developer has filed a complete application seeking subdivision or site plan approval prior to the date by which the Housing Element and Fair Share Plan are required to be submitted, and shall demonstrate how any sites that were not built in the previous rounds continue to present a realistic opportunity.

Prior/Third Round Compliance

The Township had a Prior Round obligation of 407 units, and a Third Round obligation of 402 units. As part of their Third Round compliance process, the Township received a Vacant Land Adjustment for its combined Prior and Third Round obligations due to its lack of vacant and developable land. The Vacant Land Adjustment (VLA) conducted by Heyer, Gruel & Associates analyzed the Township's realistic development potential (RDP). Further, the "Holy Family" site became available after the obligations were established, creating additional adjustments. These factors established a final RDP of 126 and a 683-unit combined Prior and Third Round Unmet Need and for Hazlet Township.

Addressing the Combined Prior/Third Round RDP of 126

Per the Court-approved Third Round settlement agreement and the Township's Third Round JOR, Hazlet has addressed its 126-unit Combined Prior/Third Round RDP through the following mechanisms:

Bethany Towers

The Bethany Towers (Block 164, Lot 2.01) is an existing six-story high-rise building located between Route 35, Clark Street, and Bedle Road. Completed in 1982, it is a 100% affordable, age-restricted rental development, qualifying for prior cycle credit under NJAC 5:93-2.14(a). Of the 140 affordable units, 31 were applied to the Prior Round obligation. All associated documentation can be found in the appendix of the Township's Court-approved Third Round Housing Element and Fair Share Plan, adopted April 4, 2019.

Madison Park at Hazlet

Madison Park at Hazlet is located at 780 Poole Avenue and includes Lots 1.03, 1.04, 1.05, 1.44, 1.45, and 1.46 (f/k/a Lot 1.02 collectively) of Block 66. The site was the subject of a builder's remedy lawsuit filed by Elegant Properties, LLC in 2008. Per Court Order, the plaintiff was awarded the builder's remedy. In response to this decision, Hazlet amended the Township zoning ordinance in 2009, creating the Builders Remedy Zone for the property allowing for the court-mandated development. In July 2013, the Township Land Use Board granted Preliminary and Final Site Plan Approval (Application 13-08P) for a residential development consisting of 44 total units, six (6) of which are affordable family for-sale units. In 2016, the property was sold to Madison Park at Hazlet, LLC., and construction was completed in 2019.

The site includes six (6) affordable rental units located along Emily Court. One (1) is a very low-income unit, two (2) are low-income units, and three (3) are moderate-income units. The very-low-income unit is a three-bedroom unit. Of the low-income units, one (1) is a one-bedroom unit, and the other is a two-bedroom unit. Of the moderate-income units, two (2) are two-bedroom units, and the other is a three-bedroom unit.

A revised deed for the affordable units was made on February 28, 2020 (Appendix H), which redefined the affordability control period from a 40-year to a 30-year period as was the accepted and agreed upon control period at the time in accordance with the Fair Housing Act and the Uniform Housing Affordability Controls.

A random selection lottery was held on December 17, 2020, for the affordable units. The initial move-in dates for these units range between July and October of 2021. The below information was provided to our office by the development's Administrative Agent, Piazza & Associates, Inc.

Madison Park at Hazlet			
Address	Income Level	Number of Bedrooms	Date of Initial Occupancy
1 Emily Court	Moderate	2	7/15/2021
2 Emily Court	Moderate	2	8/1/2021
3 Emily court	Low	2	8/25/2021
42 Emily Court	Moderate	3	9/1/2021
43 Emily Court	Very Low	3	7/3/2021
44 Emily Court	Low	1	10/1/2021

All six (6) affordable housing units were applied toward the Township's Prior Round obligation. The 2020 deed restriction can be found in Appendix H of this Plan. All other associated documentation can be found in the appendix of the Township's Court-approved Third Round Housing Element and Fair Share Plan, adopted April 4, 2019.

Holy Family Site – "The Landing Apartments"

The Landing Apartments is located at 910 Highway 36 and includes Lot 26 of Block 68.13. The site was the subject of a settlement agreement, executed by the Township and Highview Homes, LLC in November 2018. On March 5, 2019, the Township adopted an ordinance rezoning the property from a Business Highway/R-70 Single-Family split zone designation to the AH-1 Affordable Housing Zone.

Preliminary and Final Major Site Plan Approval was granted by the Township's Land Use Board on August 15, 2019 for the construction of 172 units, with a minimum of 26 affordable family rental units, representing a 15% affordable set-aside.

Of the site's 26 affordable units, three (3) are very low-income units, 10 are low-income units, and 12 are moderate-income units. Of the very low-income units, one (1) is a one-bedroom unit, two (2) are two-bedroom units, and one (1) is a three-bedroom unit. Of the low-income units, two (2) are one-bedroom units, six (6) are two-bedroom units, and two (2) are three-bedroom units. Of the moderate-income units, two (2) are one-bedroom units, seven (7) are two-bedroom units, and three (3) are three-bedroom units.

Affordability controls on the site will expire 30 years from the deed date for the property, made between The Church of the Holy Family and Hazlet Residential Development, LLC., dated January 16, 2020 (Appendix I). The Landing Apartments was completed in 2021, with certificates of occupancy issued between September 2021 and September of 2022. It is noted that this property is also known as the "Holy Family Site," for its previous owners, the Church of the Holy Family.

The following information was provided to our office by the development's Administrative Agent, Community Grants Planning & Housing.

The Landing			
Unit	Income Level	Number of Bedrooms	Date of Initial Occupancy
125	Low	1	12/17/2021
225	Moderate	1	9/30/2021
307	Moderate	2	9/15/2021
311	Moderate	2	12/1/2021
313	Very Low	1	11/1/2021
315	Moderate	3	10/30/2021
319	Moderate	3	11/19/2021
323	Low	3	10/28/2021
503	Moderate	2	11/1/2021
507	Low	2	11/15/2021
518	Moderate	2	11/18/2021
522	Low	2	11/1/2021
603	Moderate	2	11/5/2021
607	Very Low	2	10/1/2021
618	Low	2	10/1/2021
622	Moderate	2	11/1/2021
707	Low	2	11/19/2021
709	Moderate	1	10/1/2021
803	Very Low	2	2/1/2022
807	Low	2	9/7/2021
811	Moderate	2	11/1/2021
813	Low	1	11/12/2021
815	Moderate	3	11/10/2021
819	Low	3	9/30/2022
823	Very Low	3	10/1/2021
303	Low	2	10/15/2021

Granda/Stone Road Site Inclusionary Zoning

The Granada/Stone Road site (Block 65, Lot 1) is a 26-acre parcel in the northern portion of the Township, between Stone Road, Route 36, and Poole Avenue. As outlined in the Third Round Plan, this property was rezoned from the Planned Adult Community zone to a new Affordable Housing (AH-2) Zone (Ordinance 1644-9, adopted on April 16, 2019). The rezoning permitted a density of twelve units per acre, creating the opportunity for construction of 322 total units. With a 20% required set aside, this includes 64 family for-sale affordable units. Of the 64 affordable units, 13% will be for very-low-income households. The market rate units are to be age-restricted.

The developers of the site have been in recent discussions with the Township regarding future site plan submissions. See discussion under Fourth Round Obligation.

Prior/Third Round RDP Compliance Summary

Hazlet's Combined Prior/Third Round RDP of 126	
Age-Restricted Inclusionary Development: *Bethany Towers*	31
Non Age-Restricted Inclusionary Development *Madison Park at Hazlet (rental)* *Holy Family/ the Landing Apartments (rental)*	 6 26
Non Age-Restricted Inclusionary Zoning *Granada/Stone Road Site*	63
Total Units	**126**
PRIOR/THIRD ROUND RDP COMPLIANCE TOTAL	***126***

Addressing the Combined Prior/Third Round Unmet Need of 683

Bonus Credits from the RDP

The sites outlined in the RDP section above produced a total of 32 bonus credits. As these sites produced 126 units without bonus credits, all 32 bonus credits were therefore applied toward the Township's combined Prior/Third Round Unmet Need.

Bethany Towers

The remaining 109 units from the Bethany Towers development were applied to the Township's combined Prior/Third Round Unmet Need.

Mandatory Set-Aside Ordinance

The Township adopted a Mandatory Set-Aside Ordinance (MSO) for all new multi-family residential development of 5 units or more to provide a 15% set aside for rental developments and a 20% set aside for for-sale developments. The mandatory set aside ordinance was adopted on April 16, 2019 (Ordinance No. 1644-19) as part of the Township's Third Round Settlement Agreement and JOR.

All affordable units developed through the MSO are subject to UHAC regulations.

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 Hazlet Township grant such rezoning, variance, redevelopment designation or other relief.

Prior/Third Round Unmet Need Compliance Summary

Hazlet's Combined Prior/Third Round Unmet Need of 683	
Bonus Credits from the RDP	32
Surplus Credits from Existing Age-Restricted Inclusionary Development: *Bethany Towers*	109
Mandatory Set-Aside Ordinance	-

Assessment of the Degree to which Hazlet has met its Combined Prior/Third Round Obligations

As demonstrated above, Hazlet has fully satisfied its combined Prior/Third Round RDP with credit-worthy mechanisms that were previously approved by a Court of competent jurisdiction. The units are constructed, occupied, and subject to the appropriate use controls, with the exception of the inclusionary zoning at the Granada/Stone Road site. The Township recognizes that this site has yet to develop; however, there have been several recent discussions with the developer regarding a site plan submission. See further discussion under the Fourth Round Obligation section of this plan.

FOURTH ROUND OBLIGATION

The amended FHA called on the DCA to issue a non-binding report on the new Present Need Obligation (commonly referred to as the rehabilitation obligation) and the Prospective Need for Round 4 and subsequent rounds. The amended FHA requires the DCA to base its analysis of the obligations for each municipality based upon the standards set forth in the amended FHA.

On October 18, 2024, the New Jersey Department of Community Affairs ("DCA") released a report outlining the Fourth Round (2025-2035) Fair Share methodology and its calculations of present need and prospective need low- and moderate-income obligations for each of the State's municipalities. The obligations were calculated in alignment with the formulas and criteria found in P.L.2024, c.2. The DCA calculated a Present Need obligation for the Township of 0 units, and a Perspective Need obligation of 140 units.

The amended Fair Housing Act affirms that the DCA report is not binding on any municipality and that "a municipality shall determine its present and prospective fair share obligation for affordable housing in accordance with the formulas established in sections 6 and 7 of P.L.2024, c.2...by resolution..."

On January 28, 2025, the Township Committee adopted a binding resolution (Appendix D) accepting a number different than that of the DCA based on an analysis of the Township's Land Use Capacity performed by Heyer, Gruel & Associates. Such analysis was attached to Resolution 25-56 as an exhibit. Resolution 25-56 accepted a Rehabilitation obligation of 0 units, and a Perspective Need of 120 units. Following the adoption of the binding resolution, Hazlet filed a declaratory judgment complaint (Docket No. MON-L-000389-25) (Appendix D) with the affordable housing dispute resolution program.

MON-L-000389-25 07/01/2025 11:58:05 AM Pg 46 of 87 Trans ID: LCV20251904346

This reduced Fourth Round Prospective Need obligation of 120 was challenged by the New Jersey Builders Association on February 27, 2025. The parties appeared before the Affordable Housing Dispute Resolution Program, settling on a Fourth Round Prospective Need obligation of 132 units.

Vacant Land Adjustment

As a compliance mechanism, municipalities can request an adjustment to their obligation based on the determination that there is not sufficient vacant or developable land within the municipality. As permitted by N.J.A.C. 5:93-4 and the Fair Housing Act, a municipality can submit a Vacant Land Adjustment (VLA) that identifies parcels available for development. The end result of the Vacant Land Adjustment is the determination of the Township's Realistic Development Potential (RDP) for new affordable housing units. After subtracting out the RDP from the obligation, the remaining calculation is known as the "unmet need."

2009/2018 Vacant Land Adjustment

The Township's 2019 Housing Element and Fair Share Plan included a VLA, which was prepared in accordance with N.J.A.C. 5:93-4.2. This VLA utilized a 2009 VLA as a basis and analyzed data through November of 2018 to establish a cumulative Prior/Third Round RDP of 126 units and an unmet need of 683.

The 2018 VLA can be found in the appendix of the Township's Court-approved Third Round Housing Element and Fair Share Plan, adopted April 4, 2019.

2025 Vacant Land Adjustment

Just as the Township lacked sufficient land to satisfy its Round 3 obligation, it lacks sufficient land to satisfy the 132-unit obligation for Round 4. An updated Vacant Land Adjustment was prepared in June 2025. The revised VLA (Appendix J) reviewed the Township's Third Round VLA and updated it in preparation of this Fourth Round HEFSP. The conditions of the properties identified in the Third Round have not changed, and because the Third Round HEFSP addressed the RDP identified at that time, those properties are not applied again to the Fourth Round. However, four (4) new sites were identified that previously did not qualify in the Third Round.

As a result, the Fourth Round VLA established an RDP of 20 and an Unmet Need of 112 units.

The amended Fair Housing Act requires municipalities seeking a VLA to identify sufficient parcels likely to redevelop during the current round of obligations to address at least 25% of the prospective need obligation that has been adjusted. The amended FHA does not clearly define the "adjusted" portion of the obligation as both the RDP and Unmet Need represent adjustments of the total obligation. This Plan is proposing meaningful mechanisms to satisfy at least 25% of each component, so it is agnostic as to potential future interpretations of how each component of the adjusted obligation should be addressed.

Fourth Round Adjusted Obligation

In summary, the Township's Rehabilitation Share and Fourth Round Prospective Need Obligations are detailed as follows:

Hazlet Township Obligation	
Rehabilitation Share	0
Fourth Round Prospective Need Obligation (2025-2035)	132
Fourth Round RDP	20
Fourth Round Unmet Need	112

Fourth Round Present Need / Rehabilitation Obligation

While the Township does not have a Fourth Round Rehabilitation Obligation, Hazlet will continue to inform its residents of the opportunities available through the Monmouth County Home Repair Program.

Addressing the Fourth Round RDP of 20

The Township will satisfy their 20-unit Fourth Round RDP through the following mechanisms:

Proposed AH-3 Zone: 100% Affordable Zoning

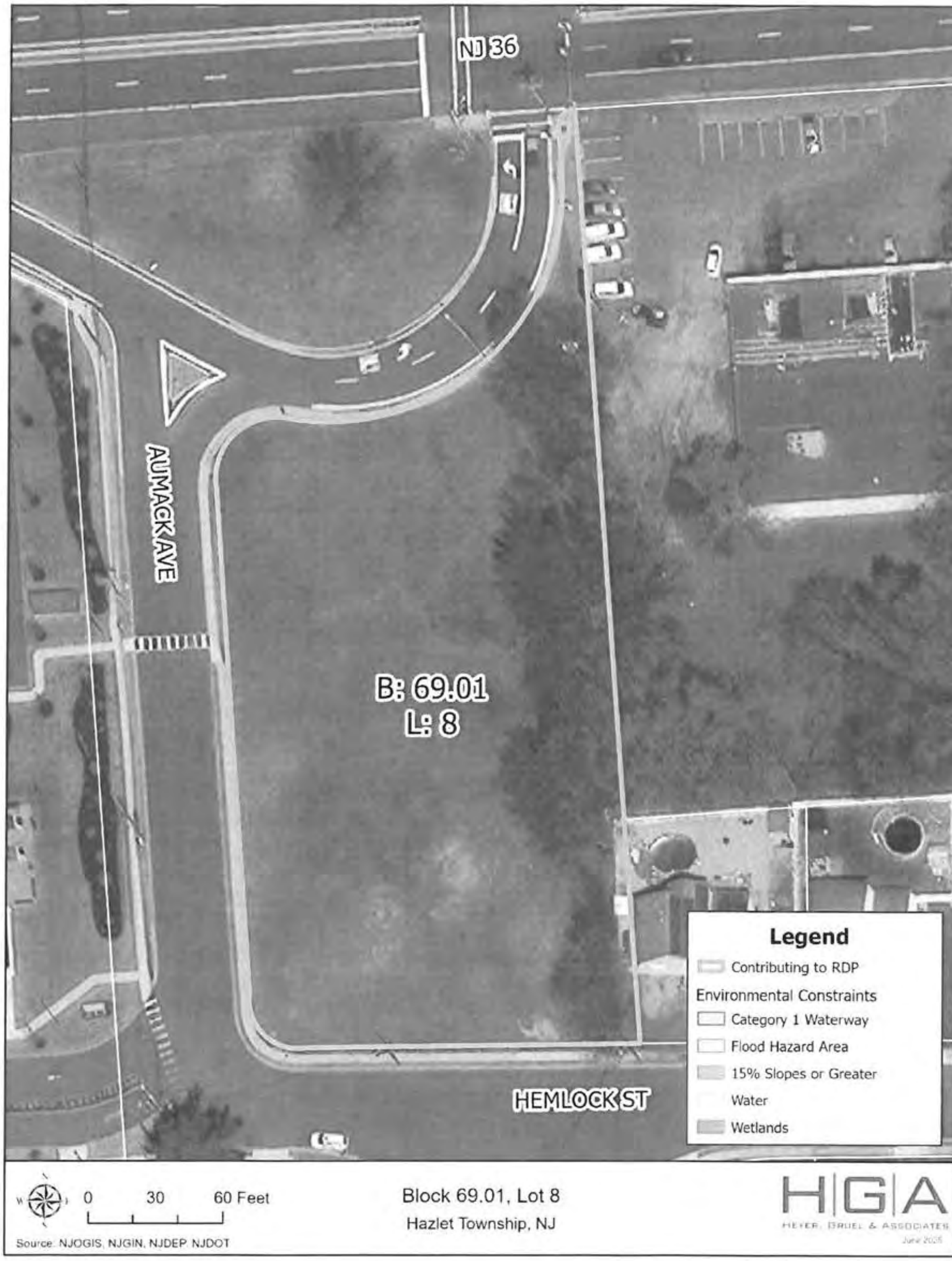
A site known as Block 69.01 Lot 8, and located northeast of the Landing Apartments, has become available for development. This was included in the Township's 2018 VLA, producing an RDP of 2 units. At the time of the 2018 analysis, the site was under the ownership and control of the Church of the Holy Family. As part of the settlement with Highview Homes, LLC, Block 69.01 Lot 8 transferred ownership to the Township. The Township would now like to dedicate the site to the production of affordable housing.

Measuring approximately 1.1 acres in area, this lot includes frontage along Hemlock Street to the south and west, and Seagate Avenue to the north. The Township proposes to rezone the site (proposed "AH-3 Zone") to accommodate at least 14 affordable units in a 100% affordable development along with on-site parking provisions for each dwelling unit. The Township agrees to either enter into a contract with a qualified developer or issue a Request for Proposals within 60 days of the adoption of the rezoning ordinance. The Township will apply 5 bonus credits to the RDP.[1] A draft ordinance creating the AH-3 Zone can be found in Appendix K.

[1] The Township will utilize bonus credits through the following category: "Each unit of low- or moderate-income housing in a 100 percent affordable housing project for which the municipality contributes toward the costs of the project," which provides one credit of bonus for every one unit (subject to the bonus credit cap).

The site is appropriate for multi-family low- and moderate-income housing as it is available, approvable, developable, and suitable:

- *Available:* The site has no easements or title issues preventing its development and is owned by the Township of Hazlet.
- *Suitable:* The site is adjacent to compatible land uses, with established residential neighborhoods located along Hemlock Street and Mountain Avenue, and the Landing Apartments constructed along Route 36 and Hemlock Street. The site's development is consistent with the goals and strategies outlined in the State Plan, as it is located within the Metropolitan Planning Area (PA 1). Further, Hemlock Street leads directly to a jughandle off Route 36, offering more direct access to employment and service establishments.
- *Developable:* The site falls within a drinking water purveyor service area, and within a sewer service area. The site is not constrained by wetlands or any special flood hazard areas.
- *Approvable:* The site is owned by the Township and will be rezoned to the AH-3 Zone to permit a 100% affordable development.


NJ 36
AUMACK AVE
B: 69.01
L: 8
HEMLOCK ST
Legend
Contributing to RDP
Environmental Constraints
Category 1 Waterway
Flood Hazard Area
15% Slopes or Greater
Water
Wetlands
0
30
60 Feet
Source: NJOGIS, NJGIN, NJDEP, NJDOT
Block 69.01, Lot 8
Hazlet Township, NJ
HGA
HEYER, GRUEL & ASSOCIATES

Increased Lot Density: Granada/Stone Road Site

As outlined in previous sections of this plan, the 26-acre Stone Road/Granada site is currently zoned to accommodate up to 322 total units (i.e., 64 affordable units from the 20% set aside). In light of the Township's Fourth Round, the Township has reviewed a recent concept plan provided by the developer to determine if additional density can be accommodated. Considering the site's location and proximity to State Route 36, it is the Township's opinion that the site could accommodate an increased residential density.

The Township proposes to increase the site's density to yield a total of 347 dwelling units. With the established 20% set aside, 69 dwelling units will be affordable. As 64 credits from this site have been applied to the Prior and Third Rounds, the remaining five (5) credits will be applied to the Township's Fourth Round RDP and Unmet Need.

It is the Township's opinion that the increase in density is appropriate for the lot in question. The site is adjacent to single-family residential zoning (R-100 Zone) which permits 1 unit on a 12,500 square-foot lot as well as the BH Business Highway Zone along Route 36, which is developed with existing commercial uses and professional establishments. The site acts as a transition area between the more intensive commercial zoning along Route 36 and the adjacent single-family residential zone. While the site contains some environmental constraints, it has developable areas appropriate for the proposed density. A map of the Stone Road/Granada site environmental constraints can be found on the following page, and a draft ordinance amending the zoning for these parcels can be found in Appendix L.

This site continues to be appropriate for multi-family housing as it is available, approvable, developable, and suitable:

- *Available:* The site has no easements or title issues preventing its development.
- *Suitable:* The site is adjacent to compatible land uses, as established residential neighborhoods are located along Stone Road and Poole Avenue. The development is consistent with the goals and strategies outlined in the State Plan, as it is located within the Metropolitan Planning Area (PA 1). Further, the site is located adjacent to State Route 36, offering more direct access to employment and service establishments.
- *Developable:* The site falls within a drinking water purveyor service area, and within a sewer service area. While a portion of the site is constrained by wetlands, proposed development is concentrated within the unconstrained areas of the site.
- *Approvable:* The site was rezoned in 2019 to be located within the A-2 Affordable Housing Zone, which permits inclusionary development at 12 units per acre with a mandatory 20% affordable set-

aside. As a component of this Fourth Round Plan, the density will be increased to allow for an additional 25 units on site.

Fourth Round RDP Compliance Summary

The 19 credits (i.e., 14 units and 5 bonus credits) from the proposed 100% affordable zoning within Block 69.01, Lot 8, plus one (1) additional credit from the increased density of the Stone Road/Granada site amounts to 20 total credits. These credits satisfy the Township's 20-unit RDP.

Fourth Round Unmet Need

Because the Township's Fourth Round VLA produced an RDP of 20 units, the Township's unmet need obligation becomes 112. The Township has satisfied a portion of their unmet need through the following mechanisms.

Proposed Inclusionary Development: 645 Hazlet Station

An inclusionary development, known as "645 Hazlet Station," is proposed adjacent to the Hazlet Township NJ Transit train station. The subject property is located at 645 Holmdel Road/County Route 4 (Lot 1 of Block 229) and consists of 1.4-acres within the B-N2 Business Neighborhood District of the Township.

A use variance application for the construction of a four-story mixed-use building with 35 residential units and approximately 5,000 square feet of retail space was approved by the Hazlet Land Use Board on July 6, 2023 (Application 23-01L) and memorialized on August 17, 2023 (Appendix M). The development took advantage of the town-wide mandatory 20% affordable housing set-aside ordinance and will produce at least seven (7) affordable family rental units.

The memorialized resolution outlines a maximum of two (2) affordable one-bedroom units, three (3) two-bedroom units, and two (2) three-bedroom units. The income levels for the affordable units are to be determined but will be UHAC compliant. The property is subject to a 30-year deed restriction, which will commence with occupancy of the units.

The seven (7) units from this site will be attributed to the Township's unmet need.

The site is appropriate for inclusionary development, as it is available, approvable, developable, and suitable:

- *Available:* The site has no easements or title issues preventing its development.
- *Suitable:* The site is adjacent to compatible land uses, with established residential neighborhoods along Holmdel Road and Brailley Lane. The site's development is consistent with the goals and strategies outlined in the State Plan, as it is located within the Metropolitan Planning Area (PA 1). Further, the site has street frontage along Holmdel Road, which offers a direct connection to Route 35. Further, the site is adjacent to the Township's commuter rail station, which offers additional access to employment and service establishments.

- *Developable:* The site falls within a drinking water purveyor service area, and within a sewer service area. The site is not constrained by wetlands or any special flood hazard areas.
- *Approvable:* The site was granted use variance approval by the Township Land Use Board on July 6, 2023.

Increased Lot Density: Granada/Stone Road Site

The four (4) additional credits produced from the increased density of the Stone Road/Granda site will be applied to the Township's Fourth Round unmet need.

Excess Bonus Credits

As the Township did in their Court-approved Third Round HEFSP, the Township intends to apply leftover bonus credits to their Fourth Round unmet Need. As outlined in the Bonus Credit subsection of the "Current Standards" section of this Plan, "each unit of low- or moderate-income housing in a 100 percent affordable housing project for which the municipality contributes toward the costs of the project" qualifies for one bonus credit for every one physical unit (subject to the bonus credit cap).

Therefore, the remaining nine (9) bonus credits from the 100% affordable development proposed on Block 69.01, Lot 8 (proposed AH-3 rezoning) will be applied to the Township's Fourth Round Unmet Need.

New Group Home Development

Hazlet Township is interested in supporting the operations of alternative living arrangements/group homes, which offer a preference for veterans. Hazlet will support such living arrangements on Township-owned parcels that are viable for development.

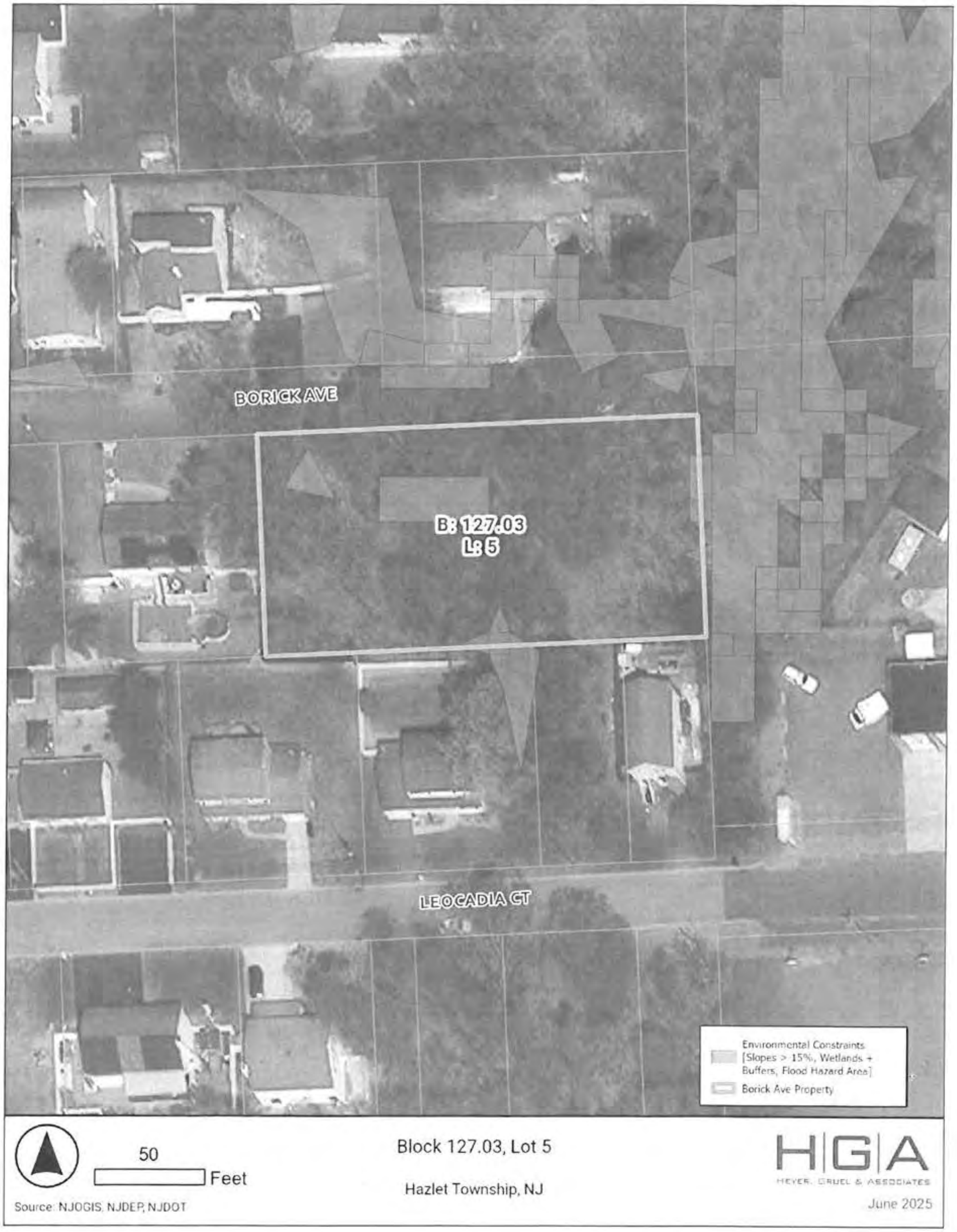
Lot 5 of Block 127.03 is owned by the Township, and measures approximately 20,000 square feet in area. This lot, located within the R-100 Single Family Residential zone, is nearly twice the size of the surrounding residential lots. This oversized lot can therefore be subdivided and accommodate two (2) new group homes. As group homes typically accommodate between four (4) and six (6) bedrooms each, between 8 and 12 total units could be constructed. These units are applied toward the Township's Fourth Round Unmet Need.

The Township agrees to either enter into a contract with a qualified developer or issue a Request for Proposals for the proposed alternative living facility/ group home development. Further, once the group homes are constructed, the Township could claim additional bonus credits.

The site is appropriate for the development of two alternative living arrangement/group home facilities as it is available, approvable, developable, and suitable:

- *Available:* The site has no easements or title issues preventing its development and is owned by the Township of Hazlet.

- *Suitable:* The site is adjacent to compatible land uses, with established residential neighborhoods along Borick Avenue and South Laurel Avenue. The site's development is consistent with the goals and strategies outlined in the State Plan, as it is located within the Metropolitan Planning Area (PA 1). Further, the site has street frontage along Borick Avenue, which offers access to South Laurel Avenue. This road offers connections to both Routes 35 and 36. Proximity to these major thoroughfares offers more direct access to employment and service establishments.
- *Developable:* The site falls within a drinking water purveyor service area, and within a sewer service area. The site is not constrained by wetlands or any special flood hazard areas.
- *Approvable:* The site is owned by the Township and is being made available to the development of alternative living facilities / group homes.


BORICK AVE
B: 127.03
L: 5
LEOCADIA CT
Environmental Constraints [Slopes > 15%, Wetlands + Buffers, Flood Hazard Area]
Borick Ave Property
50
Feet
Source: NJOGIS, NJDEP, NJDOT
Block 127.03, Lot 5
Hazlet Township, NJ
HGA
HEYER, GRUEL & ASSOCIATES
June 2025

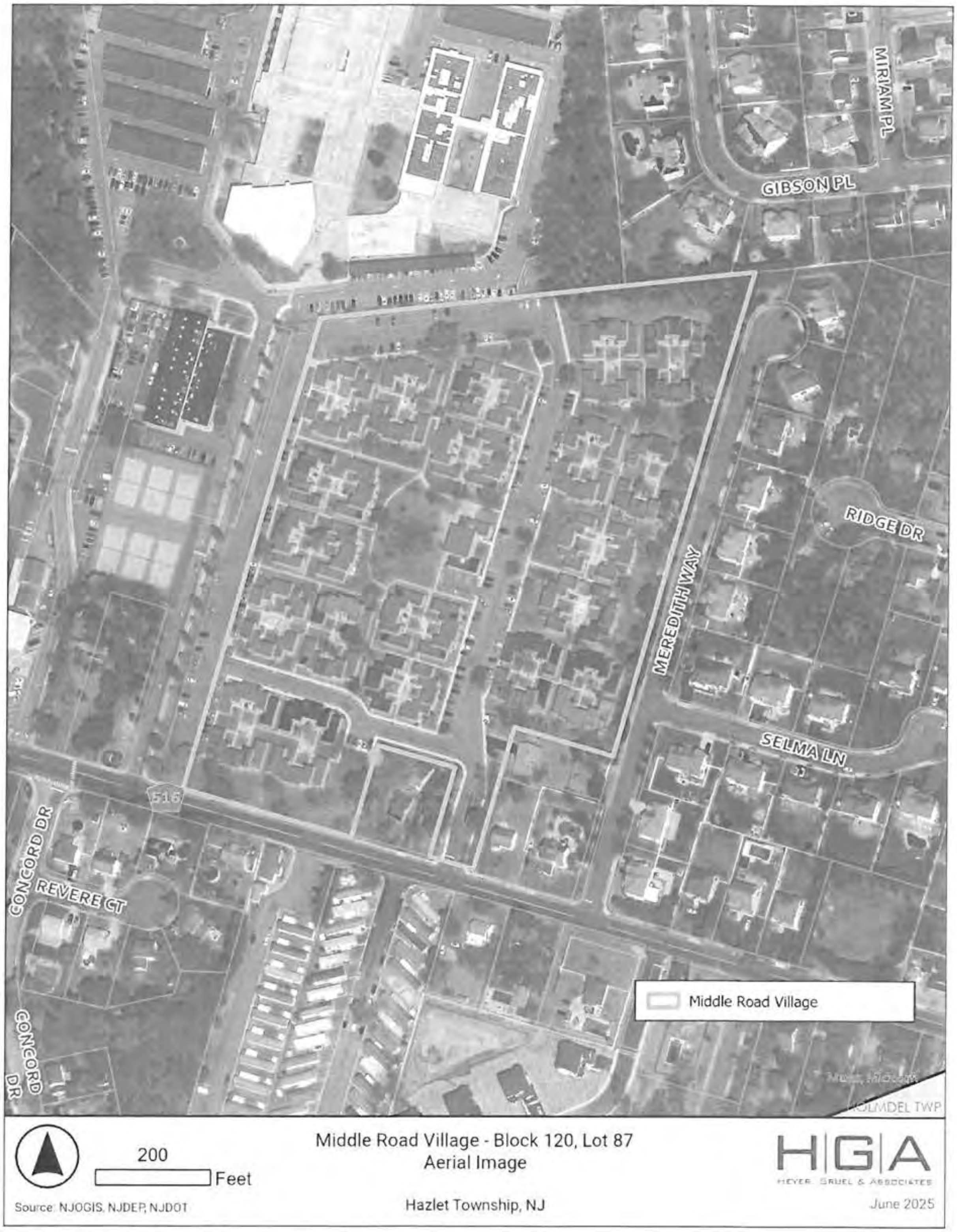
Middle Road Village

Middle Road Village is a 212-unit age-restricted affordable development located at Block 120 Lots 87 and 88.01, 423 Middle Road. The property was originally constructed in 1975 and has been available to qualifying households since that time. The development was funded through the Department of Housing and Urban Development's (HUD) Section 236 Preservation Program as well through a long from the New Jersey Housing Mortgage and Finance Agency (HMFA). In 2016, the property owner, Middle Road Village Associates, entered into a new regulatory agreement and use agreement with HUD, and in 2024, the property owner entered into a new PILOT Agreement with Hazlet Township. All of these documents can be found in Appendix N of this Plan. These documents confirm the development has remained affordable since it was constructed in 1975.

Because of the age of the units, Middle Road Village did not qualify for credit under the Prior or Third Rounds. However, the amended PILOT Agreement with Hazlet establishes new affordability controls for a period of no less than 30 years. The controlling deed is in the process of being prepared and it is expected to be filed before the end of 2025. The PILOT Agreement also discusses necessary upgrades and improvements to the units to meet the requirements of HUD and the National Standards for the Physical Inspection of Real Estate (NSPIRE). The Agreement also indicates that the Township may contribute funding to the upgrade of these units if agreed to by both parties. If the Township contributes affordable housing trust fund money to the upgrades, then it will be eligible to claim 20 bonus credits under the extension of controls with municipal contribution category.

The affordable housing assistance section of the amended Fair Housing Act (C.52:27D-321) outlines a mechanism for municipalities to receive affordable housing credits through an extension of affordability control on preserved units. It requires the total affordability control period (original plus extended terms) to be a minimum of 60 years in order to receive credits. The units at Middle Road Village have been affordable to age-restricted households since 1975, and the new use restrictions from the Township will continue those controls forward for another 30 years, totaling 80 years of controls.

The Township will therefore apply 40 units from Middle Road Village to its Fourth Round unmet need. As previously discussed, 20 bonus credits will be applied should trust fund monies be utilized to assist in the upgrades of the units.


MIRIAM PL
GIBSON PL
RIDGE DR
MEREDITH WAY
SELMA LN
516
CONCORD DR
REVERE CT
CONCORD DR
Middle Road Village
HOLMDEL TWP
200
Feet
Middle Road Village - Block 120, Lot 87
Aerial Image
Hazlet Township, NJ
Source: NJOGIS, NJDEP, NJDOT
HGA
June 2025

Existing Mandatory Set-Aside Ordinance

The Township will continue to rely on its Mandatory Set-Aside Ordinance (MSO) to satisfy a portion of its Fourth Round unmet need. As outlined above, this ordinance was adopted on April 16, 2019 (Ordinance No. 1644-19) and requires developments of 5 units or more to provide a 15% set aside for rental developments and a 20% set aside for for-sale developments.

Fourth Round Unmet Need Compliance Summary

The proposed inclusionary development of 645 Hazlet Station, the increased density of the Granada/Stone Road site, bonus credits, proposed group home development, new zoning overlay, and reliance on the Township's existing mandatory set-aside ordinance generate at least 33 total credits, exceeding the 28 credits that represents 25% of the Township's Fourth Round 112-unit unmet need, in accordance with the standards of the amended Fair Housing Act (C.52:27D-310.1).

Additional Mechanisms

Affordable Housing Ordinance

An Affordable Housing Ordinance was adopted by the Township on April 2, 2019 (Ordinance No. 1640-19), establishing the criteria for implementing affordable housing units in conformance with the Uniform Housing Affordability Controls (UHAC). While this Plan acknowledges that an amendment to the UHAC was released on an emergency basis in December 2024, those rules are set to expire in December 2025. It is also the understanding that the Housing Mortgage and Finance Agency (HMFA), the entity currently responsible for the UHAC regulations, is in the process of establishing further amendments to those rules. Because of the uncertainty with the UHAC regulations, the Township will refrain from adopting an updated ordinance until such rules are finalized, acknowledging that the December 2024 UHAC rules adopted under emergency measures are the current governing regulations. Should there be any discrepancy between the Township's adopted ordinance and the current UHAC regulations, the current UHAC regulations shall govern.

Development Fee Ordinance

A Development Fee Ordinance was adopted by the Township on April 2, 2019 (Ordinance No. 1640-19). This ordinance can be found on Hazlet's website. Should UHAC or any other set of governing rules be updated and adopted the legislature or the HMFA during the Fourth Round that alters the requirements for a development fee ordinance, the Township will amend its development fee ordinance accordingly.

Municipal Housing Liaison and Administrative Agent

The Township will continue to ensure that it appoints an Administrative Agent to conduct monitoring activities and administer future housing affordability programs annually. In addition, the Township will ensure that a municipal employee is designated as the Municipal Housing Liaison in accordance with the Fair Housing Act. Most recently, Alexis Caufield was appointed as the Township's MHL (Resolution 24-207, found in Appendix O). Piazza & Associates Inc. has served as the Township's Administrative Agent in the past, and will continue to serve in this role. They will prepare updated manuals and marketing plans in accordance with pending updates to the Uniform Housing Affordability Controls.

CONSISTENCY WITH STATE PLANNING REQUIREMENTS

State Plan

In accordance with the amended Fair Housing Act, Housing Elements and Fair Share Plans shall provide an analysis of consistency with the State Development and Redevelopment Plan (SDRP), including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.

Sites that are located in the Metropolitan Planning Area 1 or Suburban Planning Area 2 of the SDRP, or are located in an existing sewer service area, are the preferred location for municipalities to address their fair share obligation.

New Jersey adopted its last SDPR in 2001. A draft amendment to the SDRP was prepared in 2011 but ultimately never adopted. The Office of Planning Advocacy released a new draft SDRP on December 4, 2024. The State is currently going through the Plan conformance process.

Objectives for Metropolitan Planning Areas (PA1), the primary land designation assigned to Hazlet Township, from the adopted 2001 State Plan are outlined below:

- 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
- Protect the character of existing stable communities

Land use planning within Hazlet is consistent with the PA1 objectives, as development continues to occur within the Township. The proposed mechanisms within this Plan concentrate sustainable upgrades to underutilized areas with existing infrastructure. Further, zoning amendments seek to maintain the overall residential character of the Township, with commercial and recreational assets.

Multigenerational Family Housing Continuity Commission

A previous amendment to the Fair Housing Act requires "an analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c.273 (C.52:27D-329.20)." As of the date of this Housing Plan there have been no recommendations by the Multigenerational Family Housing Continuity Commission in which to provide an analysis.

USE OF SURPLUS CREDITS

Any surplus credits generated would be applied to any future obligation that the Township may have.

SPENDING PLAN

A Spending Plan will be been prepared in accordance with the provisions of the amended Fair Housing Act. A municipality may not spend or commit to spend any affordable housing development fees, including Statewide non-residential fees collected and deposited into the municipal affordable housing trust fund, without first obtaining the approval of the expenditure as part of its compliance certification. It is expected the Fourth Round Spending Plan will be reviewed and approved by the Committee at their June 2025 meeting.

CONSIDERATION OF LANDS OFFERED FOR INCLUSIONARY DEVELOPMENT

During the preparation of this Fourth Round Plan, there were no developers who expressed interest in putting forth a piece of land for affordable development, nor did any property owner offer a parcel.

SUMMARY OF FAIR SHARE COMPLIANCE

Hazlet Township Affordable Housing Obligations	
Combined Prior/Third Round Obligation - RDP	**126***
Bethany Towers	31
Madison Park at Hazlet	6
Holy Family/ the Landing Apartments	26
Granada/Stone Road Site	63
Combined Prior/Third Round Obligation – RDP TOTAL	*126*
Combined Prior/Third Round Obligation – Unmet Need	**683***
Bonus Credits from the RDP	32
Bethany Towers	109
Mandatory Set-Aside Ordinance	-
Fourth Round Obligation - RDP	**20**
100% Affordable Development (Block 69.01, Lot 8)	14
Bonus Credits	5
Granada/Stone Road Site (Increased Density)	1
Fourth Round Obligation – RDP TOTAL	*20*
Fourth Round Obligation – Unmet Need	**112**
645 Hazlet Station	7
Granada/Stone Road Site (Increased Density)	4
Additional Bonus Credits from 100% Affordable Development (Block 69.01, Lot 8)	9
Group Home Development (Block 127.03, Lot 5)	8-12
Middle Road Village extension of controls	40**
Mandatory Set-Aside Ordinance	-
Fourth Round Obligation - Unmet Need TOTAL	68-72+
Fourth Round Present Need Obligation	**0**

*As approved in the 2019 JOR
** With an additional 20 bonus credits should trust fund monies we utilized to assist with the planned upgrades to the units.

APPENDIX A

2018 Settlement Agreement with Highview Homes, LLC.

SETTLEMENT AGREEMENT

This Settlement Agreement dated the ____ day of ____________, 2018 ("Agreement"), by and between;

TOWNSHIP OF HAZLET ("Township"), a municipal corporation of the State of New Jersey, and **THE PLANNING BOARD OF THE TOWNSHIP OF HAZLET ("Planning Board")** with offices located at 1766 Union Avenue Hazlet, NJ 07730

(The Township and Planning Board shall be collectively referred to as "Hazlet")

and

HIGHVIEW HOMES, LLC
280 Highway 35 South
Suite 150
Red Bank, NJ 0770

("Developer")

and

CHURCH OF THE HOLY FAMILY
c/o The Diocese Of Trenton,
a religious corporation of the State of New Jersey
701 Lawrence Road, Trenton, New Jersey 08648

("Property Owner")

W I T N E S S E T H:

WHEREAS, the Developer is the owner of certain property located in Hazlet which is known as 910 Highway 36, which is designated as Block 68.13, Lot 26 and Block 69.01, Lot 8 on the Official Tax Map of the Township and which property consists of approximately 18 acres ("Property"); and

WHEREAS, the Developer filed suit in the New Jersey Superior Court in the matter captioned Highview Homes, LLC v. Township of Hazlet and the Planning Board of the Township of Hazlet, Docket No. MON-L-4224-15 ("Litigation"), challenging the Township's satisfaction of its affordable housing obligation and seeking to construct an inclusionary development on the Property;

WHEREAS, the parties have entered into discussions in an effort to resolve the Litigation and have resolved the issues on which the Litigation is based; and

WHEREAS, the Property Owner has reviewed the terms of this Agreement and the potential terms for the rezoning of the Property and consents to the execution of this Agreement and the contemplated rezoning of the Property; and

NOW, THEREFORE, IN CONSIDERATION OF the mutual promises and covenants herein set forth, the parties, for themselves, their successors and assigns, hereby agree as follows:

I. INCORPORATION OF RECITALS.

The foregoing prefatory statements, recitals and representations are incorporated herein and made a part hereof.

II. PURPOSE OF AGREEMENT.

The purpose and intent of this Agreement is **(a)** to resolve the Litigation as it relates to the Developer and the Township upon the adoption of an Ordinance rezoning the Property substantially consistent with the Ordinance attached as **Exhibit A**; **(b)** to resolve the Litigation as it relates to the Developer and the Township by confirming that the Developer will support the Housing Element and Fair Share Plan ("HEFSP") to be adopted by the Township; **(c)** to resolve the Litigation as it relates to the Developer and the Township by confirming that the Developer will support the Township's request in the Litigation to obtain a Judgment of Compliance and Repose for a period of ten years; and **(d)** to resolve the Litigation as it relates to the Developer and the Township by providing for the construction of the development substantially consistent with the Concept Plan attached as **Exhibit B**, except for such variances that may be requested pursuant to N.J.S.A. 40:55D-70(c) as a result of detailed final engineering design of the Development and/or the requirements of outside agencies with jurisdiction over the Development, provided that no variance shall be is sought pursuant to N.J.S.A. 40:55D-70(d).

III. DEFINITIONS.

Affordable Housing Unit ("AHU"). A unit that is affordable to a very low income, low income or moderate income household consistent with the requirements of the New Jersey Fair Housing Act ("FHA"), N.J.S.A. 52:27D-301, et seq.; applicable regulations of the New Jersey Council on Affordable Housing ("COAH"); applicable requirements of the Courts of the State of New Jersey; and all applicable regulations on affordability controls and other regulations of the New Jersey Housing and Mortgage Finance Agency ("NJHMFA"), including, without limitation, the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq. ("UHAC") except as to the very low income housing obligation, which shall be as required by the terms of this Agreement.

Affordable Housing Requirement. The Inclusionary Development (hereinafter defined) shall reserve fifteen percent (15%) of the units constructed as AHUs of which fifty percent (50%) shall be available for very low income and low income households and the remaining fifty percent (50%) will be available to moderate income households as defined in the FHA and UHAC, and any other applicable regulations. A minimum of 13% AHUs will be made available to very low income households, defined as households earning 30% or less of the regional median income by household size.

Concept Plan. The Development Plan for the Property attached hereto as **Exhibit B**.

Developer. Highview Homes, LLC and/or its successors, transferees and/or assigns.

Inclusionary Development. A development consistent with the Concept Plan, which is attached hereto as **Exhibit B** and which includes the following components: (a) a maximum of 146 market-rate multi family dwelling units consisting of which fifty percent (53%) or seventy eight (78) total units shall be one bedroom units and forty seven percent (47%) or sixty eight total units (68) shall be two bedroom units; (b) 26 AHUs shall be family rental AHUs (the "Inclusionary Development"). The bedroom distribution for all AHUs shall be in accordance with applicable COAH and/or UHAC standards which are as follows: no greater than twenty percent (20%) of the AHUs shall be one bedroom units (5 units), at least thirty percent (30%) shall be two bedroom units (8 units) and at least twenty percent (20%) shall be three bedroom units (6 units). All AHUs shall be governed by controls on affordability and affirmatively marketed in conformance with UHAC or any successor statutes or regulations, except as to the very-low income obligation which shall be as required by the terms of this Agreement.

Ordinance. The Ordinance to be adopted by the Township shall include the zoning standards attached as **Exhibit A**.

IV. TOWNSHIP OBLIGATIONS.

A. No later than sixty (60) days of the date of the Court Order approving this Settlement Agreement, as set forth in Section VII of this Agreement, the Township shall introduce and adopt an Ordinance substantially consistent with the standards set forth in the Ordinance attached hereto as **Exhibit A**. If the Ordinance is not adopted by the Township within the time period set forth above, this Agreement shall be deemed terminated and shall be of no further force and effect and the Parties shall return to their respective positions as if this Settlement Agreement had not been executed by the parties. If the Township does adopt the Ordinance in accordance with this Agreement, but the same is challenged by a third party, the parties hereto agree to fully defend the Ordinance at their respective cost and expense. In the event that the Planning Board during its review of the Ordinance pursuant to N.J.S.A. 40:55D-26, the Planning Board fails to find consistency between the Ordinance and the Township Master Plan, the Township agrees to continue in its consideration and adoption of the Ordinance, with the Township preparing, if necessary, a resolution articulating the rationale for the Proposed Ordinance's deviation, if any, from the land use plan and/or housing plan of the Township Master Plan as such a "reasons resolution" is required by N.J.S.A. 40:55D-62a.

B. The Township shall, at the appropriate time, take all necessary actions to have the Planning Board adopt a HEFSP that will include the Property as rezoned in accordance with Ordinance (**Exhibit A**). The Township shall endorse such amendment for the purposes of requesting a Judgment of Compliance and Repose from the Court in the Litigation for a period of ten years terminating on June 30, 2025. The Township shall request s compliance hearing on its HEFSP to be scheduled within 150 days of the Fairness Hearing on this Agreement.

C. A non-servable component of this Settlement Agreement is that upon its execution, the Borough and Highview will enter a Consent Order providing for immunity from exclusionary zoning litigation between the execution of this Agreement and the date of a Compliance Hearing.

D. The Township shall not oppose and shall cooperate with the Developer's efforts to obtain all required governmental approvals and permits from all relevant public entities and utilities for the Development, provided the Development proposed by the Developer is substantially consistent with the Concept Plan (**Exhibit B**) and substantially consistent with the Ordinance (**Exhibit A**) except for such design waivers and/or variances that may be requested pursuant to N.J.S.A. 40:55D-70(c) as a result of detailed final engineering design of the

Inclusionary Development and/or the requirements of outside agencies with jurisdiction over the Inclusionary Development, provided that no variance shall be is sought pursuant to N.J.S.A. 40:55D-70(d). Such cooperation on the part of the Township shall include, but not be limited, to executing and/or endorsing applications for required governmental approvals and permits from all relevant public entities that have jurisdiction over the Inclusionary Development. The Township agrees to execute and/or endorse such applications at any time after Court approval of this Agreement so as to expedite the construction of the Inclusionary Development.

E. Upon the receipt by the Planning Board of a complete application from the Developer for site plan approval substantially consistent with the Concept Plan (**Exhibit B**) and substantially consistent with the Ordinance (**Exhibit A**), the Township and Planning Board shall take such actions to expeditiously process the application, schedule the matter for public hearing and render a decision thereon in accordance with the requirements of the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq ("MLUL").

V. OBLIGATIONS OF THE PLANNING BOARD. The Planning Board shall conduct all reviews of Highview's applications for the Inclusionary Project strictly in accordance with the MLUL, COAH's Rules, the Residential Site Improvement Standards (the "RSIS"), and this Agreement. In order to meet the statutory deadlines for action pursuant to the MLUL, specifically N.J.S.A. 40:55D-46, the Planning Board shall: (i) provide a completeness determination for Developer's application for the Inclusionary Development within thirty (30) of receipt of said application; (ii) schedule a public hearing on the Inclusionary Development within thirty (30) days of the application for same being deemed complete; and (iii) provide for special meetings, if necessary, to act upon Developer's application within the time limits established by the MLUL. The Planning Board shall further: (i) permit Developer to submit, simultaneously, applications for preliminary and final site plan and/or subdivision approval; (ii) informally review Developer's application prior to formal adoption of the Ordinance provided that Developer has posted required application and escrow fees and with understanding on the part of the Developer that no application can be filed and no public hearing can be scheduled on an Application until the Ordinance has been formally adopted by the Township; and (iii) reasonably consider Developer's requests for design waivers and other variances that may be required pursuant to N.J.S.A. 40:55D-70(c) as a result of detailed final engineering design of the Inclusionary Development and/or the requirements of outside agencies with jurisdiction over the Inclusionary Development, provided that no variance shall be sought or approved pursuant to N.J.S.A. 40:55D-70(d). Consideration of such waivers and/or variances shall include, but not be limited to, those development considerations set forth at Section 6(A)(1) of this Agreement.

VI. DEVELOPER'S OBLIGATIONS AND REPRESENTATIONS.

A. The Developer agrees to file with the Planning Board a complete application for site plan approval substantially consistent with the Concept Plan (**Exhibit B**) and substantially consistent with the Ordinance (**Exhibit A**), except for such variances that may be requested pursuant to N.J.S.A. 40:55D-70(c) as a result of detailed final engineering design of the Development and/or the requirements of outside agencies with jurisdiction over the Development, provided that no variance shall be is sought pursuant to N.J.S.A. 40:55D-70(d). The Developer shall file such an application within sixty (60) days of the final adoption of the Ordinance and agrees to diligently pursue said application before the Planning Board to its conclusion. Within the waiver relief contemplated herein, Developer shall be entitled to request the following relief from the following provisions and/or requirements of the Township zoning code:

(1) Landscape berms shall not be required within wetland or riparian areas (including the buffer areas attendant to such wetland or riparian areas) and/or in areas of existing, mature vegetation provided such existing, vegetated areas provide adequate visual screening;

(2) Trash enclosures shall be permitted in the front yard areas, but shall not be permitted in the side yard areas;

(3) Sidewalks and/or drive aisles shall be permitted in the set back area and such sidewalks shall be a width of four feet (4');

(4) A fence height of six feet (6') shall be permitted;

(5) Observation wells shall not be required to be submitted by Developer; and

(6) Groundwater table impact assessments shall not be required to be submitted by Developer.

B. The Developer shall provide a Deed Restriction for all of the AHUs providing, among other things, that the AHUs are subject to affordability controls for a minimum of thirty (30) years and that a minimum of 13% of the AHUs shall be available to very low income households. The Developer agrees to fully integrate the AHUs within the Inclusionary Development. The Developer shall identify the location of the AHUs in the Inclusionary Development by Unit Number in the Deed Restriction. The Developer shall also provide floor plans depicting the location and identifying the Unit Number of all of the AHUs in the Development. All deeds and restrictions regarding the affordability controls on the AHUs shall be reviewed and approved by the Township for compliance with applicable legal requirements.

C. The Developer shall utilize a qualified Administrative Agent for the purpose of affirmatively marketing and leasing the AHUs in accordance with this Agreement and UHAC, and/or any successor statutes or regulations, and ensure that current regulations are followed with regard to the marketing/sale/leasing of the AHUs. The costs of retaining such Administrative Agent shall be at the sole cost and expense of the Developer.

D. The Developer shall construct the AHUs within the Inclusionary Development in accordance with COAH's phasing schedule established at N.J.S.A. 5:93-5.6(d).

E. The Developer acknowledges that there are existing encroachments on the Property originating from properties existing on Tara Lin Drive. Developer agrees to grant such easements rights as are necessary so as to allow such existing encroachments to remain.

F. The portion of the Property located at the easterly corner of Mountain Avenue and Aumack Lane, which portion consists of approximately 48,000 square feet and is not necessary for the construction of the Inclusionary Development shall be proposed for dedication to the Township as part of the Developer's site plan application (the "Excess Property"). The dedication of the Excess Property shall be delivered within sixty (60) days of Developer's receipt of the final, applicable approval for the Inclusionary Development. The Developer's agreement to dedicate the Excess Property is contingent upon such Excess Property not being required for any roadway improvements to widen Aumack Lane and/or the adjacent jug handle that may be required by the New Jersey Department of Transportation for access and/or improvement to the Inclusionary Development, not including a realignment of Aumack Lane through the Excess Property.

G. The Developer agrees that the residential units within the Inclusionary Development shall not propose or permit the construction of separate rooms (i.e, dens or studies), that are not bedrooms, but which rooms contain doors. The foregoing restriction shall not apply to areas intended as kitchen and/or bathrooms.

VII. FAIRNESS HEARING.

A. Prior to becoming effective, this Settlement Agreement must be approved by the Court following a fairness hearing as required by Morris Cty. Fair Hous. Council v. Boonton Twp., 197 N.J. Super. 359, 367-69 (Law Div. 1984), aff'd o.b., 209 N.J. Super. 108 (App. Div. 1986); East/West Venture v. Borough of Fort Lee, 286 N.J. Super. 311, 328-29 (App. Div. 1996). Within ten (10) days of execution of this Agreement, the Township will request that the Superior Court schedule a Fairness Hearing on the terms of this Settlement, inclusive of the global terms embodied in the "Term Sheet" attached hereto as Exhibit C and further request that such a Fairness Hearing be scheduled within sixty (60) days of the execution of this Agreement. If this Settlement Agreement and/or the Term Sheet is not approved by the Court after the aforementioned Fairness Hearing, then this Agreement shall be deemed terminated and shall be of no further force and effect and the parties shall return to their respective positions as if this Settlement Agreement had not been executed by the parties. If the Settlement and Term Sheet are accepted by the Court, the Borough shall adopt an ordinance rezoning the site for this Project within 60 days of the Fairness Hearing Order, irrespective of the Township's HEFSP of any compliance hearing date or outcome. The Developer agrees to support the application for approval of this Settlement Agreement.

The Term Sheet attached hereto as Exhibit C of this Agreement provides mechanisms for the Township's Prior Round and Round 3 compliance and which, if approved, will serve as the foundation of the Township's Round 3 plan and eventual Compliance Hearing to evaluate the Township's anticipated HEFSP. The Fairness determination associated with the Term Sheet and global mechanisms is a condition precedent to Highview's rights under this Agreement. However, this Agreement is not conditioned upon a Judgment of Compliance and Repose or a Compliance Hearing. The Developer agrees to support the Township with respect to both this Agreement and the Term Sheet at a Fairness Hearing and to support the Township's Plan at a Compliance Hearing, which will occur at a later date, if the terms of this Agreement are satisfied.

In no event shall the Township's request for a Compliance Hearing delay the scheduling of a Fairness Hearing relative to the terms of this Agreement and the Term Sheet attached hereto. Further, the Township's receipt of a Judgment of Compliance and Repose shall not be a condition of the terms of this Agreement. If for whatever reason that the Court does not schedule a Compliance Hearing and/or does not approve all or a portion of the Township's HEFSP after Court approval of both this Agreement and the Term Sheet, the Township agrees to proceed with the terms of this Agreement separate and apart from any result arising from the Township's requested Compliance Hearing.

VIII. GENERAL PROVISIONS.

A. **Cooperation.** The parties shall cooperate with each other and act in good faith in order to carry out the provisions of this Agreement.

B. **Defense of Agreement.** The parties shall fully cooperate with each other to defend the terms and conditions of this Agreement against any legal challenges filed, at their sole cost and expense.

C. **Entire Agreement.** This Agreement contains the entire agreement between the parties. No additions, changes or modifications, renewals or extensions hereof shall be binding unless reduced to writing and signed by the parties hereto.

D. **Parties Bound.** This Agreement shall inure to the benefit of and be binding upon the parties, their successors and assigns.

E. **Validity.** In the event that one or more of the provisions of this Agreement are held invalid, void or unenforceable, or Settlement Agreement is not approved by the Court at a fairness hearing, this Agreement shall become null and void and be of no legal effect.

F. **Default and Remedies.** It shall be a default of this Agreement for any party to fail to perform any of its obligations as set forth in this Agreement

a. Upon the occurrence of a Default, the adversely affected party shall provide written notice of said default to the defaulting party. The defaulting party shall have a reasonable opportunity to cure the default ("Cure Period"), but in no event shall said Cure Period exceed thirty (30) days or reasonable extension as ordered by the Court. If the defaulting party has cured the default within the Cure Period, there shall no longer be a Default.

b. Upon the occurrence of a Default, which has not been cured within the Cure Period, if any, the adversely affected party shall have the right to file a motion with the Court in aid of litigant's rights pursuant to Rule 1:10-3 of the Rules Governing the Courts of the State of New Jersey.

c. If a Court determines that there has been a Default by any party, which has not been cured within the Cure Period, if any, the defaulting party shall be responsible for the adversely affected parties' reasonable expenses incurred in seeking a remedy for the default, including, but not limited, to reasonable attorney's fees, any reasonably necessary professional costs and court costs.

IX. PREPARATION.

The parties acknowledge that they each have been represented by legal counsel with regard to the negotiation and preparation of this Agreement and that this Agreement has been prepared jointly by attorneys representing each party as a means of furthering the purposes set forth and therefore any presumption for resolving ambiguities against the drafter or any party shall not apply.

X. NOTICE OF ACTIONS.

The parties and their respective legal counsel agree to immediately provide each other with notice of any lawsuits, actions or governmental declarations, threatened or pending, by third parties of which they are actually aware, which may affect this Agreement or any specific provisions of this Agreement and/or any approvals and/or actions taken by the Parties pursuant to the terms and conditions of this Agreement

XI. COUNTERPART SIGNATURES.

This Agreement may be executed simultaneously or in one or more counterparts, each of which, when so executed and delivered, shall constitute an original, fully enforceable counterpart for all purposes. Facsimile counterparts shall be accepted and enforceable, provided that immediately following the delivery of a facsimile counterpart, the sending party shall deliver a counterpart with the original execution page.

XII. TIME PERIODS; EXTENSIONS OF TIME.

The Parties hereby agree that they will cooperate to effectuate the terms and conditions of this Settlement Agreement and to fulfill Hazlet's and the Developer's obligations required pursuant to this Settlement Agreement. The parties agree that any time periods within which either party must perform its obligations or accomplish specific actions may be mutually extended by the parties with the consent of the Court where necessary. The parties acknowledge and agree that certain actions and obligations required under this Agreement are dependent on the actions of individuals and entities that are not a party to this Agreement.

XIII. NOTICE.

All notices required under this Agreement shall be in writing and shall be given by Certified Mail, return receipt requested, or by recognized overnight personal carriers, such as Federal Express, with a proof of receipt, and in addition thereto, and not in lieu of written notice as provided above, where feasible, the delivery party shall provide either a facsimile delivering or an e-mail attachment. All notices shall be deemed received upon the date of delivery, which is set forth in such certified proof and at all times for performance based upon notice shall be from the date set forth in such proof of delivery. The persons and entities to receive notice shall be as follows:

If to Highview Homes, LLC:

Highview Homes, LLC
280 Highway 35 South
Suite 150
Red Bank, NJ 0770

With a Required Copy to:

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

If to the Township of Hazlet:

Township of Hazlet
1766 Union Avenue
Hazlet, NJ 07730
Attn: Clerk

With a Required Copy to:

James Gorman, Esquire
1129 Broad Street
Suite 102
Shrewsbury, NJ 07702-4314
Email: jgorman@gorman-law.com

With a Required Copy to:

Jeffrey R. Surenian. Esquire
Jeffrey R Surenian and Associates, LLC
707 Union Ave, Suite 301
Brielle, NJ 08730-1470
Email: JRS@Surenian.com

If to the Township of Hazlet Planning Board:

Planning Board of the Township of Hazlet
Township of Hazlet
1766 Union Avenue
Hazlet, NJ 07730
Attn: Secretary

With a Required Copy to:

Gregory Vella, Esquire
Collins Vella & Casello, LLC
2317 Highway 34, Suite 1A
Manasquan, NJ 08736-1443
Email: gwvesq@aol.com

If to the Property Owner:

Church of the Holy Family (Hazlet, New Jersey)
c/o The Diocese of Trenton, a religious corporation
of the State of New Jersey
701 Lawrence Road
Trenton, New Jersey 08648

With a Required Copy to:

David Roskos, Esquire
Eckert Seamans
50 W State St # 1400

Trenton, NJ 08608

SIGNATURES ON FOLLOWING PAGE

IN WITNESS WHEREOF, the parties have executed this Agreement consistent with applicable law on the day and year written below their names:

ATTEST:

Evelyn A. Grandi
Evelyn A. Grandi, Township Clerk

TOWNSHIP OF HAZLET

By [signature]

Dated: 11/5/18

ATTEST:

____________________, Secretary

PLANNING BOARD OF THE TOWNSHIP OF HAZLET

By ____________________

Dated: ____________________

ATTEST:

____

HIGHVIEW HOMES, LLC

By ____________________
John Abene, Managing Member

Dated: ____________________

ATTEST:

[signature]
Scot Pirozzi,
Dir. of Property and Construction
Diocese of Trenton

THE CHURCH OF THE HOLY FAMILY

By Thomas M. Gervasio

Dated: 15 Nov. 2018

ACKNOWLEDGEMENT

STATE OF NEW JERSEY |
| SS.:
COUNTY OF MONMOUTH |

BE IT REMEMBERED, that on this 8 day of NOV, in the year of our Lord, Two Thousand Eighteen, before me, the subscriber, personally appeared EVELYN GRANDI who, being by me duly sworn on her oath, doth depose and make proof to my satisfaction that she is the CLERK of the TOWNSHIP OF HAZLET, a municipal corporation, the corporation named in the within instrument; that SHE is the CLERK of said municipality; that the execution as well as making of this instrument has been duly authorized by proper action of the Township Committee; that deponent well and truly knows the corporate seal of said municipality; and the seal affixed to said instrument is such seal and was thereto affixed to said instrument signed and delivered by said EVELYN GRANDI as and for the voluntary act and deed of said municipality, in the presence of deponent, who thereupon subscribed her name thereto as witness.

Evelyn A. Grandi
[Print Name and Title Below Signature]

Sworn and subscribed to before
me on the date aforesaid.

James H. Gorman
[Print Name and Title Below Signature]
JAMES H. GORMAN
ATTORNEY AT LAW
STATE OF NJ

STATE OF NEW JERSEY
| SS
COUNTY OF Mercer

I CERTIFY that on the 14th day of November, 2018,

Thomas N. Gervasio personally came before me, and this person acknowledged under oath to my satisfaction that:

(a) this person is the Vice President of The Church of the Holy Family, the entity named in this document.

(b) this document was signed and delivered by Thomas N. Gervasio as Vice President of and on behalf of Holy Family as its voluntary act and deed duly authorized by its members; and

(c) this person signed this proof to attest to the truth of the facts.

Thomas N. Gervasio

Print name and title below signature

VICE PRESIDENT / VICAR GENERAL

THOMAS N. GERVASIO

Sworn and subscribed to before me on the date aforesaid.

Susan DeBonis

Print name and title below signature

Susan DeBonis
NOTARY PUBLIC STATE OF NEW JERSEY
My Commission Expires January 6th, 2021

IN WITNESS WHEREOF, the parties have executed this Agreement consistent with applicable law on the day and year written below their names:

ATTEST:

TOWNSHIP OF HAZLET

Evelyn A. Grande, Township Clerk

By ______________________

Dated: 11/5/18

ATTEST:

PLANNING BOARD OF THE TOWNSHIP OF HAZLET

______________________, Secretary

By ______________________

Dated: ______________________

ATTEST:

HIGHVIEW HOMES, LLC

____

By ______________________
John Abene, Managing Member

Dated: 11-12-18

ATTEST:

THE CHURCH OF THE HOLY FAMILY

____

By ______________________

Dated: ______________________

STATE OF NEW JERSEY | SS
COUNTY OF Ocean

I CERTIFY that on the 30th day of November, 2018,

John Abene personally came before me, and this person acknowledged under oath to my satisfaction that:

(a) this person is the Managing Member of Highview Homes LLC, the entity named in this document.

(b) this document was signed and delivered by John Abene, as Managing Member of and on behalf of Highview Homes, LLC as its voluntary act and deed duly authorized by its members; and

(c) this person signed this proof to attest to the truth of the facts.

Print name and title below signature
John Abene.
Managing Member

Sworn and subscribed to before me on the date aforesaid.

Donna Bradach - 2423879
Print name and title below signature

DONNA M. BRADACH
NOTARY PUBLIC OF NEW JERSEY

IN WITNESS WHEREOF, the parties have executed this Agreement consistent with applicable law on the day and year written below their names:

ATTEST:

TOWNSHIP OF HAZLET, MAYOR

Evelyn A. Grandi, Township Clerk

By ____________________

Dated: 11/5/18

ATTEST:

PLANNING BOARD OF THE TOWNSHIP OF HAZLET (HAZLET LAND USE BOARD)

LAURA McPEEK, Secretary

By ____________________

Dated: 11-29-18

ATTEST:

HIGHVIEW HOMES, LLC

____

By ____________________
John Abene, Managing Member

Dated: ____________________

ATTEST:

THE CHURCH OF THE HOLY FAMILY

____

By ____________________

Dated: ____________________

STATE OF NEW JERSEY

COUNTY OF Monmouth } SS

I CERTIFY that on the 29 day of November, 2018, Michael Sachs personally came before me, and this person acknowledged under oath to my satisfaction that:

(a) this person is the Chairman of HAZLET TOWNSHIP LAND USE BOARD

(b) this document was signed and delivered by Michael Sachs, as Chairman of and on behalf of HAZLET TOWNSHIP LAND USE BOARD as its voluntary act and deed duly authorized by its members; and

(c) this person signed this proof to attest to the truth of the facts.

Print name and title below signature

Michael Sachs

Sworn and subscribed to before me on the date aforesaid.

Print name and title below signature

GREGORY W. VELLA, ESQUIRE
ATTORNEY AT LAW
STATE OF NEW JERSEY

EXHIBIT A

ZONING STANDARDS

TOWNSHIP OF HAZLET - NEW MULTI FAMILY ZONE		
PERMITTED PRINCIPAL USE:MULTIFAMILY DWELLINGS		
PERMITTED ACCESSORY USE: CLUBHOUSE, GARAGES, SHEDS, SIGNAGE, SWIMMING POOL, TRASH ENCLOSURES, FENCES, WALLS, PARKING, DOG PARK		
UNIT YIELD AND AFFORDABLE REQUIREMENT	**NEW ZONE REQUIREMENT**	**PROVIDED**
TOTAL UNIT YIELD	172	172
AFFORDABLE UNIT YIELD	26	26
DENSITY REQUIREMENTS	**NEW ZONE REQUIREMENT**	**PROVIDED**
MAXIMUM GROSS DENSITY PER ACRE	11	10.5
LOT REQUIREMENTS	**NEW ZONE REQUIREMENT**	**PROVIDED**
MINIMUM LOT AREA (ACRES)	10	16.44
MINIMUM LOT WIDTH (FEET)	400	531.2
MINIMUM LOT FRONTAGE (FEET)	360	940.3
MINIMUM LOT DEPTH (FEET)	750	920.0
MAXIMUM BUILDING COVERAGE	12	11.3
MAXIMUM IMPERVIOUS COVERAGE	36%	35.4%
PRINCIPAL BUILDING REQUIREMENTS	**NEW ZONE REQUIREMENT**	**PROVIDED**
MINIMUM FRONT YARD SETBACK (FEET)	50	51.2
MINIMUM REAR YARD SETBACK (FEET)	100	101.48
MINIMUM SIDE YARD SETBACK (FEET)	100	101.92
MAXIMUM BUILDING HEIGHT (STORIES)	3	3
MAXIMUM BUILDING HEIGHT FOR THREE STORY BUILDING (FEET)	45.5	45.1
MAXIMUM BUILDING HEIGHT FOR TWO STORY BUILDING (FEET)	36	35.2
MAXIMUM BUILDING LENGTH (FEET)	220	212
ACCESSORY BUILDING REQUIREMENTS (Clubhouse and Garages)	**NEW ZONE REQUIREMENT**	**PROVIDED**
MINIMUM DISTANCE FROM PRINCIPAL BUILDING	44	44.49
MINIMUM FRONT YARD SETBACK (FEET)	50	55.17
MINIMUM REAR YARD SETBACK (FEET)	100	N/A
MINIMUM SIDE YARD SETBACK (FEET)	100	N/A
MAXIMUM BUILDING HEIGHT (STORIES)	1	1
MAXIMUM BUILDING HEIGHT FOR ONE STORY BUILDING/CLUBHOUSE (FEET)	30	27.2
MAXIMUM BUILDING HEIGHT FOR GARAGE (FEET)	18	16.2
MINIMUM BUILDING DISTANCE REQUIREMENTS	**NEW ZONE REQUIREMENT**	**PROVIDED**
SIDE WALL TO SIDE WALL AT MIDPOINT (FEET)	50	50.98
SIDE WALL TO FRONT OR REAR WALL AT MIDPOINT (FEET)	35	35
FRONT WALL TO REAR WALL AT MIDPOINT (FEET)	50	N/A
FRONT WALL TO FRONT WALL AT MIDPOINT (FEET)	95	96.01
DISTANCE BETWEEN PRINCIPAL BUILDING AND ACCESS DRIVEWAY OR INTERNAL DRIVEWAY CURLINE (FEET)	10	10.87
DISTANCE BETWEEN PRINCIPAL BUILDING AND PARKING AREA CURBLINE (FEET)	15	15

DISTANCE BETWEEN ACCESSORY BUILDING AND ACCESS DRIVEWAY OR INTERNAL DRIVEWAY CURLINE (FEET)	15	16.94
MINIMUM BUFFER AREA REQUIREMENTS	**NEW ZONE REQUIREMENT**	**PROVIDED**
FRONT YARD PARKING AREA SETBACK (FEET)	15	17.62
BUFFER BETWEEN BUILDINGS WITHIN ZONE AND ADJACENT SINGLE FAMILY DWELLING UNIT OR SINGLE FAMILY RESIDENTIAL ZONING DISTRICT (FEET)	100	83.29
BUFFER BETWEEN SIDEWALKS WITHIN ZONE AND ADJACENT SINGLE FAMILY DWELLING UNIT OR SINGLE FAMILY RESIDENTIAL ZONING DISTRICT (FEET)	80	
MAXIMUM FENCE HEIGHT WITHIN THE BUFFER	6	6
SITE ENTRY DRIVES ALLOWED WITHIN BUFFER	YES	YES
MONUMENT SIGN ALLOWED WITHIN BUFFER	YES	YES
OPEN SPACE REQUIREMENTS	**NEW ZONE REQUIREMENT**	**PROVIDED**
MINIMUM PERCENTAGE OF COMMON AND NATURAL OPEN SPACE	15%	64.6%
FENCE REQUIREMENTS	**NEW ZONE REQUIREMENT**	**PROVIDED**
MAXIMUM HEIGHT (INCHES)	72	72
PARKING REQUIREMENTS/STANDARDS	**NEW ZONE REQUIREMENT**	**PROVIDED**
CLUBHOUSE - 1 SPACE FOR EACH 200 SQUARE FEET OF GROSS FLOOR AREA (2,900 SF)	15	N/A
MINIMUM PARKING SPACE SIZE	9' X 18'	9' X 18'
MINIMUM DRIVE AISLE WIDTH	24'	24'
MINIMUM SIDE YARD AND REAR YARD PARKING SETBACK	80	90.89
MONUMENT SIGN REQUIREMENTS	**NEW ZONE REQUIREMENT**	**PROVIDED**
MAXIMUM AMOUNT OF SIGNS	2	2
MAXIMUM SIGN HEIGHT (FEET)	6	6
MAXIMUM SIGN SIZE (SQUARE FEET)	48	48
MINIMUM DISTANCE TO STREET RIGHT OF WAY (FEET)	10	10
MINIMUM DISTANCE TO A PROPERTY LINE (FEET)	10	10