

RESOLUTION #2025-170

RESOLUTION ENDORSING THE FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN, APPROVING A DRAFT IMPLEMENTING ORDINANCE, APPROVING A FOURTH ROUND SPENDING PLAN, AND AUTHORIZING THE SUBMISSION OF SAID PLAN AND MATERIALS TO THE AFFORDABLE HOUSING DISPUTE RESOLUTION PROGRAM

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2, which amends the New Jersey Fair Housing Act, P.L. 1985, c.222, N.J.S.A. 52:27D-301, et seq. (the "Amended FHA"); and

WHEREAS, pursuant to the Amended FHA, municipalities were authorized to determine the Present Need obligation (Rehabilitation) and Prospective Need obligation of their fair share of the regional need for low- and moderate-income housing ("Fourth Round Obligation") for the ten (10) year period beginning on July 1, 2025 (the "Fourth Round"); and

WHEREAS, pursuant to the Amended FHA, should a municipality determine its Fourth Round Obligation and submit said determination to the Affordable Housing Dispute Resolution Program (the "Program") by January 31, 2025, the municipality's determination would be established by default and bear a presumption of validity beginning on March 1, 2025, unless challenged by an interested party on or before February 28, 2025; and

WHEREAS, the Township Council of the Township of Marlboro (the "Township Council") adopted a Resolution on January 23, 2025, setting forth a determination of its Fourth Round Obligation; and

WHEREAS, in accordance with N.J.S.A. 52:27D-311(m) of the Amended FHA, the Township of Marlboro (the "Township") retained all rights and privileges in the preparation of a Housing Element and Fair Share Plan, including, the development and implementation of a vacant land adjustment, or any other applicable adjustment to the Township's Prospective Need obligation; and

WHEREAS, pursuant to the Amended FHA, the Township filed its duly adopted Resolution with the Program on January 24, 2025; and

WHEREAS, the filing of said Resolution gave the Township automatic, continued immunity from all inclusionary lawsuits, including Builder's Remedy Lawsuits, which is still in full force and effect; and

WHEREAS, multiple challenges to the Township's determination were filed in compliance with the timelines set forth by the Amended FHA, contending that the Township should be assigned a Prospective Need obligation of 579 credits for the Fourth Round; and

WHEREAS, pursuant to Directive No. 14-24, which promulgated the Program's rules and procedures, multiple settlement conferences were conducted by the Program between the Township and challengers, and a settlement was reached to establish the Township's Fourth Round Obligation at a Present Need (Rehabilitation) of 5 credits and Prospective Need of 370 credits; and

WHEREAS, consistent with that settlement, the Court entered an Order on April 16, 2025, establishing the Township's Present Need (Rehabilitation) obligation at 5 credits and Prospective Need obligation at 370 credits; and

WHEREAS, now that the Township has had its Fourth Round Obligation established, the Amended FHA requires that the Township adopt a Housing Element and Fair Share Plan by June 30, 2025, and submit said plan to the Program; and

WHEREAS, in accordance with the Amended FHA, the Township's professionals prepared a Fourth Round Housing Element and Fair Share Plan, dated June 6, 2025, as revised June 12, 2025 (the "HEFSP"), which was adopted by the Township's Planning Board on June 19, 2025; and

WHEREAS, the Township Council wishes to endorse the HEFSP and authorize the Mayor, Municipal Clerk, and Township Attorney to take all actions necessary to implement the mechanisms set forth in the HEFSP to fulfill the Township's Fourth Round Obligation; and

WHEREAS, the Amended FHA requires that the Township submit with its HEFSP drafts of any ordinances necessary to implement its Fourth Round Obligation; and

WHEREAS, the Township Council wishes to approve for submission with the HEFSP the draft form of the zoning ordinance attached hereto at Exhibit A (the "Draft Zoning Amendment Ordinance"), which would amend the Township's Scattered Sites Redevelopment Plan, dated October 3, 2019, in order to generate additional affordable housing credits for the Fourth Round by increasing the maximum permitted density of the Plan's respective redevelopment sites to a yield of eight units to the acre; and

WHEREAS, the Draft Zoning Amendment Ordinance is approved for submission in draft form for review and consideration by the Program, with all rights reserved to further modify said ordinance, and subject to future introduction, notice, public hearing, and enactment by the Township Council in accordance with applicable law; and

WHEREAS, the Township Council desires to approve the draft Fourth Round Spending Plan attached hereto as Exhibit B (the "Spending Plan"), with all rights reserved to amend the Spending Plan should revisions be required pursuant to applicable law or to respond to affordable housing needs or opportunities that may emerge; and

WHEREAS, the Township Council desires to authorize the Township Attorney to take all action necessary to file the Fourth Round HEFSP, the Spending Plan, and the Draft Zoning Amendment Ordinance to the Affordable Housing Dispute Resolution Program by June 30, 2025, in order for the Township to retain immunity from all inclusionary lawsuits, including Builder's Remedy Lawsuits.

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of the Township of Marlboro (the "Township Council") as follows:

1. The foregoing recitals are hereby incorporated by reference as if fully set forth herein.
2. The Township Council hereby endorses the Fourth Round Housing Element and Fair Share Plan, dated June 6, 2025, as revised June 12, 2025 (the "HEFSP"), and authorizes the Mayor, Municipal Clerk, and Township Attorney to take all actions necessary to implement the mechanisms set forth in the HEFSP to fulfill the Township's Fourth Round Obligation.
3. The Township Council approves for submission with the HEFSP the draft form of the zoning ordinance attached hereto at Exhibit A (the "Draft Zoning Amendment Ordinance"), which would amend the Township's Scattered Sites Redevelopment Plan, dated October 3, 2019, in order to generate additional affordable housing credits for the Fourth Round by increasing the maximum permitted density of the Plan's respective redevelopment sites to a yield of eight units to the acre, and authorizes its submission subject to future introduction, notice, public hearing, and enactment by the Township Council in accordance with applicable law, and with all rights reserved to further modify said draft ordinance.

4. The Township Council approves the Fourth Round Spending Plan attached hereto as Exhibit B, with all rights reserved to amend the Spending Plan should revisions be required pursuant to applicable law or to respond to affordable housing needs or opportunities that may emerge.
5. The Township Council authorizes the Township Attorney to take all action necessary to file the Fourth Round HEFSP, the Spending Plan, and the Draft Zoning Amendment Ordinance with the Affordable Housing Dispute Resolution Program by June 30, 2025, in order for the Township to retain immunity from all inclusionary lawsuits, including Builder's Remedy Lawsuits.
6. This Resolution shall take effect immediately.


OFFERED BY: DINUZZO

AYES: 4

SECONDED BY: SCALEA

NAYS: 0

ABSENT: QAZI




SUSAN A. BRANAGAN,
MUNICIPAL CLERK
062625



MICHAEL J. MILMAN,
COUNCIL PRESIDENT

CERTIFICATION

I hereby certify the above to be a true and exact copy of a Resolution adopted by the Township of Marlboro at a meeting held on June 26, 2025.



SUSAN A. BRANAGAN,
MUNICIPAL CLERK

EXHIBIT A

-- DRAFT --

AN ORDINANCE AMENDING THE SCATTERED SITES REDEVELOPMENT PLAN, DATED OCTOBER 3, 2019, OF THE TOWNSHIP OF MARLBORO

BE IT ORDAINED by the Township Council of the Township of Marlboro that the Scattered Sites Redevelopment Plan, dated October 3, 2019, which was adopted by the Township Council pursuant to Ordinance No. 2019-15, is hereby amended as follows for the purpose of revising the maximum permitted residential density and minimum affordable dwelling unit set asides in accordance with the below redlines for each of the redevelopment sites listed at Page 20:

Area, Yard, and Bulk Requirements

1. Maximum Permitted Density

The following table reflects the maximum permitted residential density, and minimum affordable dwelling unit set aside, for the each of the redevelopment sites.

Site	District	Block	Lot(s)	Total Acreage	Max Density (Units/gross acre)	Maximum Number of Units	30% Set Aside Affordable Unit Requirement ²
1	Medium	103	1	0.55	98	5	2
2/3A/3B	Medium	111	4,10-13,11	5.85	9	52280	11[±]58¹
3A	Medium	111	12,13	1.78	9	16	4 [±]
4	Medium	146	28,30,31,33	19.72	58	98158	3048
5	Medium	146	32	2.91	4.58	1324	47
6	Medium	146	38	4.54	4.58	2037	611
7	Low	147	34	8.04	38	2465	820
8/9	Low	170	2,3	4.8712.5	3.58	17101	631
9	Low	170	3	7.71	3.5	26	8
10	Low	172	13.01	7.41	3.58	2560	818
11	Medium	268	79	22	4.58	99176	3053
Subtotal						395	117
3B	Medium	111	4	23.9	8.87	212	43 [±]
Total						607906 ³	160248

¹ 20% affordable unit set-aside requirement for these sites, known as 3 Ronson, LLC sites.

² Number of affordable units rounded up in cases of fractions.

³ The 493 total units referenced in the 2019 Housing Plan Element and Fair Share Plan are comprised of the 395 units from Sites 1, 2, 3A, and 4-11 and 98 of the 212 units permitted for Site 3B.

⁴ Should Site 1 (Block 103, Lot 1) be unable to be developed with a residential use that yields a minimum of 2 affordable housing units, the density on Site 11 (Block 268, Lot 79) shall be permitted to be 4.6 dwelling units per acre, which will yield 2 additional affordable housing units. Should Block 268, Lot 79 be developed before Block 103, Lot 1, another parcel in the Medium-Density Residential District shall be permitted to provide a similar increase in density to allow it to contain a maximum of 2 additional affordable housing units.

BE IT FURTHER ORDAINED that this ordinance shall take effect in a time and manner prescribed by law.

318,921



RAINONE
COUGHLIN
MINCHELLO
ATTORNEYS AT LAW

Louis N. Rainone
Craig J. Coughlin*
David L. Minchello
Ronald H. Gordon
Carol A. Berlen
John F. Gillick
Brian P. Trelease*
Matthew R. Tavares*
Michael R. Burns †
Christopher D. Zingaro
John P. Harrington
Harlyne A. Lack*

Marguerite Schaffer
Of Counsel

555 US Highway One South, Suite 440
Iselin, New Jersey 08830
732-709-4182 (P)
732-791-1555 (F)

150 Morristown Road, Suite 105
Bernardsville, New Jersey 07924
908-953-9300 (P)
908-953-2969 (F)

Please Respond to Iselin Office

Frank J. Dyevoich*
Lonnie J. Hinton, Jr.,
Aaron L. Rainone
Michael M. Wuest*
Scott A. Aitken, Jr.
Alexander M. Avellan
Sarah Fitzpatrick
Raymond Stine
Xiaosong "Larry" Li
Douglas Angoff

* Also admitted in New York
Δ Also admitted in DC
† Also admitted in Pennsylvania

LRainone@NJRCMLAW.com
CZingaro@NJRCMLAW.com

June 20, 2025

Via eCourts and Regular Mail

Hon. Thomas C. Miller, A.J.S.C. (ret.)
Program Chair
Affordable Housing Dispute Resolution Program
Richard J. Hughes Justice Complex
P.O. Box 037
Trenton, New Jersey 08625

**Re: In the Matter of the Application of the Township of Marlboro
MON-L-313-25
Declaratory Judgment Action filed pursuant to Directive No. 14-24
Submission of Housing Element and Fair Share Plan**

Dear Judge Miller:

This office represents the Township of Marlboro (the "Township") in connection with its participation in the Affordable Housing Dispute Resolution Program (the "Program"). Pursuant to N.J.S.A. 52:27D-304.1 et seq., enclosed, please find the Township's Housing Element and Fair Share Plan ("HEFSP"), adopted by the Planning Board of the Township of Marlboro on June 18, 2025.

Pursuant to said submission, the Township respectfully asserts its continued entitlement to immunity from exclusionary zoning litigation in accordance with N.J.S.A. 52:27D-304.1(f)(2)(a). The Township Council is expected to consider a resolution endorsing the HEFSP prior to June 30, 2025. If adopted, the resolution and any supporting materials thereto will be submitted through the above-referenced court docket for inclusion in the Program's record.

RAINONE COUGHLIN MINCHELLO

June 20, 2025

Page 2

Enclosed herein, please find the following documents:

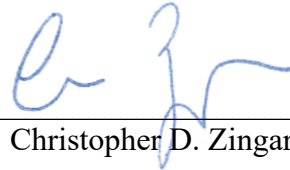
1. Housing Element and Fair Share Plan, dated June 6, 2025, as revised June 12, 2025, of the Township of Marlboro, County of Monmouth; and
2. Resolution of the Township of Marlboro Planning Board adopting a Housing Element and Fair Share Plan 2025 (Fourth Round).

Thank you for your attention and courtesies. Please do not hesitate to contact the undersigned with any questions.

Very truly yours,

RAINONE COUGHLIN MINCHELLO, LLC

By:



Christopher D. Zingaro, Esq.

Encls. (2)

cc: Township of Marlboro, *via e-mail*
Fair Share Housing Center, *via e-mail and Certified Mail*

MARLBORO TOWNSHIP
Monmouth County, New Jersey



Housing Element and Fair Share Plan
June 6, 2025

Revised June 12, 2025

Prepared by:



Prepared by:

Laura J. Neumann, PE, PP, CME, CFM

New Jersey Professional Engineer License No. 24GE04731300
New Jersey Professional Planner License No: 33LI00609000

*The original document was appropriately signed and sealed in accordance with the Chapter 41
Title 13 of the State Board of Professional Planners.*

ACKNOWLEDGMENTS:

Mayor and Township Council

Mayor Jonathan Hornik

Michael J. Milman, Council President

Juned Qazi, Council Vice President

Antoinette M. DiNuzzo

Michael Scalea

Iqleen K. Virdi

Marlboro Township Planning Board

Mayor Jonathan Hornik

Andrew Pargament, Chairman

David Gagliano, Vice Chairman

Lynn Franco, Secretary

Councilwoman Antoinette M. DiNuzzo

Dr. Michael Adler, Mayor Designee

David Fisher

Rohit Gupta

Stephen Kansky

Andrew Kessler

Drew Tanner

Ronald Cucchairo, Esq. - Board Attorney

Laura Neumann, PE, PP, CME, CFM - Board Engineer

Suzanne Rubinstein - Administrative Officer

TABLE OF CONTENTS

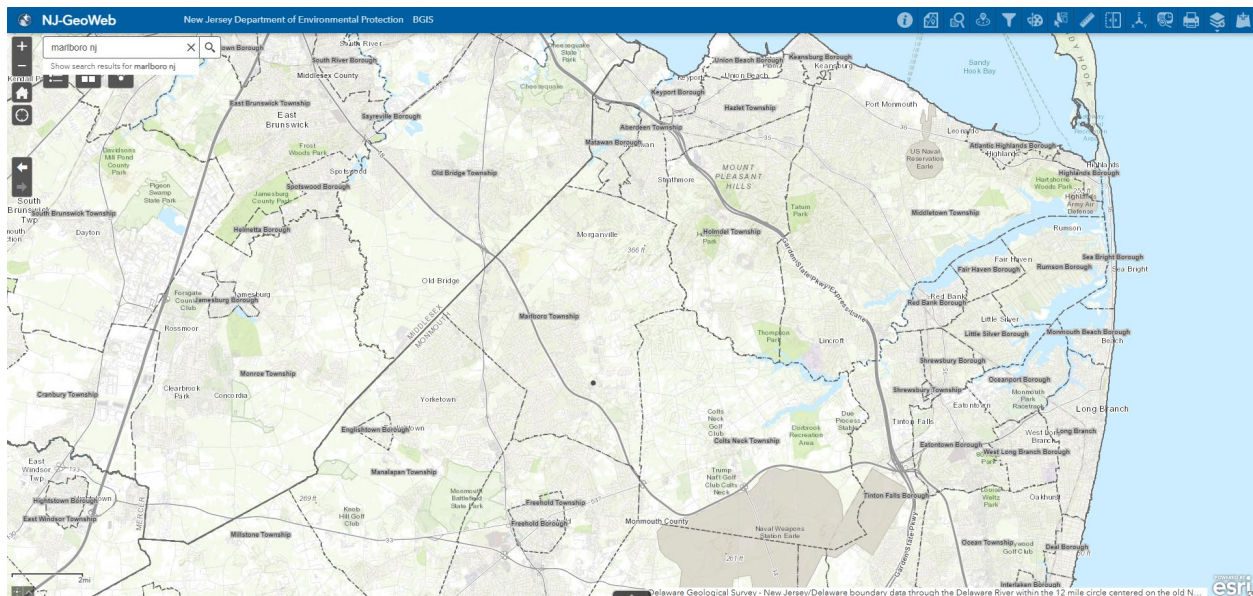
Introduction.....	1
Location and Context	1
Affordable Housing.....	2
Marlboro Township’s Compliance History.....	3
Housing Plan Element	6
Analysis of Demographic, Housing, and Employment Characteristics	8
Demographics.....	8
Population.....	8
Population Projections	8
Population Composition by Age.....	9
Households	11
Existing Housing Conditions.....	13
Housing Type and Size.....	14
Housing Values and Contract Rents.....	15
Housing Conditions	17
Housing Stock.....	17
Employment Data.....	18
Employment Status.....	18
Worker Classification	19
Workforce by Sector.....	19
Occupations by Type	21
Commuting to Work.....	21
Fair Share Plan	23
Fair Share Obligation	24
Present Need (Rehabilitation) Obligation	25
Prior Round Obligations and Compliance Mechanisms (1987-1999)	26
Third Round Obligation and Compliance Mechanisms.....	34
Fourth Round Obligations.....	38
Fourth Round Compliance Mechanisms	39
Consideration of Lands Suitable for Affordable Housing	42
Housing Administration	43
Affordable Housing Ordinance & Affirmative Marketing.....	43
Affordable Housing Trust Fund	43

Marlboro Township – Housing Plan Element and Fair Share Plan

INTRODUCTION

LOCATION AND CONTEXT

Marlboro Township is 30.6 square miles in size and is located in the western part of Monmouth County, bordering on Middlesex County. Its neighboring municipalities are Old Bridge Township to the northwest, Matawan Borough and Aberdeen Township to the north, Holmdel Township to the northeast, Colts Neck Township to the southeast, Freehold Township to the south, and Manalapan Township to the southwest. The main highways servicing the Township are State Route 18, which bisects the Township and runs on a diagonal from northwest to southeast; US Highway Route 9, which crosses through Old Bridge and enters through a small western portion of the Township until it reaches the Manalapan border to the southwest; State Highway Route 79, which runs almost directly down the center of the Township; and Newman Springs Road (Route 520), which runs east/west through the center of the Township.



The Township can be characterized as a developed suburban municipality and is located in State Planning Areas 2, 3, and 5. These planning areas include Suburban, Fringe, and Environmentally Sensitive areas. Marlboro does not contain any designated centers.

Marlboro Township – Housing Plan Element and Fair Share Plan

AFFORDABLE HOUSING

In 1975 the New Jersey Supreme Court determined, in *So. Burlington County. NAACP v. Township of Mount Laurel* (“Mount Laurel I”) that every developing municipality in New Jersey had an affirmative obligation to provide a “realistic opportunity” for its fair share of low-and moderate-income housing. In 1983, frustrated with the lack of voluntary compliance, the Supreme Court sought to create an incentive for voluntary compliance in its “Mount Laurel II” decision. In this decision, the Court exposed municipalities that refused to comply voluntarily to the possibility of builder’s remedy relief. The Court also called for the state legislature to enact legislation that would save municipalities from the inefficiency of having the courts determine their affordable housing needs.

In 1985 the Legislature adopted the Fair Housing Act (N.J.S.A. 52:27D-301 et. seq.) (“FHA”). The FHA created the New Jersey Council on Affordable Housing (COAH) and charged COAH with the responsibility of adopting regulations by which municipalities could determine their fair share responsibilities and the means by which they could satisfy those responsibilities. The Legislature also sought to promote voluntary compliance and empowered municipalities to submit to COAH’s jurisdiction and voluntarily comply under the protections of the COAH process.

Pursuant to the FHA, COAH adopted regulations for the first housing cycle in 1986; which covered the years 1987 through 1993 (“First Round”) and for the second housing cycle in 1994; which covered the years 1993 through 1999 (“Second Round”). Under both the First and Second Rounds, COAH utilized what is commonly referred to as the “fair share” methodology. COAH utilized a different methodology, known as “growth share,” beginning with its efforts to prepare Third Round housing-need numbers.

COAH first adopted the Third-Round rules in 2004; which were to cover the years 1999 through 2014. The “growth share” approach created a nexus between the production of affordable housing and future residential and non-residential development within a municipality, based on the principle that municipalities should provide affordable housing opportunities proportionate to their market rate residential growth, and that along with employment opportunities there should be proportionate opportunities for affordable housing. Each municipality was required to project the amount of residential and nonresidential growth that would occur during the period 2004 through 2014 and prepare a plan to provide proportionate affordable housing opportunities. The regulations were challenged and in January 2007, the New Jersey Appellate Division invalidated key aspects of COAH’s third round rules and ordered COAH to propose and adopt amendments to its rules to address the deficiencies it had identified.

COAH adopted new Third Round rules in May of 2008 and subsequently adopted amendments that became effective on October 20, 2008. Changes to the Fair Housing Act were also adopted in July of 2008 (P.L. 2008 c. 46 on July 17, 2008). The COAH rules and regulations adopted in 2008 were subsequently challenged, and in an October 2010 decision the Appellate Division invalidated the “Growth Share” methodology, and also indicated that COAH should adopt regulations pursuant to the “Fair Share” methodology utilized in the First and Second Rounds. The Supreme Court affirmed this decision in September 2013, invalidating the third iteration of the Third Round regulations and sustaining the invalidation of growth share, and directing

Marlboro Township – Housing Plan Element and Fair Share Plan

COAH to adopt new regulations pursuant to the methodology utilized in the First and Second Rounds. In October of 2014 COAH was deadlocked and failed to adopt their newly revised Third Round regulations. Fair Share Housing Center, who was a party in the earlier cases, responded by filing a motion in aid of litigants’ rights with the New Jersey Supreme Court. On March 20, 2015, the Court ruled that COAH was effectively dysfunctional, and consequently returned jurisdiction of affordable housing issues back to the trial courts as it had been prior to the creation of COAH in 1986.

Since the 2015 Mt. Laurel IV decision, municipalities have turned to the courts to seek a declaratory judgement of their housing plans to determine whether they are meeting their constitutional affordable housing obligations, and to be granted immunity from any “builder’s remedy” lawsuits. With no COAH functioning and providing guidance to municipalities to determine their municipal fair share of statewide and regional obligations, a number of independent groups produced their own reports to determine individual obligations across the state. In several court decisions in 2016 and 2018, judges in Middlesex and Mercer County developed a methodology following closely one proposed by Fair Share Housing Center to determine municipal obligations. In the 2018 decision by Judge Jacobson, it was further determined that the initial period of the Third Round which had not been addressed (1999 – 2015) known as the “gap period” is to be included in each municipality’s fair share calculations.

In March of 2024, P.L. 2024, c.2 was signed into law establishing new procedures for determining statewide needs and municipal obligations for low and moderate income housing. This new law formally abolished COAH and established a new “Program” for resolving affordable housing disputes, as well as the authority to review and certify municipal fair share housing plans. The law required municipalities to determine their own fair share obligations by applying the methodology of the Jacobson decision in Mercer County as it related to the Third Round, and adopt a binding resolution setting those obligation numbers. The law also provided revisions to the crediting structures for affordable units, with changes to the types of affordable units that are permitted to be granted bonus credits. The law established timelines for submission of documents to demonstrate compliance with the Fair Housing Act.

MARLBORO TOWNSHIP’S COMPLIANCE HISTORY

On December 24, 1985, a consent order was given to Marlboro Township which was amended in 1990, 1993, and 1995. The consent order established the Township’s 1985-1990 fair share obligation at 680 units and 29 rehabilitation units. The order recognized credit for 26 previously rehabilitated units and 22 affordable units under the Hamilton Mobile Home Park. The Consent Order accounted for the following:

1985 Consent Order Summary				
Site	Property	Affordable Units	Approved RCA	Development Fee
1	Glenbrook	80	62	-
2B	Spalliero-Woodcliff	-	99	-
3	Kovacs (3A, 3B, & 3C)	-	-	\$274,000

Marlboro Township – Housing Plan Element and Fair Share Plan

5A	Weitz/Kahane – Junction Trail	-	22	-
6 & 7	Penn/Fed Equity (Pointe de Jardine)	101	-	-
8	Schmelzer R40/30	-	-	\$502,500

The Township of Marlboro submitted for second round substantive certification on April 4, 1995. The Court order was again amended on January 21, 1997. COAH requested additional information to accompany the requested second round substantive certification, which eventually required an amended Housing Element and Fair Share Plan be adopted by the Marlboro Township Planning Board. This led to Marlboro Township re-petitioning for substantive certification on August 19, 1998.

In 1999, COAH found two facilities previously listed for credit by the Township, the New Hope and Discovery facilities, were not eligible for credit. Subsequently, the Housing Element and Fair Share Plan was amended to address the obligation without the New Hope and Discovery facilities. The Township was directed by COAH to re-petition by July 31, 2004. The Planning Board amended the plan on July 21, 2004 and the Council approved the re-petition on July 22, 2004. Marlboro Township remained in COAH's jurisdiction through the adoption of a resolution on February 20, 2005. Prior to this resolution, the Township petitioned for third round substantive certification on February 16, 2005, well before the deadline, and submitted an updated Housing Element and Fair Share Plan addressing its 1987-2014 obligation.

As a result of the Adoption of N.J.A.C. 5:94, Marlboro Township had to petition for substantive certification under the new regulations by December 31, 2008. A new Housing Element and Fair Share Plan was adopted by the Planning Board on December 17, 2008 and was endorsed by the Township Council shortly after. Fourteen objections were filed which led to mediation with all of the objectors. The Township prepared a 2010 Housing Element and Fair Share Plan as a result of the objections. However, after the 2010 Housing Element and Fair Share Plan was adopted by the Township, the growth share rules had been invalidated. Therefore, the Township never acquired third round substantive certification.

Since the COAH had not promulgated effective rules to govern affordable housing since 1999, in March of 2015, in re Adoption of N.J.A.C. 5:96 & 5:97 by N.J. Council on Affordable Housing, 221 N.J. 1 (2015), the courts determined that COAH had failed to perform its duties, and was not capable of functioning to serve its intended purpose. As a result, the courts resumed their role as the forum for determining municipal compliance with the Fair Housing Act. The FHA allows for municipalities to seek judicial review of affordable housing fair share plans and obtain a declaratory judgment and a judgment of repose finding that a municipality's plans address their affordable housing obligation consistent with the Mt. Laurel doctrine.

Pursuant to Judge Jacobson's Mercer County decision in Re: Opinion on Fair Share Methodology to Implement the Mount Laurel Affordable Housing Doctrine for the Third Round (March 2018), the Township entered into negotiations with Fair Share Housing Center (FSHC) and intervenors, and reached a settlement to address the concerns of all parties. The Township is now seeking a declaratory judgment and judgment of repose. The Township engaged in mediation with both builder's remedy plaintiffs and the Fair Share Housing Center, in accordance with In Re Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 221 N.J. 1 (2015). Marlboro Township and Fair Share Housing Center

Marlboro Township – Housing Plan Element and Fair Share Plan

arrived at a comprehensive settlement agreement signed on January 8, 2019 which incorporated resolutions to numerous builder's remedy cases that had been previously filed against Marlboro.

In accordance with the Settlement Agreement, the Township prepared a Housing Element and Fair Share Plan dated November 22, 2019 to address Third Round compliance, which was adopted by the Township's Planning Board and endorsed by the Township Council. Marlboro's Housing Element and Fair Share Plan, and the mechanisms for compliance outlined therein were approved by the Court and the Township was granted a final judgement of compliance and repose on May 13, 2020 certifying that Marlboro's Third Round Fair Share Plan satisfied the Township's affordable housing obligations.

In response to the March 20, 2024 amendments to the Fair Housing Act, the Township adopted Resolution # 2025-076 calculating a present need obligation of 5 units and a Fourth Round prospective need obligation of 279 units. This resolution and determination was challenged by Fair Share Housing Center and the New Jersey Builder's Association. Through the Affordable Housing Dispute Resolution Program, the Township and the challengers agreed that Marlboro Township will have a Fourth Round prospective need obligation of 370 units of low and moderate income housing.

This Housing Plan Element and Fair Share Plan has been prepared in accordance with the requirements of P.L. 2024, c. 2 to satisfy the Township's municipal obligation to provide for its fair share of the regional need for low and moderate income housing for the Fourth Round period of 2025 – 2035.

Marlboro Township – Housing Plan Element and Fair Share Plan

HOUSING PLAN ELEMENT

According to the Municipal Land Use Law (MLUL) (40:55D-28.b(3)), a municipality is required to adopt a Housing Plan Element of the Master Plan, as well as a Fair Share Plan for addressing its low and moderate income housing obligations in accordance with the Fair Housing Act (FHA). Pursuant to the Fair Housing Act, Section 10 of P.L. 1985, c. 222 (C. 52:27D-310), a municipality's housing plan element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with attention to low- and moderate-income housing. This updated Housing Plan Element for Marlboro Township has been prepared in a manner that is consistent with the FHA and MLUL requirements, and contains the following, as spelled out in the FHA:

1. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;
2. 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;
3. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
4. An analysis of the existing and probable future employment characteristics of the municipality;
5. A determination of the municipality's present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing; and
6. 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.
7. A map of all sites designated by the municipality for the production of low- and moderate income-housing and a listing of each site that includes its owner, acreage, lot, and block;
8. The location and capacities and proposed water and sewer lines and facilities relevant to the designated sites;
9. Copies of necessary applications for amendments to, or consistency determinations regarding, applicable area-wide water quality management plans (including wastewater management plans).

Marlboro Township – Housing Plan Element and Fair Share Plan

10. A copy of the most recently adopted master plan and where required, the immediately preceding, adopted master plan;
11. For each designated site, a copy of the New Jersey Freshwater Wetlands maps where available. When such maps are not available, municipalities shall provide appropriate copies of the National Wetlands Inventory maps provided by the U.S. Fish and Wildlife Service;
12. A copy of appropriate, United States Geological Survey Topographic Quadrangles for designated sites; and
13. Any other documentation pertaining to the review of the municipal housing element as may be required by the appropriate authority.

This Housing Plan Element and Fair Share Plan will address the Township's obligations to provide a realistic opportunity for the construction of low- and moderate-income housing in accordance with the Fair Housing Act, the MLUL, and all guidance provided by the Department of Community Affairs (DCA) and the Affordable Housing Dispute Resolution Program.

Marlboro Township – Housing Plan Element and Fair Share Plan

ANALYSIS OF DEMOGRAPHIC, HOUSING, AND EMPLOYMENT CHARACTERISTICS

As required by N.J.S.A. 52:27D-310, all housing elements must contain a discussion of the municipality’s demographic, housing, and economic characteristics. The following subsections fulfill this requirement by providing a profile of the Townships demographic, housing and employment characteristics based on information from the US Census Bureau, and the New Jersey Department of Labor and Workforce Development.

DEMOGRAPHICS**POPULATION**

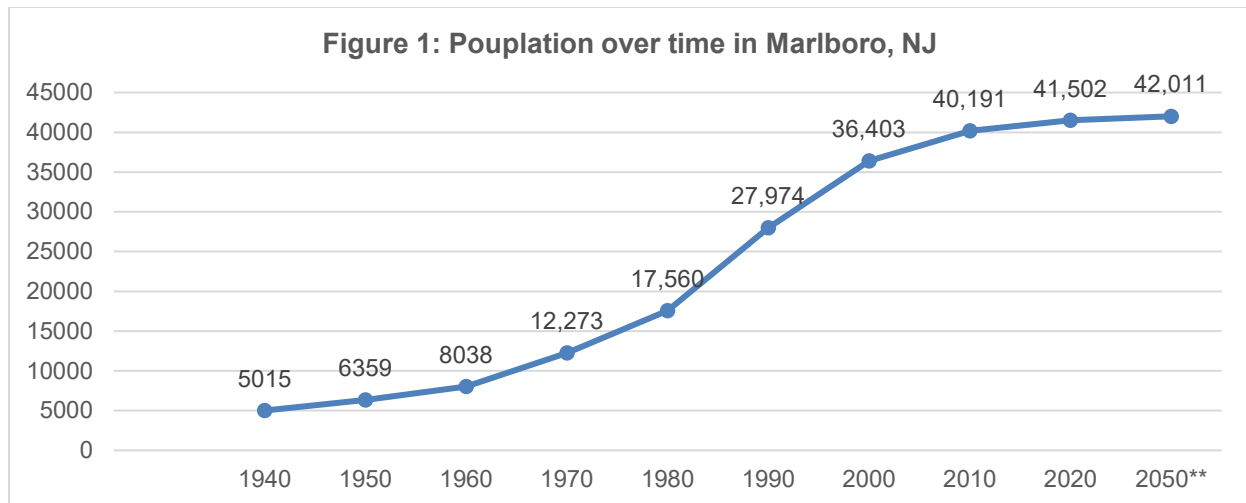
Marlboro Township has experienced moderate but consistent growth over the past few decades. According to the 2020 U.S Census, the Township population stood at 41,502 residents. This marks a 3.26 percent increase from the 40,191 residents recorded in 2010, which already reflected a 10.4 percent growth from the 2000 U.S. Census population figure of 36,403 residents. By comparison, Monmouth County’s population grew at a slower rate, increasing by 2.45 percent from 2000 to 2010 and by 2.09 percent from 2010 and 2020. Table 1 below illustrates the population growth trends for both Marlboro Township and Monmouth County from 2000 through 2020.

Table 1: Population Trends, 2000 – 2020					
	2000	2010	2020	Percent Change 2000-2010	Percent Change 2010-2020
Marlboro Township	36,403	40,191	41,502	10.40	3.26
Monmouth County	615,301	630,380	643, 615	2.45	2.09
Source: US Census Bureau Decennial Census (Table DP-1) **Projections from North Jersey Transportation Planning Authority (2050)					

POPULATION PROJECTIONS

The North Jersey Transportation Planning Authority (NJTPA) prepares projections for population growth and decline for the entire 13 county northern New Jersey region, which includes Monmouth County. NJTPA projects that Marlboro Township will have a population of 42,011 persons by the year 2050. This would represent an additional increase of approximately 500 persons above the 2020 Census counts, or essentially a leveling off of the Township’s population when compared to the tremendous growth seen from the 1960’s up to 2010.

Marlboro Township – Housing Plan Element and Fair Share Plan

POPULATION COMPOSITION BY AGE

The age composition of Marlboro has shifted noticeably since 2000. According to the U.S. Census Bureau’s Decennial Census Estimates, significant changes occurred in many age groups. The number of elementary and pre-school-aged children has decreased significantly over this time period, as has the number of adults aged 35 to 44 years. Conversely, the Township has seen a significant increase in the number of residents aged 55 years and older. The greatest percentage increase occurred in the 85 years and over cohort, which grew by 166.7 percent, and in the 60 to 64 age cohort, which increased by 133.1 percent over the same timeframe.

Table 2: Population by Age Cohort, Marlboro, 2000 – 2020

	2000		2020		Percent Change 2000-2020
	Number	Percent	Number	Percent	
Total population	36,403	100%	41,502	100%	14.00%
Under 5 years	2,666	7.3%	1,517	3.7%	-43.09%
5 to 9 years	3,017	8.3%	2,442	5.9%	-19.05%
10 to 14 years	3,487	9.6%	3,273	7.9%	-6.13%
15 to 19 years	2,448	6.7%	3,296	7.9%	34.64%
20 to 24 years	1,332	3.7%	2,740	6.6%	105.7%
25 to 34 years	3,340	9.2%	3,200	7.7%	-4.19%
35 to 44 years	7,097	19.5%	4,530	10.9%	-36.17%
45 to 54 years	6,462	17.8%	6,741	16.2%	4.31%

Marlboro Township – Housing Plan Element and Fair Share Plan

55 to 59 years	1,906	5.2%	3,678	8.9%	92.96%
60 to 64 years	1,342	3.7%	3,129	7.5%	133.15%
65 to 74 years	1,941	5.3%	4,303	10.3%	121.69%
75 to 84 years	1,082	3.0%	1,898	4.6%	75.41%
85 years and over	283	0.8%	755	1.8%	166.78%
Source: US Census Bureau, Decennial Census (Table DP-1)					

Monmouth County also saw notable shifts in the age composition of its population over the past two decades. There was a significant decline in the number of elementary and middle school-aged populations, as well as in the 25 to 35 and 35 to 44 age groups. In contrast, the percentage of the County's older population, specifically those aged 55 to 64 and 65 and older grew steadily between 2000 and 2020. This trend mirrors that of Marlboro Township, indicating that, like the Township, Monmouth County is experiencing an overall aging population.

Table 3: Population by Age Cohort, Monmouth County, 2000 – 2020

	2000		2020		Percent Change 2000-2020
	Number	Percent	Number	Percent	
Total population	615,301	100%	643,615	100%	4.60%
Under 5 years	41,998	6.8%	29,562	4.6%	-29.61%
5 to 9 years	47,924	7.8%	34,713	5.4%	-27.56%
10 to 14 years	45,951	7.5%	41,010	6.4%	-10.75%
15 to 19 years	37,334	6.1%	42,053	6.5%	12.64%
20 to 24 years	29,036	4.7%	37,764	5.9%	30.05%
25 to 34 years	74,522	12.1%	72,466	11.2%	-2.75%
35 to 44 years	113,871	18.5%	75,549	11.7%	-33.65%
45 to 54 years	91,477	14.9%	89,310	13.8%	-2.36%
55 to 59 years	32,619	5.3%	53,121	8.3%	62.85%
60 to 64 years	23,320	3.8%	49,235	7.6%	111.12%
65 to 74 years	40,847	6.6%	69,315	10.8%	69.69%

Marlboro Township – Housing Plan Element and Fair Share Plan

75 to 84 years	27,159	4.4%	33,894	5.3%	24.79%
85 years and over	9,243	1.5%	15,623	2.4%	69.02%
Source: US Census Bureau, Decennial Census (Table DP-1)					

The median age of Marlboro Township residents has risen significantly between 2000 and 2020, reflecting a broader trend seen across both Monmouth County and New Jersey as the Baby Boomer generation continues to age. While all three, Marlboro Township, Monmouth County, and the State have experienced increases in median age over this period, Marlboro Township saw the most substantial rise. As a result, the Township now has the highest median age of the three populations.

Table 4: Median Age, 2000 – 2020			
	2000	2020	Percent Change
Marlboro	38.1	44.6	17.06%
Monmouth County	37.8	43.5	15.07%
New Jersey	36.9	39.9	8.13%
Source: US Census Bureau, Decennial Census (Table DP-1)			

HOUSEHOLDS

Associated with the Township population growth is an increase in the number of households and household sizes. A household is defined as one or more individuals, related or not, living together in a single housing unit. According to the 2023 ACS 5-Year estimates, there were approximately 14,257 households in the Township. Of these, 35.6% were households of four or more people, the largest percentage, followed by 32.4% with two people, 17.1% with three people, and 14.6% with one person.

In comparison, the County recorded 32.5% two-person households, 26.6% one-person households, 24.5% four-person households, and 16.4% three-person households. The Township's average household size was 2.91 people, surpassing both the County's average of 2.55 and New Jersey's average of 2.61, according to the ACS estimates.

Table 5: Household Characteristics Marlboro and Monmouth County				
	Marlboro		Monmouth County	
	Number	Percent	Number	Percent

Marlboro Township – Housing Plan Element and Fair Share Plan

Total Households	14,247	100%	250,195	100%
1-person	2,080	14.6%	66,589	26.6%
2-persons	4,614	32.4%	81,289	32.5%
3-persons	2,442	17.1%	40,929	16.4%
4 or more persons	5,111	35.9%	61,388	24.5%
Average Household Size	2.91 people		2.55 people	
Source: US Census Bureau, ACS 5-year Estimates 2019 to 2023 (Table S2501& B25010)				

Family households are defined as two or more individuals living together in the same residence, related by blood, marriage, or adoption. Of the total 14,247 households in the Township, 11,873 (83.3%) are family households, while 2,374 (16.6%) are non-family households. In contrast, Monmouth County has 67.8% family households and 32.1% non-family households.

Within the Township, approximately 90.1% of family households consist of married couple householders. Among the remaining family households, 35.7% are headed by a single male householder, and 64.2% are headed by a single female householder. The average family size in the Township is 2.91 persons. In comparison, Monmouth County has a higher percentage of married couple households, at 80.8%, with 5.6% male householders and 13.4% female householders. Further, 8.3% of the Township's households are comprised of individuals aged 65 or older, totaling 985 households, whereas in comparison, Monmouth County has a higher proportion, with 13.3% of households headed by individuals aged 65 or older.

Table 6: Household by Type, Marlboro and Monmouth County

	Marlboro		Monmouth County	
	Number	Percent	Number	Percent
Total Households	14,247	100%	250,195	100%
Average Family Size	2.91 people		2.55 people	
Total Families	11,873	83.3%	169,816	67.8%
Married Couple Family	10,709	90.1%	137,379	80.8%
With own children under 18 years	5,042	47.0%	68,896	50.1%
No children under 18 years	5,667	52.9%	68,483	49.8%

Marlboro Township – Housing Plan Element and Fair Share Plan

Male householder, no wife present	416	3.5%	9,534	5.6%
With own children under 18 years	145	34.8%	4,061	42.6%
No own children under 18 years	320	76.9%	5,473	57.4%
Female householder, no husband present	748	6.3%	22,903	13.4%
With own children under 18 years	328	43.8%	12,092	52.8%
No own children under 18 years	420	56.1%	10,811	47.2%
Nonfamily Households	2,374	16.6%	80,379	32.1%
65 years and over	985	8.3%	33,275	13.3%
Source: US Census Bureau, American Community Survey 5-year Estimates 2019 to 2023 (Table S1101)				

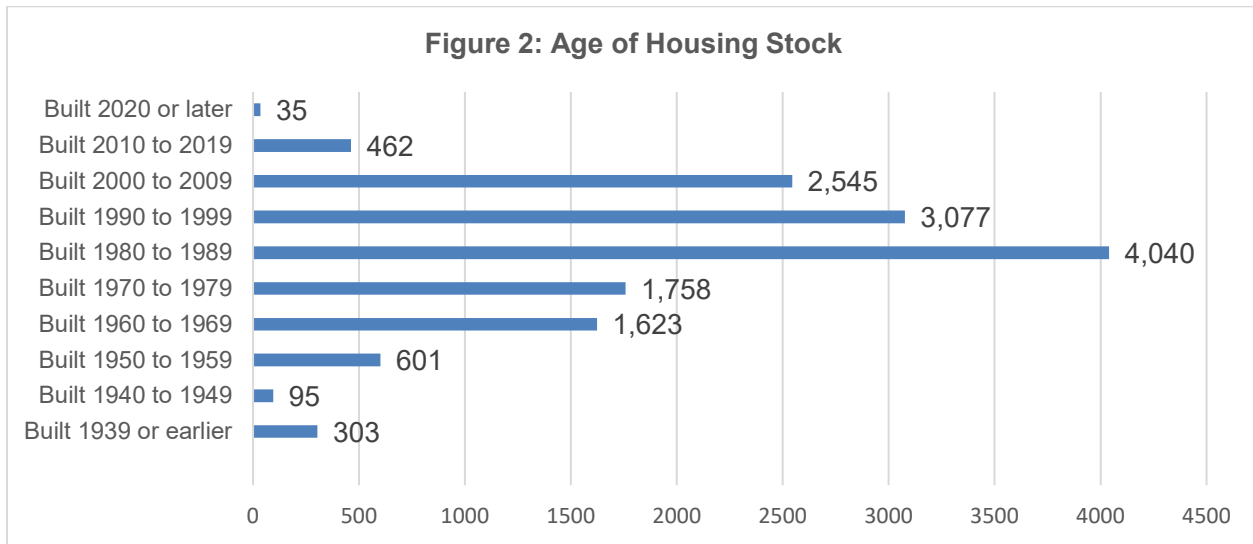
EXISTING HOUSING CONDITIONS

Marlboro’s housing stock is predominantly owner-occupied and relatively new. According to the 2023 ACS, the Township has a total of 14,539 housing units, of which 14,247 (98%) are occupied, and 292 (2%) are vacant. Among the occupied units, the majority 13,277 (92.8%) are owner-occupied, while 1,020 (7.2%) are renter-occupied. Building activity in the Township spiked during the periods of 1980-1989, 1990-1999, and 2000-2009. Since 2010, new construction has slowed considerably. The median year of construction for the Township’s housing is 1987.

Table 7: Housing Units in Marlboro	Number	Percent
Total Housing Units	14,539	100%
Occupied Housing Units	14,247	98.0%
Owner Occupied	13,277	92.8%
Renter Occupied	1,020	7.2%
Vacant Housing Units	292	2.0%
For Rent/Rented Not Occupied	0	0.0%
For Sale Only	64	21.9%

Marlboro Township – Housing Plan Element and Fair Share Plan

For Seasonal, Recreational or Occasional use	90	30.8%
Other Vacant	84	28.7%
Source: US Census Bureau, ACS 5-year Estimates 2019 to 2023 (Tables DP04 and B25004)		

**HOUSING TYPE AND SIZE**

Marlboro's housing stock is predominantly comprised of single-family detached homes, making up approximately 81% of the Township's total housing units. Duplexes and low-density multi-family units account for the majority of multi-family housing, together representing 8% of all units. The Township's housing inventory is largely made up of 4-bedroom homes, which comprise 36.6% of all units, followed by 3-bedroom homes at 25.2% and 5-bedroom homes at 21.9%.

Table 8: Housing Units by Type	Number	Percent
Total Housing Units	14,539	100.0%
1-unit detached	11,709	80.5%
1-unit, attached	1,407	9.7%
2 units	95	0.7%
3 or 4 units	100	0.7%
5 to 9 units	551	3.8%
10 to 19 units	240	1.7%

Marlboro Township – Housing Plan Element and Fair Share Plan

20 or more units	185	1.3%
Mobile home	252	1.7%
Boat, RV, Van etc	0	0.0%
Bedrooms		
No bedroom	91	0.6%
1 bedroom	256	1.8%
2 bedrooms	2,031	14.0%
3 bedrooms	3,658	25.2%
4 bedrooms	5,320	36.6%
5 or more bedrooms	3,183	21.9%
Source: US Census Bureau, ACS 5-year Estimates 2019 to 2023 (Tables DP04)		

HOUSING VALUES AND CONTRACT RENTS

According to the ACS 5-Year Estimates, the majority of housing units in Marlboro (69.9%) were valued at over \$500,000, reflecting a higher percentage compared to the County average of 58.4%. Table 9 provides a detailed breakdown of home values for owner-occupied units within the Township. Only 4.3% of Marlboro's owner-occupied homes were valued at less than \$100,000. The median value of an owner-occupied home in the Township was \$649,100, which exceeds the County's median.

Table 9: Value of Owner-Occupied Housing Units

	Marlboro		Monmouth County	
	Number	Percent	Number	Percent
Total	13,227	100.0%	188,578	100.0%
Less than \$50,000	310	2.3%	3,202	1.7%
\$50,000 to \$99,999	161	1.2%	2,703	1.4%
\$100,000 to \$149,999	108	0.8%	1,760	0.9%
\$150,000 to \$199,999	258	2.0%	2,797	1.5%
\$200,000 to \$299,999	405	3.1%	12,780	6.8%

Marlboro Township – Housing Plan Element and Fair Share Plan

\$300,000 to \$499,999	2,739	20.7%	55,119	29.2%
\$500,000 to \$999,999	7,764	58.7%	88,909	47.1%
\$1,000,000 and greater	1,432	11.2%	21,308	11.3%
Median Value	\$649,100		\$566,500	
Source: US Census Bureau, ACS 5-year Estimates 2019 to 2023 (Tables DP04)				

Rental prices in Marlboro varied widely, with the majority of rents falling within two key ranges: \$2,000 to \$2,499 and \$2,500 to \$2,999 per month. According to the ACS 5-Year Estimates, the median gross rent in Marlboro was \$2,608, notably higher than the county median of \$1,771. The largest share of renter-occupied units in Marlboro (43.3%) had rent between \$2,500 and \$2,999, compared to the county's most common rent range of \$1,500 to \$1,999. Marlboro had no units with rents under \$500 per month, while the county reported that roughly 6% of its rental units had rents below this threshold. Additionally, approximately 178 Marlboro units did not require cash rent payments, compared to 2,394 such units across the county. Table 10 on the following page compares Marlboro's gross rent paid to the county's gross rent paid according to the ACS 5-Year Estimates.

Table 10: Gross Rent Paid

	Marlboro		Monmouth County	
	Number	Percent	Number	Percent
Total	842	100%	59,223	100.0%
Less than \$500	0	0.0%	4,045	6.8%
\$500 to \$999	39	4.6%	3,453	5.8%
\$1,000 to \$1,499	29	3.4%	13,711	23.2%
\$1,500 to \$1,999	29	3.4%	15,499	26.2%
\$2,000 to \$2,499	244	29.0%	10,920	18.4%
\$2,500 to \$2,999	369	43.8%	6,150	10.4%
\$3,000 or more	132	15.7%	5,445	9.2%
No rent paid	178		2,394	
Median Contract Rent	\$2,608		\$1,771	

Marlboro Township – Housing Plan Element and Fair Share Plan

Source: US Census Bureau, ACS 5-year Estimates 2019 to 2023 (Tables DP04)

HOUSING CONDITIONS

According to the 2023 ACS, overcrowding is minimal in Marlboro, with approximately 0.1% (14 units) of owner-occupied units and 3.13% (32 units) of renter-occupied units exceeding one person per room. The data also reveals a small number of units in the Township lacking complete plumbing or kitchen facilities, comprising 0.07% (11 units) and 0.30% (43 units) of the total units, respectively. These housing deficiencies are key factors in assessing overall housing conditions across the Township and determining municipal rehabilitation needs. Table 11 on the following page provides a detailed breakdown of housing deficiency characteristics based on the 5-year ACS data.

Table 11: Housing Deficiency Characteristics, 2023**Housing Units with 1.01 or More Persons Per Room**

	Count	Percent
Owner-Occupied	14	0.10%
Renter-Occupied	32	3.13%
Plumbing Facilities		
Total Occupied Housing Units	14,247	100.0%
Lacking complete plumbing facilities	11	0.07%
Kitchen Equipment		
Total Occupied Housing Units	14,247	100%
Lacking complete kitchen facilities	43	0.30%

Source: US Census Bureau, ACS 5-year Estimates 2019 to 2023 (Tables B25014, S2504)

HOUSING STOCK

According to the New Jersey Department of Community Affairs (DCA), Marlboro Township issued building permits for 618 new residential units between January 2013 and December 2023. During this period, the Township also approved 546 residential demolition permits. Subtracting the demolition permits from the construction permits reveals a net increase of 72 residential units over the same timeframe.

Marlboro Township – Housing Plan Element and Fair Share Plan

Table 12: Building Permits and Demolition Permits Issued 2013 – 2023

Year	1&2 Family	Multi Family	Mixed Use	Total New Construction	Total Residential Demolitions	Net Units Added
2013	31	8	0	39	4	35
2014	5	1	0	6	8	-2
2015	8	0	0	8	4	4
2016	6	15	0	21	9	12
2017	28	0	0	28	14	14
2018	39	203	0	234	13	221
2019	18	0	0	18	5	13
2020	14	0	0	14	6	8
2021	57	0	0	57	3	54
2022	29	18	0	47	6	41
2023	127	19	0	146	0	146
Total	362	264	0	618	72	546

Source: NJ DCA, Construction Reporter 2013 to 2023

EMPLOYMENT DATA**EMPLOYMENT STATUS**

The 5-year ACS estimates provide data on the work activity of residents aged 16 and older. Marlboro Township's working-age population was 33,244, with approximately 21,702 residents in the labor force. Around 34.7% of the Township's working-age residents were not participating in the labor force at the time of the estimates, which is comparable to the county's 33.5% non-participation rate. All of the Township's labor force were employed in civilian jobs, with no residents reported as members of the armed forces. The unemployment rate for Marlboro residents was approximately 2.3%, lower than the county's rate of 3.5%.

Table 13: Employment Status, 2023

Marlboro Township – Housing Plan Element and Fair Share Plan

	Marlboro		Monmouth County	
	Number	Percent	Number	Percent
Population 16 years and over	33,244	100.0%	526,352	100.0%
In labor force	21,702	65.3%	349,815	66.5%
Civilian Labor Force	21,702	65.3%	349,355	66.4%
Employed	20,947	63.0%	331,018	62.9%
Unemployed	755	2.3%	18,337	3.5%
Armed Forces	0	0.0%	460	0.1%
Not in Labor Force	11,542	34.7%	176,537	33.5%
Source: US Census Bureau, ACS 5-year Estimates 2019-2023 (Table DP03)				

WORKER CLASSIFICATION

Approximately 84% of Marlboro Township’s workers were employed in private wage and salary positions, while 5.7% were self-employed. Government employees made up 10.5% of the workforce, with unpaid family workers representing about 0.1%. A detailed breakdown of worker classifications can be found in Table 14.

Table 14: Classification of Workers in Marlboro, 2023		
	Number	Percent
Total	20,947	100.0%
Private Wage and Salary Worker	17,538	83.7%
Government Worker	2,198	10.5%
Self-Employed Worker	1,188	5.7%
Unpaid Family Worker	23	0.1%
Source: US Census Bureau, ACS 5-year Estimates 2019-2023 (Table DP03)		

WORKFORCE BY SECTOR

An analysis of employed individuals over the age of 16 by economic sector reveals a diverse range of industries in which Marlboro's working-age population is engaged. The largest sector,

Marlboro Township – Housing Plan Element and Fair Share Plan

comprising 24.5% of the workforce (5,139 employees), is in educational services, healthcare, and social assistance. Following closely, the professional, scientific, management, administrative, and waste management services sectors employed 20.8% of residents (4,363 employees). The finance and insurance, real estate and rental and leasing sectors, retail trade, and arts, entertainment, recreation, and accommodation and food services sectors each accounted for approximately 13.7% (2,866 employees), 9.1% (1,916 employees), and 6% (1,252 employees) of the Township’s workforce, respectively.

Table 15: Workforce by Sector, 2023

Industry	Number	Percent
Civilian employed population 16 years and over	20,947	100.0%
Agriculture, forestry, fishing and hunting and mining	13	0.1%
Construction	1,014	4.8%
Manufacturing	1,135	5.4%
Wholesale trade	636	3.0%
Retail trade	1,916	9.1%
Transportation and warehousing, and utilities	667	3.2%
Information	972	4.6%
Finance and insurance, and real estate and rental and leasing	2,866	13.7%
Professional, scientific, and management, and administration and waste management services	4,363	20.8%
Educational services, health care and social assistance	5,139	24.5%
Arts, entertainment, and recreation, and accommodation and food services	1,252	6.0%
Other services, except public administration	537	2.6%
Public administration	437	2.1%

Source: US Census Bureau, ACS 5-year Estimates 2019-2023 (Table DP03)

Marlboro Township – Housing Plan Element and Fair Share Plan

OCCUPATIONS BY TYPE

Table 16 presents a breakdown of occupations by type within the Township’s employed civilian labor force. The largest segment, comprising more than half (12,957 employees), is engaged in management, business, science, and arts occupations. Sales and office occupations follow, employing nearly one-fifth (4,074 employees) of the labor force. Service occupations account for approximately 9.3% (1,945 employees) of the total workforce. The sector with the smallest share is natural resources, construction, and maintenance occupations, which make up just 4.4% (918 employees) of the labor force.

Table 16: Occupations by Type, 2023		
	Number	Percent
Employed Civilian population 16 years and over	20,947	100.0%
Management, business, science, and arts occupations	12,957	61.9%
Service occupations	1,945	9.3%
Sales and office occupations	4,074	19.4%
Natural resources, construction, and maintenance occupations	918	4.4%
Production, transportation, and material moving occupations	1,053	5.0%
Source: US Census Bureau, ACS 5-year Estimates 2019-2023 (Table DP03)		

COMMUTING TO WORK

As shown in Table 17, the majority of residents (56.5%) commute to work by private automobile, which is slightly lower than the county's 66.8%. About 10% of residents rely on public transportation (excluding taxicabs), while walking to work is the least common commuting method, accounting for only 0.7%, compared to 1.5% in the county. Notably, approximately one-quarter of Township residents work from home, a significantly higher proportion than the county's 16.8%.

According to ACS data, a majority of Township residents (58.8%) have a commute of more than 30 minutes, which is similar to the county's 63.9%. In contrast, only about a quarter of Township residents have a commute of less than 20 minutes. Table 18 provides a comparison of travel times to work between the Township and the county.

Table 17: Means of Commute, 2023		
	Marlboro	Monmouth County

Marlboro Township – Housing Plan Element and Fair Share Plan

	Number	Percent	Number	Percent
Workers 16 years and over	20,656	100.0%	325,092	100.0%
Car, truck, van -Drove Alone	11,694	56.6%	217,077	66.8%
Car, truck, van - Carpooled	1,152	5.6%	23,553	7.2%
Public transportation (excluding taxicab)	2,084	10.1%	17,981	5.5%
Walked	153	0.7%	4,775	1.5%
Other means	152	0.7%	6,996	2.2%
Worked from home	5,421	26.2%	54,710	16.8%
Source: US Census Bureau, ACS 5-year Estimates 2019-2023 (Table DP03)				

Table 18: Travel Time to Work, 2023

	Marlboro		Monmouth County	
	Number	Percent	Number	Percent
Less than 10 minutes	888	5.8%	28,427	10.1%
10 to 19 minutes	2,888	18.9%	71,878	25.6%
20 to 29 minutes	2,483	16.2%	50,714	18.1%
30 to 44 minutes	2,945	19.3%	52,340	18.6%
45 to 59 minutes	1,823	11.9%	24,162	8.6%
60 to 89 minutes	1,937	12.7%	30,162	10.7%
90 or more minutes	2,271	14.9%	22,322	7.9%
Mean travel time to work (minutes)	41.9		33.4	
Source: US Census Bureau, ACS 5-year Estimates 2019-2023 (Table DP03, B08303)				

Marlboro Township – Housing Plan Element and Fair Share Plan

FAIR SHARE PLAN

Affordable Housing regulations define a “Fair Share Plan” as follows:

"Fair share plan" means the plan or proposal that is in a form which may readily be adopted, with accompanying ordinances and resolutions, pursuant to subsection f. of section 3 of P.L., by which a municipality proposes to satisfy its obligation to create a realistic opportunity to meet its fair share of low- and moderate-income housing needs of its region and which details the affirmative measures the municipality proposes to undertake to achieve its fair share of low- and moderate-income housing, as provided in the municipal housing element, and addresses the development regulations necessary to implement the housing element, including, but not limited to, inclusionary requirements and development fees, and the elimination of unnecessary housing cost-generating features from the municipal land use ordinances and regulations."

This Housing Element and Fair Share Plan satisfies all the applicable requirements set forth within the Municipal Land Use Law, the Fair Housing Act, and all applicable prior rules and regulations established by COAH as applicable.

The Township’s Fair Share Plan specifically describes the completed and proposed mechanisms to address the Prior Round obligations, present need (Rehabilitation) obligation, and prospective need (Fourth Round) obligation. Marlboro Township’s present and prospective need numbers for the Fourth Round (2025 to 2035) were arrived at through a mediation between the Township and Fair Share Housing Center. As per the Mediation Agreement dated April 16, 2025, the Township’s affordable housing obligation has been determined to be 370 units for the Fourth Round period running from 2025 through 2035, in addition to the Present Need (Rehabilitation) obligation of 5 units.

Marlboro Township – Housing Plan Element and Fair Share Plan

FAIR SHARE OBLIGATION

The Township has the following cumulative affordable housing obligations:

- Present Need (Rehabilitation) = 5 Units
- First and Second Round (1987-1999) Prospective Need = 1,019 Credits
- Third Round (1999-2025) Prospective Need = 1,129 Credits (Cap of 1,000)
- Fourth Round (2025-2035) = 370 Credits

Income Levels

Marlboro Township is in COAH's Region 4, which includes Monmouth, Mercer, and Ocean Counties. Moderate-income households are those earning between 50% and 80% of the regional median income. Low-income households are those with annual incomes that are between 30% and 50% of the regional median income. Very-low income households are a subset of "low income" households, and are defined as households earning 30% or less of the regional median income.

Marlboro Township – Housing Plan Element and Fair Share Plan

PRESENT NEED (REHABILITATION) OBLIGATION

The Township has a rehabilitation obligation of 5 units to satisfy the Present Need.

Marlboro Township contracts with CGP&H to administer affordable housing properties, and has established its own municipal rehabilitation program managed by CGP&H to repair major systems of existing dwellings in the Township that are owned or occupied by low and moderate income households.

The Township will commit to funding a rehabilitation program to ensure that at least 5 dwellings occupied by low or moderate income households that are in need of repairs.

Marlboro Township – Housing Plan Element and Fair Share Plan

PRIOR ROUND (1987-1999) OBLIGATION AND COMPLIANCE MECHANISMS

The Township's prior round obligation is 1,019 units. As summarized below, the Township has addressed its Prior Round (1987-1999) obligation with prior cycle credits, RCA credits, family and senior rental credits, family and senior for-sale credits, and special and/or supportive housing credits.

Summary of Credits from Prior Round (1987-1999)		
Project	# of Credits	Bonus Credits
Prior Cycle Credits		
Hamilton Mobile Home Park	22	
Regional Contribution Agreements		
RCA Credits	183	
Family Rental Credits		
Camelot	50	50
Camelot II	50	50
Northpoint/OHAD	63	63
El at Marlboro	56	56
Weitz 9A	24	24
Weitz 9B	78	11
Family Sale Credits		
Pointe de Jardin	101	9
Buckdale	9	
Senior Rental Credits		
Renaissance Assisted Living	15	
FSP Solana	9	
Sunrise Assisted Living	6	
Senior Sale Credits		
Glenbrook	80	
Special and/or Supportive Housing Credits		
Advancing Opportunities Newton	4	

Marlboro Township – Housing Plan Element and Fair Share Plan

Summary of Credits from Prior Round (1987-1999)		
Project	# of Credits	Bonus Credits
Advancing Opportunities Center	4	
New Horizon	4	
Easter Seals Taylor	5	
Easter Seals Vassar	3	
Easter Seals Stratford	3	
Opportunity Knocks, Inc.	3	
EIHAB Human Services Union Hill	4	
EIHAB Human Services Eaton	4	
Morganville Group Home	4	
Center for Family Support	4	
Renaissance Health Services	10	
NJD/CARE Wabash	4	
New Hope/Discovery	60	
Mattie House	8	
Mattie House Expansion	8	
State Hospital Group Home	6	
Total Credits	884	
Total Bonus Credits		254
Total Credits + Bonus	1138	
Prior Round Obligation	1019	
Surplus Credits	119	

Prior Cycle Credits

- Hamilton Mobile Home Park (Block 147, Lot 43 – Spring Valley Road)
Status - Completed
Total Prior Cycle Credits – 22

Per the 1985 consent order, Hamilton Mobile Home Park qualifies under “Credits for units constructed between April 1, 1980 and December 15, 1986” per N.J.A.C. 5:93-3.2. Therefore, the Township will apply the 22 family for-sale units to address its Prior Round

Marlboro Township – Housing Plan Element and Fair Share Plan

obligation. It should be noted that affordable housing trust funds were expended to make capital improvements for the septic system's leach fields in order to continue appropriate sewer service for these affordable units.

Regional Contribution Agreement (RCA)

- Regional Contribution Agreements
Status: Funds Transferred
Total RCA Credits – 183

A total of 183 unit RCAs with Freehold Borough and the City of Trenton were approved as part of the 1985 consent agreement. The RCAs were divided into three separate projects. Funded by a payment in lieu from the developer of the Kaplan Site, a 62 unit RCA with the Borough of Freehold, Monmouth County was approved by COAH on February 5, 1997 and amended on February 3, 1999.

In addition, a 99 unit RCA was approved by COAH with the City of Trenton on March 5, 1997. The RCA was funded with a payment in lieu from the developer of the Woodcliff site per the 1985 consent order. Finally, COAH approved a 22 unit RCA, with the City of Trenton on November 5, 1997. This RCA was funded by a payment in lieu from the developer of the Junction Trail site.

Family Rental Credits

- Camelot (Block 132, Lot 18, 18.01 – Route 79)
Status – Completed
Total Family Rental Credits - 50

Marlboro Township is eligible to receive credit for 50 affordable rental units from the Camelot development. The multi-family development encompasses approximately 15.3 acres and consists of 200 market rate units and 50 affordable units in nine (9) three-story buildings and three (3) four-story buildings. The development has been constructed and is currently occupied. Affordability controls have been established for the affordable rental units for 30 years.

- Camelot II / West (Block 150, Lots 2-4 – Route 79 at Tennent Road)
Status – Completed
Total Family Rental Credits - 50

The former Bluh and Batelli site, which is 76 acres in size, was approved for development in 2016 as Camelot West. A total of 250 units have been approved for this property. Of the 250 units, 200 are market rate, while 50 are affordable family rental units. The development has been constructed and is currently occupied.

Marlboro Township – Housing Plan Element and Fair Share Plan

- Northpoint / OHAD (Block 143, Lot 1.02 – Lloyd Road)
Status – Completed
Total Family Rental Credits - 63

The Northpointe site is approximately 47.66 acres in size and was approved for the development of 285 total units in thirteen (13) three-story buildings and one (1) two-story building. 222 of the total units will be market rate and 63 units will be affordable rentals. Northpointe's affordable units will consist of 12 one-bedroom units, 38 two-bedroom units, and 13 three-bedroom units. The development has been constructed and is currently occupied.

- EL at Marlboro / Lennar (Block 415, Lot 22 – South Main Street)
Status – Substantially Completed
Total Family Rental Credits - 56

The site is a 33-acre property located on South Main Street. A total of 280 units, inclusive of 56 affordable family rental units are proposed for this area. The development has been substantially completed and is currently occupied.

- Weitz 9A Ashbel (Block 119, Lot 16 – Texas Road)
Status – Approved
Total Family Rental Credits - 24

The site is located on Texas Road near the intersection with Greenwood Road. Proposed for this site are 120 apartment units, 24 of which will be affordable family rental units. The apartments will be constructed within five (5) three story buildings, each of which will contain 24 apartments. Of the 24 affordable units proposed, the Township and the developer will ensure that at minimum 13 percent of these units are affordable to very low income households.

- Weitz 9B Pallu (Block 146, Lots 25, 26 – Texas Road)
Status – Approved
Total Family Rental Credits - 78

The Weitz 9B project consists of two properties located along Texas Road at the intersection with Wooleytown Road. Proposed for this site is 387 total apartment units, 78 of which will be affordable family rentals for a 20 percent affordable set aside within this inclusionary development. Of the 78 affordable units proposed, the Township will ensure that at minimum 13 percent of the units are affordable to very low income households.

Marlboro Township – Housing Plan Element and Fair Share Plan

Family Sale Credits

- Pointe de Jardin (Block 176, Lot 7 – Texas Road)
Status – Completed
Total Family Sale Credits - 101

The existing development consists of 302 market rate units and 101 affordable units of which all are constructed and occupied. Affordability controls for the units for 30 years have been established in the First Amendment to the Master Deed, recorded on March 23, 1992.

- Buckdale (Block 355, Lots 6, 7 8, 9, and 11)
Status – Completed
Total Family Sale Credits - 9

The Buckdale site is located between South Main Street and Buckley Road. This project includes 45 single-family residential dwellings, of which 9 units are affordable family for sale units, for a 20 percent affordable set-aside.

Senior Rental Credits

- Renaissance Assisted Living / Sunset Park (Block 103, Lot 10 – Texas Road)
Status – Approved
Total Senior Rental Credits - 15

Sunset Park was approved as an assisted living facility at Texas Road and Thomas Lane. As a part of the preliminary and final site plan approval, the developer will provide at least 15 of their beds to be dedicated to Medicaid users as COAH equivalent units.

- FSP Solana Chelsea (Block 176, Lots 38-41 – Route 520)
Status – Completed
Total Senior Rental Credits - 9

This assisted living facility is located at 52 Route 520. It contains 86 total assisted living units, of which 9 have been reserved for Medicaid residents, and are COAH equivalent units.

- Sunrise Assisted Living (Block 355, Lot 3.01 – Route 79)
Status – Completed
Total Senior Rental Credits - 6

Located along Route 79, this inclusionary senior assisted living facility has 6 units, which are dedicated to low and moderate income residents.

Marlboro Township – Housing Plan Element and Fair Share Plan

Senior Sale Credits

- Kaplan / Glenbrook (Block 412, Lot 166; Block 413, Lot 24; Block 207, Lot 24)
Status – Completed
Total Senior Sale Credits - 80

The development consists of 308 single family attached (townhouse) units, 4 single family detached homes, and 80 age-restricted affordable for-sale units (392 total units). All of the units have been constructed and are currently occupied. The development was subject to the 1985 consent order and to amendments in 1990 and 1995. This development was also associated with a 62 unit RCA with Freehold Borough, as previously mentioned. Affordability controls for these units for 30 years have been established in the First Amendment to the Master Deed, recorded on September 17, 1996.

Special or Supportive Housing Credits

- Advancing Opportunities Newton (Block 210, Lot 12 – Newton Street)
Status – Completed
Total Special/Supportive Housing Credits - 4

This is a supportive needs facility for individuals with cerebral palsy, containing four (4) bedrooms within a single family dwelling.

- Advancing Opportunities Center (Block 162, Lot 3 – Center Street)
Status - Completed
Total Special/Supportive Housing Credits - 4

This is a supportive needs facility for individuals with cerebral palsy, containing four (4) bedrooms within a single family dwelling.

- New Horizons in Autism (Block 341, Lot 3 – Spencer Circle)
Status – Completed
Total Special/Supportive Housing Credits - 4

This is a supportive needs facility for individuals with autism, containing four (4) bedrooms within a single family dwelling.

- Easter Seals Taylor (Block 225, Lot 42 – Taylor Road)
Status – Completed
Total Special/Supportive Housing Credits - 5

This facility is a group home for the severely and persistently mentally ill, as licensed and/or regulated by the NJ Department of Human Services, Division of Mental Health Services (DMHS). The property is located at 28 Taylor Road, and consists of five (5) bedrooms within a single family dwelling.

- Easter Seals Vassar (Block 173, Lot 7 – Vassar Place)

Marlboro Township – Housing Plan Element and Fair Share Plan

Status – Completed

Total Special/Supportive Housing Credits - 3

This facility is another group home operated by Easter Seals, and provides three (3) bedrooms within a single family dwelling.

- Easter Seals Stratford (Block 178, Lot 2 – Stratford Place)

Status – Completed

Total Special/Supportive Housing Credits - 3

This is the third group home operated by Easter Seals within Marlboro. It is also a three (3) bedroom facility within a single-family dwelling.

- Opportunity Knocks, Inc. (Block 167, Lot 10 – 250 Route 79)

Status – Completed

Total Special/Supportive Housing Credits – 3

This is a senior care facility consisting of three (3) bedroom facility within a single-family dwelling.

- EIHAB Human Services Union Hill (Block 299, Lot 134 – Union Hill Road)

Status – Completed

Total Special/Supportive Housing Credits – 4

This group home facility consists of four (4) bedrooms within a single family dwelling unit.

- EIHAB Human Services Eaton (Block 350, Lot 16 – Eaton Court)

Status – Completed

Total Special/Supportive Housing Credits – 4

This group home facility consists of four (4) bedrooms within a single family dwelling unit.

- Morganville Group Home (Block 113, Lot 1 – West Court)

Status – Completed

Total Special/Supportive Housing Credits – 4

This group home is owned and operated by the New Jersey Association of Deaf-Blind Inc., and consists of four (4) bedrooms within a single family dwelling.

Marlboro Township – Housing Plan Element and Fair Share Plan

- Center for Family Support (Block 176, Lot 1.02 – East Frances Avenue)
Status – Completed
Total Special/Supportive Housing Credits – 4

This group home is owned by Mobility Special Care Housing Inc., and consists of four (4) bedrooms within a single family dwelling.

- NJID / CARE Wabash (Block 233, Lot 3 – Wabash Road)
Status – Completed
Total Special/Supportive Housing Credits – 4

This facility is a 4-bedroom group home which provides a living environment for developmentally disabled adults. NJID was formerly known as the Cerebral Palsy Association, and primarily cares for individuals with cerebral palsy. The deed for the property was recorded in December of 2010.

- New Hope / Discovery (Block 157, Lot 34.02 – Conover Road)
Status – Completed
Total Special/Supportive Housing Credits – 60

The New Hope facility provides 60 bedrooms serving as adult care and recovery.

- Mattie House (Block 157, Lot 34.03 – Conover Road)
Status – Completed
Total Special/Supportive Housing Credits – 8

The Mattie House facility is located just north of the New Hope adult care building and contains eight (8) bedrooms within a single family dwelling.

- Mattie House Expansion (Block 157, Lot 34.03 – Conover Road)
Status – Proposed
Total Special/Supportive Housing Credits – 8

The Mattie House facility is proposed to be expanded to accommodate an additional eight (8) bedrooms.

- State Hospital Group Home (Block 159, Lot 11 – Newman Springs Road)
Status – Proposed
Total Special/Supportive Housing Credits - 6

This is the former state psychiatric hospital site, which has been closed since 1998. All structures were demolished in 2015. Proposed for this site is a 6 bedroom group home facility, to be constructed within two single-family structures.

Marlboro Township – Housing Plan Element and Fair Share Plan

THIRD ROUND OBLIGATION AND COMPLIANCE MECHANISMS

The Township's third round obligation is 1,129 units, however, based upon the Appellate Division decision (Docket No. A-3344-20), it was affirmed that a Municipalities Third round Prospective Need obligation for the period of 1999-2025 must comply with the statutory 1,000 unit cap set forth at N.J.S.A. 52:27D-307(e) and cannot be applied prospectively over future compliance rounds. As summarized below, the Township has addressed its Third Round (1999-2025) obligation with prior cycle credits, family and senior rental credits, family and senior for-sale credits, and special and/or supportive housing credits.

Summary of Credits from Third Round (1999-2025)		
Project	# of Credits	Bonus Credits
Prior Cycle Credits	119	
Family Rental Credits		
M&M at Marlboro	40	32
Marlboro Development Group	20	
The Place Phase I	150	150
The Place Phase II	100	100
Scattered Site Redevelopment	160	24
Family Sale Credits		
Pointe de Jardin Extension of Controls	100	
Hamilton Park Extension of Controls	24	
Senior Rental Credits		
Marlboro Motor Lodge	90	
Special or Supportive Housing Credits		
Group Home Program	45	
Senior Sale Credits		
Glenbrook	80	
Special and/or Supportive Housing Credits		
Advancing Opportunities Newton	4	

Marlboro Township – Housing Plan Element and Fair Share Plan

Summary of Credits from Third Round (1999-2025)		
Project	# of Credits	Bonus Credits
Total Credits	848	
Total Bonus Credits (Max. 250)		250
Total Credits + Bonus	1098	
Third Round Obligation	1000	
Surplus Credits	98	

Prior Round Surplus Credits

- The prior round resulted in a surplus of 119 credits which will be carried over to address the third round prospective need obligation.

Family Rental Credits

- M&M at Marlboro (Block 122, Lot 27.04 – Route 79)
Status – Proposed
Total Family Rental Credits – 40

This project will include a total of 200 units, of which 40 will be set aside for low and moderate income families as rentals, for a 20 percent set aside. The Township has rezoned this property to permit inclusionary development on the site and to require a minimum of 40 affordable family rentals. Of the 40 affordable units proposed, the Township will ensure that at minimum 13 percent of the units are affordable to very low income households.

- MDG Marlboro Green / Bathgate (Block 213.01, Lot 44 – Route 79)
Status – Under Construction
Total Family Rental Credits - 20

The project includes a total of 105 units, of which 20 will be set aside for affordable family rentals. Of the 20 affordable units, 13% or 3 units will be affordable to a very low income household.

Marlboro Township – Housing Plan Element and Fair Share Plan

- Scattered Site Redevelopment (Location Varies)
Status – Proposed; Approved
Total Family Rental Credits - 160

The Township has designated multiple properties as “areas in need of redevelopment”, and adopted a redevelopment plan for each of these parcels that permits multi-family development with a mandatory inclusionary set aside of 30%. The parcels included in the redevelopment area are:

- Site 1: Block 103, Lot 1
- Site 2/3A/3B: Block 111, Lots 4, 10, 11, 12, 13*
- Site 4/5/6: Block 146, Lots 28, 30, 31, 32, 33, 38
- Site 7: Block 147, Lot 34
- Site 8/9: Block 170, Lots 2, 3
- Site 10: Block 172, Lot 13.01
- Site 11: Block 268, Lot 79

*(Site 2/3A/3B) –The project (presently under construction) includes a total of 280 units, of which 58 will be set aside for affordable family rentals.

- The Place at Marlboro / Wildflower (Block 149, Lot 16.01 – Tennent Road)
Status –Completed
Total Family Rental Credits - 150

The project consists of a phased development of 100 percent affordable housing development. Phase I consists of 154 rental units. The development has been constructed and is currently occupied.

- The Place at Marlboro / Wildflower II (Block 149, Lot 16.02 – Tennent Road)
Status – Under Construction
Total Family Rental Credits - 100

Phase II of the 100 percent affordable housing development consists of an additional 104 units to the property, which will also be family rentals.

Family Sale Credits

- Pointe de Jardin – 100 Credits (Extension of Controls)

There are 100 affordable units within the inclusionary, with affordability controls expiring in 2022. The Township negotiated to extend the controls on the units for an additional 30 years.

Marlboro Township – Housing Plan Element and Fair Share Plan

- Hamilton Mobile Home Park – 24 Credits (Extension of Controls)

The Township has extended affordability controls for 24 units of family for-sale affordable housing units.

Senior Rental Credits

- Marlboro Motor Lodge (Block 270 Lot 14 – 137 Route 9 South)
Status – Proposed
Total Senior Rental Credits - 90

The property is developed with three single-story structures which currently operate as the Marlboro Motor Lodge motel, and an additional structure which is the Marlboro Diner. The Township has been in negotiations with the current owner of this site for many years to convert the former motor lodge into 90 affordable senior rental units. By way of history, the Township adopted Ordinance 2010-018, which authorized the purchase of the property for affordable housing purposes. This Ordinance was amended and approved by the Township on April 18, 2024, via Ordinance 2024-013 to allow for condemnation authority. In addition, on May 17, 2012, the Township adopted Ordinance 2012-011, appropriating \$5,275,000 to acquire the property, which was subsequently amended via Ordinance 2025-009, to increase the total appropriation to \$6,175,000. Further, on December 12, 2019, the Township adopted Ordinance 2019-14, which provided an overlay zoning on the subject parcel to permit construction of 90 affordable senior rental units.

Special or Supportive Housing Credits

- Group Home Program (Various Locations)
Status – Proposed
Total Special/Supportive Housing Credits - 45

The Township will support the development of a total of 45 new bedrooms within group home facilities. The Township will fund these group homes partially through the use of funds within the Affordable Housing Trust Fund. It is anticipated that 100 percent of the bedrooms in these group homes would be available to very low income residents.

As a result of the surplus of credits, portions of the following projects will be carried over for credit to the Fourth Round:

- Scattered Site Redevelopment – 94 Credits
- Group Home Program – 4 Credits

Marlboro Township – Housing Plan Element and Fair Share Plan

FOURTH ROUND OBLIGATION

The Township has a Fourth Round (2025 – 2035) Obligation of 370 affordable units.

The following minimum and maximum requirements must be met when addressing the Fourth Round Obligation:

- **Age-Restricted Units:** A maximum of 30% of credits claimed by the may be age-restricted, or senior housing units.
 - $30\% \times 370 = 111$
 - A maximum of 111 units may be age-restricted senior housing units.
- **Family Units:** A minimum of 50% of credits to satisfy the Fourth Round shall be for units available to families (non-age restricted or non-special needs housing)
 - $50\% \times 370 = 185$
 - A minimum of 185 units must be family units.
- **Rental Units:** A minimum of 25% of credits claimed by the Township must be rental units, with at least half of those rental units being available to families.
 - $25\% \times 370 = 92.5$ (round up to 93)
 - A minimum of 93 units must be rental units
 - A minimum of 47 units must be family rental units.
- **Income Distribution:** At least 50 percent of the units addressing the Fourth Round obligation shall be affordable to low-income and low-income households. At least 13% of all units shall be affordable to very-low-income households.
 - $50\% \times 370 = 185$
 - $13\% \times 370 = 48$
 - 185 units must be available to low income households, inclusive of 48 units available to very-low income households.
- **Bonus Credits:** The Township may claim bonus credits for rental units at the following ratios, with a maximum of 25% of the obligation being satisfied through bonus credits:
 - A maximum of 93 bonus credits can be applied to the Fourth Round obligation.

Marlboro Township – Housing Plan Element and Fair Share Plan

FOURTH ROUND COMPLIANCE MECHANISMS

The Township shall satisfy its 370 unit Fourth Round (2025-2035) prospective need obligation through the following mechanisms:

Summary of Credits from Fourth Round (2025-2035)		
Project	# of Credits	Bonus Credits
Prior Cycle Credits		
Scattered Site Redevelopment	94	47
Group Home Program	4	2
Family Rental Credits		
The Place Phase I	4	4
The Place Phase II	4	4
Scattered Site Redevelopment (Additional Yield)	88	44
Senior Rental Credits		
Glenbrook Extension of Controls	80	40
Camelot III	10	9
Special or Supportive Housing Credits		
Oxford House	8	8
State Group Home	6	6
Total Credits	298	
Total Bonus Credits		164
Total Maximum Bonus Credits Allowed		93
Total Credits + Max. Bonus Allowed	391	
Fourth Round Obligation	370	
Surplus Credits	21	

Third Round Surplus Credits

- Scattered Site Redevelopment – 94 Family Rental Credits
- Group Home Program – 4 Special/Supportive Housing Credits

Marlboro Township – Housing Plan Element and Fair Share Plan

Family Rental Credits

- The Place at Marlboro / Wildflower (Block 149, Lot 16.01 – Tennent Road)
Status – Completed
Total Family Rental Credits - 4

An additional four (4) units were constructed in connection with the Phase I development of the tract. The development has been constructed and is currently occupied.

- The Place at Marlboro / Wildflower II (Block 149, Lot 16.02 – Tennent Road)
Status – Under Construction
Total Family Rental Credits - 4

An additional four (4) units were approved in connection with the Phase II development of the tract.

- Scattered Site Redevelopment Additional Yield (Location Varies)
Status – Proposed; Approved
Total Family Rental Credits - 88

As previously noted in the Third Round, the Township has designated multiple properties as “areas in need of redevelopment”, and adopted a redevelopment plan for each of these parcels that permits multi-family development with a mandatory inclusionary set aside of 30%. The Township seeks to amend the redevelopment plan to increase the maximum permitted density to a yield of eight units to the acre to generate additional credits.

Senior Rental Credits

- Camelot III (Block 132, Lot 18.02)
Status – Proposed
Total Senior Rental Credits - 10

10 senior rental units are proposed to be constructed as an extension of the Camelot project.

- Glenbrook Estates / Kaplan (Block 412, Lot 307 – Thrasher Court)
Status - Proposed
Total Senior Rental Credits - 80

The Township will extend the affordability controls on 80 of the existing affordable units within Glenbrook Estates and place new 30 year affordability controls on the development. This project initially was occupied in 1996, and the original 30 year control period is set to end in 2028.

Marlboro Township – Housing Plan Element and Fair Share Plan

Special or Supportive Housing Credits

- Oxford House (Block 143, Lot 8 – Woodbrook)
Status - Completed
Total Special/Supportive Housing Credits - 8

This supportive needs housing facility contains 8 bedrooms.

- State Hospital Group Home (Block 159, Lot 11 – Newman Springs Road)
Status – Proposed
Total Special/Supportive Housing Credits - 6

This is the former state psychiatric hospital site, which has been closed since 1998. All structures were demolished in 2015. Proposed for this site is a 6 bedroom group home facility, to be constructed within two single-family structures.

It should be noted, that the Township received inquiries from proposed developers to include potential inclusionary developments in the Township’s Fair Share Plan. These included:

- 100 Buckingham Street Owner LLC, Block 143, Lots 1.04 and 1.05 (formerly known as Lots 1.02 & 12)
- Crine Realty, Inc., Block 171, Lot 33.
- Lennar (Passarella), Block 225 Lot 227.01
- Regal/Werbler, Block 147 Lots 31.01 and 31.02
- Fleyva, Block 168 Lots 3 and 4 and Block 160 Lots 13-15
- The Sisters of the Good Shepherd (Collier Youth Services), Block 153 Lots 38 and 47

The Township does not concede that the proposals received constitute a “commitment” within the meaning of P.L.2024, c.2. Nonetheless, the Township reviewed the proposals and determined that the potential mechanisms were not required to satisfy its fair share obligations for the Fourth Round. The Township is vested with exclusive authority and responsibility to develop a Housing Element and Fair Share Plan to fulfill its affordable housing obligation. The amendments to the New Jersey Fair Housing Act, P.L.1985, c.222 (C:52:27D-301, et al.) enacted pursuant to P.L.2024, c.2, confer upon the Township the mandate to solely determine the most appropriate mechanisms for compliance. Pursuant to N.J.S.A. 52:27D-304.1(f), a municipality’s plan is not subject to challenge based upon any claim that a site on real property proposed by an alleged interested party provides a better compliance mechanism than the mechanisms selected by a municipality.

Marlboro Township – Housing Plan Element and Fair Share Plan

CONSIDERATION OF LANDS SUITABLE FOR AFFORDABLE HOUSING

The Fair Share Plan must demonstrate site suitability for proposed new units that are not yet fully approved, as required by N.J.A.C. 5:93 -5.3. A site is considered to be suitable for development with affordable housing if it is available, developable, suitable, and approvable.

An “**available site**” is a site with clear title, and that is free of encumbrances which preclude development for low- and moderate-income housing.

- Although no title search has been performed for any of the properties proposed as affordable housing sites, maps indicating the likely areas of wetlands or flood hazard area on all of these properties indicate minimal environmental encumbrances. Each of the sites are “available” as there is sufficient land for development.

A “**developable site**” is a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable area-wide water quality management plan and wastewater management plan.

- All sites in the compliance plan are “developable”. All sites are within a designated sewer service area, or immediately adjacent to a sewer service area whereas service could feasibly be extended to the site.

A “**suitable site**” is a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4 (not in wetlands, flood hazard areas, steep slopes).

- All sites in the compliance plan are “suitable”. All properties within the proposed overlay zoning district are primarily located along major highways in the Township, and are mostly located in Planning Area 2 of the State Plan. This is an area where development and redevelopment are encouraged, and where lands are generally free of environmental encumbrances. The surrounding lands of the overlay zones primarily consist of lower density residential development, and some mixed commercial uses along the highway frontages, and would not be incompatible with multi-family residential development.

An “**approvable site**” is a site that may be developed for low- and moderate-income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low- and moderate-income housing.

- As a part of this plan, the Township will adopt new zoning ordinances to ensure that all proposed affordable housing development on sites identified in this plan will be approvable as permitted principal uses, and at appropriate housing densities in their respective zoning districts.

Marlboro Township – Housing Plan Element and Fair Share Plan

HOUSING ADMINISTRATION**AFFORDABLE HOUSING ORDINANCE & AFFIRMATIVE MARKETING**

The Township adopted Ordinance Chapter 70 in accordance with all Fair Housing Act and Uniform Housing Affordability Controls (UHAC) requirements.

- All new affordable housing units will have a minimum of 50% of the units be available to low income households, with at least 13% of units being available to very-low-income households. No more than 50% of housing units shall be made available to moderate income households.
- All new construction shall be adaptable in conformance with P.L.2005, c.350/N.J.S.A. 52:27D-311a and -311b.
- All affordable units shall fully comply with UHAC.
- In inclusionary developments, the affordable units shall be integrated with the market rate units.
- Construction of affordable units in inclusionary developments shall be phased in compliance with N.J.A.C. 5:93-5.6(d).
- All affordable units shall be affirmatively marketed in accordance with UHAC and applicable laws.

The Township has appointed a municipal staff member to serve as the designated Municipal Housing Liaison. The Housing Liaison is responsible for overseeing all affordable housing regulations and corresponding with administrative agent(s), the public, and all other related affordable housing professionals. The Township relies on their affordable housing administrator to administer all projects that do not have their own administrative agent. The administrative agent, who is a consultant to the Township, is responsible for the marking, the setting of sale and rental process for affordable units, income certification of applicants, creation of a waiting list of income certified applicants and the initial random selection process for new affordable units.

The Township has adopted an Affirmative Marketing Plan pursuant to N.J.A.C. 5:80-26.15(f), which includes regulations for qualifications of income eligibility, price and rent restrictions, bedroom distribution, affordability control periods, and unit marketing. to ensure that all available affordable units are marketed to the appropriate populations.

AFFORDABLE HOUSING TRUST FUND

The Township has adopted a development fee Ordinance to create a dedicated revenue source for affordable housing. The Ordinance is codified in Chapter 70, Subsection 27, and imposes fees on all applicable residential and non-residential development. The collected development fees are deposited into an interest-bearing affordable housing trust fund.

Marlboro Township – Housing Plan Element and Fair Share Plan

The Township will adopt by resolution an updated Spending Plan for the affordable housing trust fund. The Spending Plan will provide an outline of how the Township intends to utilize these funds to further the goals and mechanisms established in this Plan, and in accordance with prior COAH regulations found at N.J.A.C. 5:97 et seq, and with the Fair Housing Act. This will include a summary of revenues and expenditures to date from the affordable housing trust fund, identify mechanisms to collect revenues, project anticipated future revenues and interest, as well as outline all proposed spending from the trust fund. Funds will be spent on appropriate housing activity, affordability assistance, and administrative expenses consistent with applicable prior COAH regulations.

In the event that funding sources identified in the Spending Plan prove to be inadequate to complete the affordable housing programs outlined in this Housing Plan, the Township shall provide sufficient funding to address any such shortfalls.

**RESOLUTION
TOWNSHIP OF MARLBORO
PLANNING BOARD
HOUSING ELEMENT AND FAIR SHARE PLAN
2025 (FOURTH ROUND)
DECIDED ON JUNE 18, 2025
MEMORIALIZED ON JUNE 18, 2025**

WHEREAS, in a landmark decision in Southern Burlington County N.A.A.C.P. v. Mount Laurel Tp., 67 NJ 151 (1975) (Mount Laurel I), the New Jersey Supreme Court ruled that developing municipalities have a constitutional obligation to provide a variety in choice of housing types affordable to low- and moderate-income households; and

WHEREAS, in Southern Burlington County N.A.A.C.P. v. Mount Laurel Tp., 92 NJ 158 (1983) (Mount Laurel (II)), the New Jersey Supreme Court extended the regional fair share obligation to all municipalities with any growth area as designated in the New Jersey State Development Guide Plan ("NJDCA 1978") and determined that each municipality would have to establish its fair share obligation and provide zoning strategies to create a realistic opportunity for fulfillment of the fair share obligation; and

WHEREAS, in 1985 the New Jersey legislature enacted the Fair Housing Act in response to Mount Laurel II. The Fair Housing Act created the Council on Affordable Housing ("COAH") as an administrative alternative to compliance in a court proceeding. Under the enabling legislation, COAH had primary jurisdiction over affordable housing in New Jersey. COAH created a process for the review and approval of appropriate Housing Elements and Fair Share Plans. Approval of a municipal Housing Element and Fair Share Plan by COAH was referred to as substantive certification and it provided protection from builder's remedy litigation during the period within which it was addressed by the Housing Element and Fair Share Plan; and

WHEREAS, the New Jersey Supreme Court issued a Decision and Order on March 10, 2015, In Re Adoption of N.J.A.C. 5:96 & 5:97 by the Council on Affordable Housing, 221 N.J. 1 (2015) (Mount Laurel IV), wherein the Court held that because COAH failed to adopt amended Third Round Rules, constitutional compliance cannot be evaluated under COAH's jurisdiction which thereby rendered the FHA's exhaustion of administration remedies futile; and

WHEREAS, the New Jersey Supreme Court in Mount Laurel IV ordered that the Courts may resume their role as the forum of first instance for evaluating compliance with Mount Laurel obligations; and

WHEREAS, municipalities were required to apply to the Superior Court with a Declaratory Judgment action if a municipality wished to be protected from exclusionary zoning litigation, including builders' remedy lawsuits. The trial judges, with the assistance of an appointed Special Adjudicator to the Court, reviewed municipal housing plans much in the same manner as COAH previously did; and

WHEREAS, in accordance with Judge Jacobson's Mercer County decision in Re: Opinion on Fair Share Methodology to Implement the Mount Laurel Affordable Housing Doctrine for the Third Round (March 2018), the Township of Marlboro ("Township" or "Marlboro") entered into negotiations with Fair Share Housing Center (FSHC) and intervenors, and reached a settlement to address the concerns of all parties; and

WHEREAS, the Township engaged in mediation with both builder's remedy plaintiffs and the Fair Share Housing Center, in accordance with In Re Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 221 N.J. 1 (2015); and

WHEREAS, the Township arrived at a comprehensive settlement agreement signed on January 8, 2019 which incorporated resolutions to numerous builder's remedy cases that had been previously filed against Marlboro; and

WHEREAS, in accordance with the Settlement Agreement, the Township prepared a Housing Element and Fair Share Plan dated November 22, 2019 to address Third Round compliance, which was adopted by the Township's Planning Board and endorsed by the Township Council; and

WHEREAS, Marlboro's Housing Element and Fair Share Plan, and the mechanisms for compliance outlined therein were approved by the Court and the Township was granted a final judgement of compliance and repose on May 13, 2020 certifying that Marlboro's Third Round Fair Share Plan satisfied the Township's affordable housing obligations; and

WHEREAS, in 2024 the New Jersey Legislature amended the New Jersey Fair Housing Act ("FHA"), N.J.S.A. 52:27D-301 et seq. through the adoption of P.L. 2024, c.2 ("FHA"); and

WHEREAS, P.L. 2024, c. 2 abolished COAH, created the Affordable Housing Dispute Resolution Program (Program) and established new procedures and deadlines for municipalities to come into compliance with the FHA and the *Mount Laurel* doctrine for each future ten-year affordable housing round beginning with the Fourth Round, which starts on July 1, 2025 and ends on June 30, 2035; and

WHEREAS, in December 2024 the Administrative Office of the Courts issued Directive #14-24, which sets forth additional procedures all municipalities must follow to be in compliance with the FHA in order to maintain immunity from exclusionary zoning and builder's remedy litigation through the Program process set forth in P.L. 2024, c.2; and

WHEREAS, Directive #14-24 and P.L. 2024, c. 2, requires each municipality to adopt a binding resolution setting forth its Fourth-Round present and prospective need obligations and to file a Declaratory Judgment action with the Program through the New Jersey e-courts system by no later than February 3, 2025, and thereafter each municipality must adopt a Fourth Round Housing Element and Fair Share Plan and file same with the Program on or before June 30, 2025; and

WHEREAS, in compliance with P.L. 2024, c. 2 and Directive #14-24, the Township of Marlboro adopted Resolution #2025-076 calculating a present need obligation of 5 units and a Fourth Round prospective need obligation of 279 units. This Resolution and determination was challenged by Fair Share Housing Center and the New Jersey Builder's Association; and

WHEREAS, Through the Affordable Housing Dispute Resolution Program, the Township and the challengers agreed that Marlboro Township will have a Fourth Round prospective need obligation of 370 units of low and moderate income housing; and

NOW, THEREFORE, the Township of Marlboro Planning Board (the "Planning Board") does make the following findings of fact and conclusions of law:

1. A 2025 Fourth Round Housing Plan titled "Housing Element and Fair Share Plan, Marlboro Township, Monmouth County, New Jersey" was prepared by Laura J. Neumann, P.E, P.P., C.M.E., C.F.M. of CME Associates.

2. The Planning Board in accordance with the Municipal Land Use Law (MLUL) pursuant to N.J.S.A. 40:55D-13 and N.J.S.A. 40:55D-28 upon notice to the public conducted a public hearing on June 18, 2025 in regard to the HEFSP and the HEFSP was presented to the Planning Board and to the public by the Board Planner, Laura J. Neumann, P.E, P.P., C.M.E., C.F.M..

3. Marlboro's First and Second Round new construction obligation is 1,019 units.

4. Marlboro's Third Round obligation is 1,129 units, however, based upon the Appellate Division decision (Docket No. A-3344-20), it was affirmed that a Municipalities Third Round Prospective Need obligation for the period of 1999-2025 must comply with the statutory 1,000 unit cap set forth at N.J.S.A. 52:27D-307(e) and cannot be applied prospectively over future compliance rounds.

5. The DCA calculated a municipal Fourth Round affordable housing obligation for 2025-2035 (fourth round) methodology and background, released on or about October 18, 2024. This DCA Report calculated a Fourth Round obligation of 370 units for Marlboro. Marlboro submitted a corrected obligation of a present need obligation of 5 units and a Fourth Round prospective need obligation of 279 units with its Resolution #2025-076 committing to an obligation and submission of a housing plan. Subsequent to mediation and a settlement conference, Marlboro settled with FSHC on the Fourth Round obligation, mediated by the Affordable Housing Dispute Resolution Program. As per the Mediation Agreement dated April 16, 2025, the Township's affordable housing obligation has been determined to be 370 units for the Fourth Round period running from 2025 through 2035, in addition to the Present Need (Rehabilitation) obligation of 5 units.

6. The Township has a variety of affordable housing developments that meet the new construction obligation as follows:

Affordable Housing Developments

Project	# of Credits	Bonus Credits
Prior Cycle Credits		
Scattered Site Redevelopment	94	47
Group Home Program	4	2
Family Rental Credits		
The Place Phase I	4	4
The Place Phase II	4	4

Scattered Site Redevelopment (Additional Yield)	88	44
Senior Rental Credits		
Glenbrook Extension of Controls	80	40
Camelot III	10	9
Special or Supportive Housing Credits		
Oxford House	8	8
State Group Home	6	6
Total Credits	298	
Total Bonus Credits		164
Total Maximum Bonus Credit Allowed		93
Total Credits + Max. Bonus Allowed	391	
Fourth Round Obligation	370	
Surplus Credit	21	

7. Third Round Surplus Credits

- a. Scattered Site Redevelopment – 94 Family Rental Credits
- b. Group Home Program – 4 Special/Supportive Housing Credits

8. Family Rental Credits

- a. The Place at Marlboro / Wildflower (Block 149, Lot 16.01 – Tennent Road)
Status – Completed
Total Family Rental Credits - 4

An additional four (4) units were constructed in connection with the Phase I development of the tract. The development has been constructed and is currently occupied.

- b. The Place at Marlboro / Wildflower II (Block 149, Lot 16.02 – Tennent Road)
Status – Under Construction
Total Family Rental Credits - 4

An additional four (4) units were approved in connection with the Phase II development of the tract.

- c. Scattered Site Redevelopment Additional Yield (Location Varies)
Status – Proposed; Approved
Total Family Rental Credits – 88

As previously noted in the Third Round, the Township has designated multiple properties as “areas in need of redevelopment”, and adopted a redevelopment plan for each of these parcels that permits multi-family development with a mandatory inclusionary set aside of 30%. The Township seeks to amend the

redevelopment plan to increase the maximum permitted density to a yield of eight units to the acre to generate additional credits.

9. Senior Rental Credits

- a. Camelot III (Block 132, Lot 18.02)
Status – Proposed
Total Senior Rental Credits - 10

10 senior rental units are proposed to be constructed as an extension of the Camelot project.

- b. Glenbrook Estates / Kaplan (Block 412, Lot 307 – Thrasher Court)
Status - Proposed
Total Senior Rental Credits - 80

The Township will extend the affordability controls on 80 of the existing affordable units within Glenbrook Estates and place new 30 year affordability controls on the development. This project initially was occupied in 1996, and the original 30 year control period is set to end in 2028.

10. Special or Supportive Housing Credits

- a. Oxford House (Block 143, Lot 8 – Woodbrook)
Status - Completed
Total Special/Supportive Housing Credits - 8

This supportive needs housing facility contains 8 bedrooms.

- b. State Hospital Group Home (Block 159, Lot 11 – Newman Springs Road)
Status – Proposed
Total Special/Supportive Housing Credits - 6

This is the former state psychiatric hospital site, which has been closed since 1998. All structures were demolished in 2015. Proposed for this site is a 6 bedroom group home facility, to be constructed within two single-family structures.

11. It should be noted, that the Township received inquiries from proposed developers to include potential inclusionary developments in the Township's Fair Share Plan. These included:

- a. 100 Buckingham Street Owner LLC, owner of property located at Block 143, Lots 1.04 and 1.05 (formerly known as Lots 1.02 & 12)
- b. Crine Realty, Inc., owner of property located at Block 171, Lot 33

c. Lennar (Passarella), owner of property located at Block 225 Lot 227.01

12. The Township does not concede that the proposal received constitutes a “commitment” within the meaning of P.L.2024, c.2. Nonetheless, the Township reviewed the proposals and determined that the potential mechanisms were not required to satisfy its fair share obligations for the Fourth Round. The Township is vested with exclusive authority and responsibility to develop a Housing Element and Fair Share Plan to fulfill its affordable housing obligation. The amendments to the New Jersey Fair Housing Act, P.L.1985, c.222 (C:52:27D-301, et al.) enacted pursuant to P.L.2024, c.2, confer upon the Township the mandate to solely determine the most appropriate mechanisms for compliance. Pursuant to N.J.S.A. 52:27D-304.1(f), a municipality’s plan is not subject to challenge based upon any claim that a site on real property proposed by an alleged interested party provides a better compliance mechanism than the mechanisms selected by a municipality.

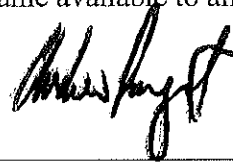
13. The Planning Board also incorporates by reference and makes a part hereof the 2025 Fourth Round Housing Plan – Housing Element and Fair Share Plan, Marlboro Township, Monmouth County, New Jersey” prepared by Laura J. Neumann, P.E, P.P., C.M.E., C.F.M. of CME Associates.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the Township of Marlboro has reviewed the 2025 Fourth Round Housing Element and Fair Share Plan, Marlboro Township, Monmouth County, New Jersey” was prepared by Laura J. Neumann, P.E, P.P., C.M.E., C.F.M. of CME Associates, and has determined that the HEFSP is consistent with the goals and objectives of the Township of Marlboro’s Master Plan. The Planning Board finds that the present and prospective need calculation for the number of affordable housing units serves the interest of low- and moderate-income households in accordance with the Mount Laurel Doctrine. The

Planning Board also incorporates by reference and makes a part hereof the 2025 Housing Element and Fair Share Plan. The Planning Board hereby adopts the Housing Element and Fair Share Plan as an amendment to the Township of Marlboro's Master Plan and as a part of a Master Plan approval process in accordance with the requirements of the Municipal Land Use Law pursuant to N.J.S.A. 40:55D-13 and N.J.S.A. 40:55D-28 and in accordance with the Fair Housing Act pursuant to N.J.S.A. 52:27D-310.

NOW, THEREFORE, BE IT FURTHER RESOLVED, by the Planning Board of the Township of Marlboro on this 18th day of June, 2025 that the action of the Planning Board taken on June 18, 2025 in adopting the Housing Element and Fair Share Plan, Marlboro Township, Monmouth County, New Jersey" was prepared by Laura J. Neumann, P.E, P.P., C.M.E., C.F.M. of CME Associates which HEFSP is incorporated herein by reference and made a part hereof and pursuant to the MLUL under N.J.S.A. 40:55D-13 and N.J.S.A. 40:55D-28 and pursuant to N.J.S.A. 40:55D-10(g) the Resolution is hereby memorialized.

BE IT FURTHER RESOLVED that the Board secretary is hereby authorized and directed to cause a notice of this decision to be published in the official newspaper at the Applicant's expense and to send a certified copy of this Resolution to the Applicants and to the Township Clerk, Engineer, Attorney and Tax Assessor, and shall make same available to all other interested parties.



Andrew Pargament, Chairman
Marlboro Township Planning Board

ON MOTION OF: Andrew Kessler

SECONDED BY: Dave Gagliano

ROLL CALL: Andrew Kessler, Steven Kansky, Lynn Franco, Michael Adler, Councilwoman DiNuzzo, Dave Gagliano, Drew Tanner and Chairman Pargament

YES: 8

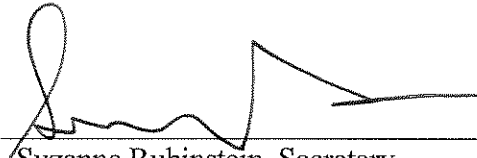
NO: 0

ABSTAINED: 0

ABSENT: Rohit Gupta, Tony Roegiers and Dave Fisher

DATED: June 18, 2025

I hereby certify this to be a true and accurate copy of the Resolution adopted by the Marlboro Township Planning Board, Monmouth County, New Jersey, at a public meeting held on June 18, 2025.



Suzanne Rubinstein, Secretary
Marlboro Township Planning Board