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FOURTH ROUND (2025-2035) HOUSING ELEMENT & FAIR SHARE HOUSING PLAN



**BOROUGH OF SHREWSBURY, MONMOUTH COUNTY
NEW JERSEY**

May 23, 2025

A blue ink signature, likely of David A. Cranmer, is written over a white rectangular background.

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Adopted June 4, 2025 by the Borough of Shrewsbury Land Use Board



IX. HOUSING ELEMENT & FAIR SHARE PLAN

The Housing Element and Fair Share Plan of the Borough of Shrewsbury, Monmouth County, New Jersey has been designed to achieve the goal of access to affordable housing to meet present and prospective future needs, with particular attention to low and moderate income housing. This plan follows the requirements of Section 3.10 of the New Jersey Fair Housing Act (FHA), N.J.S.A. 52:27D-3.10, and the relevant provisions of the regulation found at N.J.A.C. 5:97-2.3 (“Content of a Housing Element”) and N.J.A.C. 5:97-3.2 (“Content of a Fair Share Plan”).

OVERVIEW

The Borough of Shrewsbury was one of the first established municipalities in Monmouth County, founded in 1662. Shrewsbury Borough is a fully developed community containing 2.3 square miles of land area, situated in the easterly portion of Monmouth County. Typical of many municipalities in eastern Monmouth County, the Borough of Shrewsbury has sparse vacant land available for future development thus focuses on re-development initiatives as a means to create opportunities for the creation of affordable housing.

The Borough has a state registered historic district, as well as several buildings found on the national and state registers of historic places. The State Development and Re-Development Plan indicates that the Borough lies in a Metropolitan Planning Area (PA-1), which is an area designated to “*Provide for much of the state’s future redevelopment; revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; redesign areas of sprawl; and protect the character of existing stable communities*”.

The Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., requires that a municipal master plan include a Housing Plan Element in order for the municipality to exercise the power to zone and regulate land use. The Housing Plan Element and Fair Share Plan is adopted by the Borough Land Use Board and endorsed by the Borough Council.

This amendment to the Borough Master Plan addresses the planning requirements of New Jersey Supreme Court Mount Laurel doctrine and the State Fair Housing Act embodied in P.L. 2024, c.2, enacted on March 20, 2024, by Governor Murphy.



BACKGROUND TO FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

On June 2, 2008, the New Jersey Council on Affordable Housing adopted a set of Substantive Rules found at N.J.A.C. 5:97 et seq. (Mount Laurel III) which became effective on October 20, 2008. Mount Laurel III established the planning requirements that each municipality must follow to address the cumulative housing obligations created therein.

The Borough has demonstrated its commitment to meeting its affordable housing obligation by formulating a Cycle III Housing Element and Fair Share Plan and receiving approval of the court. A Judgement of Compliance and Repose was entered on April 13, 2010 by Hon. Dennis R. O'Brien, J.S.C. thereby insulating the Borough from builder's remedy lawsuits through December 31, 2018.

The Borough continued its commitment to voluntary compliance with *Mount Laurel* requirements and to the preparation of a plan addressing the Borough's affordable housing obligation under Mount Laurel IV regulations. A motion granting immunity to Builder's Remedy Lawsuits was entered by the court August 19, 2015, and later challenged by interveners. The result of litigation was a settlement entered into between the Borough of Shrewsbury and Fair Share Housing Center/NJ Builders Association, which identified agreed upon terms of quantifying the present and prospective future affordable housing needs.

A Settlement Agreement dated June 20, 2017, spelled out the terms by which the Borough's affordable housing obligations under Mount Laurel IV were to be met in the Third Round, and a Housing Element and Fair Share Housing Plan was subsequently prepared to embody the terms of the settlement agreement. The 2018-2025 Housing Element and Fair Share Plan was approved by the court and a Judgment of Compliance and Repose was entered insulating the Borough from builder's remedy litigation through June 30, 2025. As a result of the voluntary actions of the Borough, 38 new affordable housing units have been created in the community since 2010.

The Borough continues their commitment to voluntary compliance with the *Cycle Four Affordable Housing Regulations* and has prepared this Housing Element and Fair Share Plan to meet the 2025-2035 affordable housing present and prospective need obligations as computed by DCA pursuant to the methodology prescribed by P.L.2024, c.2.

The Borough of Shrewsbury is part of Housing Region 4 which includes Mercer, Monmouth and Ocean Counties. Housing Region 4 has a computed present need of 6,721 affordable housing units and a regional prospective need of 13,822 units. The obligation computed by DCA under the formulas established in P.L.2024, c.2 and accepted by the Borough of Shrewsbury equates to a present need of 35 units and a prospective need of 96 units.



MANDATORY CONTENTS OF THE HOUSING ELEMENT

The essential components of a Housing Element, as set forth in the State Fair Housing Act (N.J.S.A. 52:27D-301), include the following:

- a. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated, and in connection this inventory, to all necessary property tax assessment records and information in the assessors office, including but not limited to the property record cards;
- b. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of land;
- c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level, and age;
- d. An analysis of the existing and probable future employment characteristics of the municipality;
- e. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing; and
- f. A consideration of the lands that is 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.

DEMOGRAPHIC, HOUSING AND EMPLOYMENT CHARACTERISTICS

As required by N.J.S.A. 52:27D-3.10, all housing elements must contain an analysis of the community's demographic, housing, and economic characteristics. In fulfillment of this requirement, the following sections profile the Borough of Shrewsbury with information obtained from the decennial census data, the North Jersey Transportation Planning Authority, and the New Jersey Department of Labor and Workforce Development.

Please refer to **Appendix A** for a compilation of the data relied upon in the preparation of this Fair Share Plan.



POPULATION CHARACTERISTICS OF THE BOROUGH OF SHREWSBURY

A snapshot of the population trends of the Borough of Shrewsbury as compared to the County of Monmouth are illustrated below.

Table 1

POPULATION TRENDS, 2000-2020

	<u>2000</u>	<u>2010</u>	<u>2020</u>	<u>% Change 2000-2010</u>	<u>% Change 2010-2020</u>
Borough of Shrewsbury	3,590	3,809	4,082	6.1%	7.2%
Monmouth County	615,301	630,380	643,615	2.5%	2.1%

Source: American Community Survey (2020: ACS 5 Year Estimates)

Table 2

POPULATION BY AGE - 2020

	<u>Number</u>	<u>% of Total</u>
Under 5 Years	324	7.9%
5 to 9 Years	193	4.7%
10 to 14 Years	417	10.2%
15 to 19 Years	348	8.5%
20 to 24 Years	107	2.6%
25 to 34 Years	235	5.7%
35 to 44 Years	490	12.0%
45 to 54 Years	628	15.4%
55 to 59 Years	204	5.0%
60 to 64 Years	217	5.3%
65 Years and Older	919	22.5%
Median Age	43.9 Years	

Source: American Community Survey (2020: ACS 5 Year Estimates)



HOUSING STOCK ANALYSIS

The housing stock characteristics in the Borough of Shrewsbury include the number and type of housing units, occupancy household characteristics, age (the year the structure was built), condition of units, purchase or rental value of units, affordability to low and moderate income housing, and rate of construction.

In preparing this plan the decennial housing and demographic information was obtained from the US Census Bureau based upon 2020 American Community Survey 5 Year Estimates, along with the North Jersey Transportation Planning Authority estimate on population through 2045. The referenced data is tabulated and summarized herein to demonstrate the various points of analysis.

According to the Census Bureau Shrewsbury has an estimated total of 1,509 housing units and 1,450 households as evidenced in the 2020 American Community Survey. This represents an increase of 293 total units since the 2010 U.S. Census, which reported a total of 1,223 units. Development occurring in the Borough since 2010 is responsible for adding 143 new residential units, which includes age restricted institutional facilities constructed during the 2010-2020 period, thus explaining the delta between number of housing units and households.

The ACS data indicates that 53 units were identified as vacant in 2020. When assessing the relationship of owner-occupied residential units to rental units, it is evident that 91.7% of all occupied dwelling units in the community are owner-occupied, having a median home value of \$612,000.

Table 3

HOUSING CHARACTERISTICS

Housing Units	<u>Number</u>	<u>% of Total</u>
Number of Units	1,509	
Occupied Housing Units	1,456	96.5%
Number of Units (2010)	1,310	
Vacant Housing Units	53	3.5%
Occupancy/Household Characteristics		
Number of Households	1,374	
Persons Per Household	2.87	
Family Households	1,127	82.0%
Non-Family Households	247	18.0%
Households With at least (1) 60 and over	679	49.4%
Owner-Occupied Units	1,269	92.4%
Renter-Occupied Units	104	7.6%



Year Structure Built (ACS 2023 Data)		
2020 or Later	0	0.0%
2010 to 2019	280	18.4%
2000 to 2009	55	3.6%
1990 to 1999	148	9.7%
1980 to 1989	125	8.2%
1970 to 1979	48	3.2%
1960 to 1969	93	6.1%
1950 to 1959	476	31.2%
1949 and Earlier	301	19.7%
Condition of Units		
Lacking complete plumbing facilities	0	0.0%
Lacking complete kitchen facilities	0	0.0%
Home Value (Owner Occupied Units)		
\$1,000,000 and up	73	5.8%
\$750,000 to \$999,999	282	22.2%
\$500,000 - \$749,999	500	39.4%
\$300,000 - \$499,999	375	29.6%
\$100,000 - \$299,999	39	30.7%
\$50,000 - \$99,99	0	0.0%
\$0 - \$50,000	0	0.0%
Median Value	\$612,000	

Source: American Community Survey (2020: ACS 5 Year Estimates)

The Borough's housing stock is not atypical of the eastern Monmouth region with respect to housing stock age and family size. The largest single time period with respect to housing construction occurred the period between 1950 and 1959, during which time 476 detached individual dwellings were constructed, typically on ¼ to ½ acre lots. As the development of Monmouth County progressed the Borough of Shrewsbury followed suit until the available land was fully developed.

The rate of new housing construction has sharply diminished, with no new units beyond 2020 according to the 2023 census data. Units constructed beyond 2010 are primarily attributable to inclusionary, age restricted and residential institution (Assisted Living) projects carried out under re-development scenarios and in accordance with the 2018-2025 Fair Share Housing Plan enacted by the borough.

The median home value in Shrewsbury is typical of the eastern Monmouth County area at \$612,000. The housing affordability index is detailed in **Table 4** indicating monthly housing costs of ownership as a percentage of income. The average monthly housing rent in Shrewsbury is \$3,300. As outlined below, it is estimated that 20.0% of households spend greater than 35% of income on housing.



Table 4
HOUSING AFFORDABILITY AS A PERCENTAGE OF 2020 HOUSEHOLD INCOME

Monthly Housing Cost/Income	<u>Number</u>	<u>% of Total</u>
< 20%	373	41.1%
20% to 24.9%	127	14.0%
25%-29.9%	108	11.9%
30%-34.9%	118	13.0%
35% and Greater	182	20.0%

Source: American Community Survey (2020: ACS 5 Year Estimates)

With regard to the affordability of owned and rented housing units to low and moderate income households, it should be noted that 67% of the monthly housing costs displayed in **Table 4** are less than 30 percent of the estimated household income. The criterion for housing affordability is that not more than 30 percent of the gross income should be allocated for housing costs.

According to the 2020 American Community Survey 5 Year Estimate, Shrewsbury has a total of 1,509 households. Of the total number of households 1,127 are family households (82%) and 247 (18%) are non-family households. This information is consistent with the development of two (2) new assisted living facilities in the Borough which resulted in the creation of twenty-two new age-restricted rental affordable units.

Householders 60 years of age or older accounted for 679 (49.4%) of the households in Shrewsbury which represents a sharp increase from the 2010 share of 19.6%. This is consistent with the recent development of age restricted housing and assisted living facilities in accordance with the 2018-2025 Fair Share Housing Element.

SHREWSBURY'S EMPLOYMENT CHARACTERISTICS

At the time of the 2020 decennial Census it was estimated that 1,829 persons or 58.8 percent of Shrewsbury's population, aged 16 years old and over, was engaged in the labor force. **Table 5** describes the varied activities of this segment of the population.

Table 5
OCCUPATION OF EMPLOYED CIVILIAN POPULATION AGED 16 AND OVER

	<u>Number</u>	<u>% of Total</u>
Management, Business, Science & Arts	1,121	62.8%
Service Occupations	200	11.2%
Sales and Office Occupations	349	19.6%
Nat. Resources, Construction and Maintenance	57	3.2%
Production, Transportation, and Material	58	3.2%

Source: American Community Survey (2020: ACS 5 Year Estimates)



The two largest occupational groups within the civilian labor force in 2020 were Management, Professional, and Related Occupations, and Sales and Office Occupations. The distribution of income per household in the Borough of Shrewsbury is outlined below in **Table 6**.

Table 6
HOUSEHOLD INCOME

	Number	% of Total
Less than \$10,000	0	0%
\$10,000 to \$14,999	0	0%
\$15,000 to \$24,999	58	4.2%
\$25,000 to \$34,999	80	5.8%
\$35,000 to \$49,999	67	4.9%
\$50,000 to \$74,999	188	13.7%
\$75,000 to \$99,999	86	6.3%
\$100,000 to \$149,999	255	18.6%
\$150,000 to \$199,999	128	9.3%
\$200,000 or More	512	37.3%
<i>Median Household Income</i>	<i>\$142,870</i>	

Source: American Community Survey (2020: ACS 5 Year Estimates)

Per Capita Income within the Borough in 2020 is estimated at \$65,931 while the median household income was estimated at \$142,870. The distribution of household income levels is outlined above in **Table 6**, with the largest grouping being \$200,000 or more at 37.3%.

The median household income and the per capita income of the municipal population were more than the New Jersey median household income of \$85,245 and the state per capita income of \$35,384. With respect to per capita income, Shrewsbury is in the upper quarter of the State's municipalities.

With regard to growth in employment in Shrewsbury, the North Jersey Transportation Planning Authority has published employment projections. According to the NJTPA projections, there will be 6,438 jobs in Shrewsbury in 2045, which is essentially level with the number of jobs recorded in 2015 of 6,396, with a projected growth rate of 0.0% through 2045.

EMPLOYMENT AND HOUSING GROWTH PROJECTION

The North Jersey Transportation Planning Authority's (NJTPA) population projections for the Borough of Shrewsbury and Monmouth County indicate that the population for the Borough and the County at large will continue to grow, though at a slower rate than experienced during earlier growth periods, reaching 2045 populations of 4,033 and 671,946, respectively.

It is important to note that the NJTPA projects that Shrewsbury's population will grow by 0.2 percent from 2025 to 2045, which is significantly less than the rate of 6.4 percent



projected for the County during the same period, as well as the rate of 13.8 percent experienced by the Borough during the 1990s, which is indicative of the lack of available land to develop for housing.

According to the 2020 U.S. Census, the Borough of Shrewsbury's population has a median age 43.9 years, which is nearly equal to that of Monmouth County (43.6 years) and the State of New Jersey (40.0 years). The segment of population 65 years and older in the Borough of Shrewsbury is presently estimated at 22.5%, and represents age cohort with the greatest growth rate.

As a comparison, 22.5 percent of Shrewsbury's 2020 population was aged 65 years and over, and the same age group comprised 17.6% of the 2017 population which is reflective of recent assisted living facilities constructed under re-development scenarios. Please see detailed information regarding the distribution of Shrewsbury's population among different age cohorts is presented in **Table 7**.

Table 7

KEY DEMOGRAPHIC INDICATORS

	<u>Number of Households</u>	<u>Average Household Size</u>	<u>Median Age</u>	<u>% of Population > 65</u>	<u>Median Household Income</u>
Borough of Shrewsbury	1,374	2.87	43.9	22.5%	\$142,870
Monmouth County	238,235	2.58	43.4	17.7%	\$103,523
New Jersey	3,272,054	2.66	40.0	16.2%	\$85,245

Source: American Community Survey (2020: ACS 5 Year Estimates)

At the time of preparation of this Housing Element and Fair Share Plan there are no pending applications for residential or mixed-use development. The lack of vacant land available for residential development indicates that the projection of new residential housing units over the upcoming 10-year period is at or near zero units.

It is projected that any new housing units to be constructed will be the result of re-development initiatives under a re-zoning mechanisms which have been previously enacted by the Borough through previous Fair Share Plans where realistic opportunities for the creation of affordable housing have been legislated.



FAIR SHARE HOUSING PLAN

The Borough's Fair Share obligation is comprised of a present need or rehabilitation share, a prior round obligation for new construction from the prior rounds, and a prospective need obligation for the period of 2025-2035. The Present Need and Prospective Need obligations as computed by DCA were accepted by the Borough, subject to a vacant land adjustment as permitted by N.J.A.C. 5:93-4.2. The borough's affordable housing obligation as computed by DCA is summarized below, and detailed in **Appendix B**:

Present Need	35 Units
Prospective Need (2025-2035)	96 Units

This Fair Share Housing Plan has been formulated in a manner consistent with applicable regulations to demonstrate how the borough's affordable housing obligations have been met and to establish a framework which creates realistic opportunities for the creation of housing units within the Borough for low and moderate income households.

PRESENT NEED

The Present Need of the overall fair share obligation is intended to provide a source of funding to rehabilitate housing for occupancy by families meeting affordability requirements. The source of funding includes the Affordable Housing Trust Account established by ordinance of the governing body where contributions are deposited for those projects that are not required to provide on-site affordable units.

Rehabilitation investments under this program shall average a minimum of \$10,000 per unit and shall include the rehabilitation of at least one (1) major system. The rehabilitation program shall be structured to encourage rehabilitation and continued occupancy using mechanisms such as low-interest and forgivable loans.

The rehabilitation program shall be designed to provide rehabilitation funding for up to 35 rental or owner-occupied units, and shall have a mechanism to re-capture funds for any units which are sold prior to the sundown period of affordability controls.

The rehabilitation units shall be subject to 10 year controls on affordability in the form of a lien or deed restriction. The overall rehabilitation program shall be designed and implemented to meet the requirements of N.J.A.C. 5:97-6.2.

PROSPECTIVE NEED

The prospective need computed by DCA is based on economic and housing growth indicators and is subject to adjustment to account for the availability of vacant land to create inclusionary developments. The Borough of Shrewsbury is fully-developed as demonstrated above in **Table 3** which indicates that no housing units were constructed



after 2020, and the primary source of housing units created after 2010 were the result of inclusionary developments and assisted living facilities.

The realistic development potential (RDP) of the Borough has been analyzed to assess the potential number of housing units which can be constructed upon vacant developable lands. The following Vacant Land Analysis was carried out to adequately assess the RDP of the borough.

VACANT LAND ANALYSIS

Fair Housing Act regulations permit municipalities to request an adjustment from their prospective need due to a lack of available vacant and developable land. Pursuant to N.J.A.C. 5:93-4.2, municipalities requesting an adjustment of their fair share obligation due to lack of available land must submit an inventory of vacant and undeveloped parcels by lot and block, with property ownership and acreage.

All parcels identified as vacant in the Borough's tax assessment records are listed in the Accompanying Vacant Land Inventory Table. Vacant sites have also been mapped in the accompanying Vacant Land Inventory Map in **Appendix C**. Based upon certain physical or geographic characteristics certain lands may be excluded from the RDP calculation as described below.

PERMITTED EXCLUSIONS

DCA regulations establish the criteria by which sites or portions of sites in a municipal vacant land inventory may be excluded from the calculation of the municipality's realistic development potential (RDP). Environmentally sensitive areas may be excluded from consideration, including flood hazard areas, wetlands, and areas characterized by steep slopes (>15%) that render a site or portion of a site unsuitable for low and moderate income housing.

In addition, small, isolated lots having an insufficient acreage to generate one (1) affordable housing set-aside unit as part of an inclusionary development may be excluded. Vacant lots under development as part of an approved subdivision or that received site plan approval for development may also be excluded. Landlocked parcels or sites with limited or no access may also be excluded from the calculation of the RDP.

The Vacant Land Inventory in **Table 10** provides a parcel by parcel description of the exclusions that have been made pursuant to DCA guidelines. The general categories of exclusions are summarized as follows:

1. **Small and Isolated Sites.** A number of the sites listed in the vacant land inventory consist of small and isolated vacant lots that are too small to be realistically developed with an inclusionary development and have been eliminated pursuant to N.J.A.C. 5:93-4.2(c)2. Many of these sites are located in



single-family residential neighborhoods. Some are located in commercial or industrial areas and, in addition to their size, also are excluded due to incompatible land use arrangements. The minimum presumptive density in calculating the RDP is six units per acre with a twenty percent set-aside. At six (6) units per acre, at least 0.83 acres must be present to yield one affordable unit at a 20 percent set-aside. Consequently, properties with less than 0.83 acres have been excluded.

2. **Environmental Constraints.** Environmentally constrained lands may be eliminated pursuant to N.J.A.C. 5:93-4.2(e)2. Environmental constraints fall into the following three categories:
 - a. **Wetlands.** A number of lots have been eliminated due to the presence of freshwater wetlands. Wetlands areas and their relationship to the vacant land inventory sites are mapped in the accompanying Wetlands map.
 - b. **Flood Hazard Areas.** Flood hazard areas as defined in N.J.A.C. 7:13 and mapped by the NJDEP may be eliminated from the developable land acreage of properties included in the vacant land inventory. If there is no state study of the flood hazard area and the flood drainage is fully developed, then the municipality may use the most recent flood insurance maps to determine the flood hazard area. Consequently, Shrewsbury has used FEMA Flood Insurance Rate Map data to map the flood hazard areas within the Borough. These areas are shown in the accompanying Flood Hazard Area Map.
 - c. **Steep Slopes.** Areas with slopes of greater than 15 percent may be excluded from the calculation of the RDP. However, if a municipality has a steep slope ordinance that allows development within steep slopes, these areas can only be excluded to the extent that they are regulated in the steep slope ordinance.
3. **Access.** Sites may be eliminated due to inadequate access. This specifically includes sites which are in a land-locked condition with no frontage or dedicated access to improved public streets.
4. **Association Owned Properties and Dedicated Open Space.** Parcels owned by property associations as common areas, dedicated open space, or used for drainage basins and similar drainage facilities have been eliminated.
5. **Approved Site Plans and Development Applications.** Properties that have an approved subdivision or site plan have been eliminated. In addition, numerous sites have been developed and are no longer vacant.



6. **Incompatible Land Uses.** Sites that are adjacent to or located in areas that contain incompatible land uses (e.g. highway commercial corridors and industrial uses) have been determined to be not suitable for low and moderate income housing in accordance with the provisions of N.J.A.C. 5:93-4.2(e)6 and the definition of suitable site as set forth in N.J.A.C. 5:93-1.3, and have been eliminated from the inventory.
7. **Municipal Sites.** Municipally owned sites are listed in the **Tables 8-9** and shown on the Vacant Lands Map in **Appendix C**. Publicly owned sites are not included in the calculation of the Borough's RDP. Existing municipally owned parcels include municipal offices, public safety facilities, as well as public parks, playgrounds, recreation and conservation areas listed in the Green Acres Recreation and Open Space Inventory (ROSI). Recreation and Open Space lands on the ROSI account for approximately 135.89 acres of parkland, conservation easements and open space areas.

a) Future Recreation Sites. Municipalities may reserve up to three (3) percent of their total developed and developable acreage for active municipal recreation and exclude this acreage from consideration as potential sites for low and moderate income housing, as well as the calculation of the RDP. All sites to be reserved for active recreation must be so designated in the municipal master plan.

Developable acreage is defined as the total vacant and undeveloped lands in the municipality minus those lands which are excluded on the basis of the rules regarding historic and architecturally important sites, and agricultural and environmentally sensitive lands as described in N.J.A.C. 5:93-4.2.

The Borough of Shrewsbury contains a total of 1,376.3± acres of land within the Borough as calculated from NJGEOWEB Mapping, subtracting waterbody areas (16.7 Ac. From the total municipal area (1,393.0 Ac.). Based on the calculation of developed and developable acreage, the Borough may reserve up to 41.29 acres of active recreation lands. Currently, the Borough has 28.59 acres of property used for active recreation as identified in **Table 8** which are designated as active recreation in the Borough's Recreation and Open Space Plan and listed on the ROSI on file with the New Jersey Department of Environmental Protection.

The Borough of Shrewsbury therefore has the ability to reserve an additional area of 12.7 acres of land specifically for active recreation and is currently in the process of acquiring certain lands known as Block 30, Lot 16, more commonly known as 942 Broad Street and containing 3.3 acres. The parcel is non-vacant and presently developed as a single-family residential land use which abuts present parkland known as Manson Park situated on Block 30, Lot 13 (Partially funded & ROSI listed). This future parkland is therefore excluded from the RDP calculation.



b) Future Conservation/Passive Recreation/Open Space. If less than three (3) percent of a municipality's total land area is designated for conservation, parklands or open space, a municipality may reserve up to three (3) percent of its total land area for such purposes. However, the acquisition of such sites must be initiated by the municipality within one year of substantive certification or the granting of a judgment of repose by the court. If such a site is not purchased and limited to conservation, parklands or open space within that time-frame, then the site may be zoned to permit inclusionary development.

Based on a total land area of 1,376.3± acres, Shrewsbury may reserve up to 41.29 acres for conservation, parklands or open space. The Borough currently has 135.89 acres of publicly-owned or encumbered land reserved as conservation easement(s), parklands and passive open space. All reserved conservation, open space and passive recreation areas are listed on the ROSI included as **Table 8**.

Based on the above no additional land may be reserved for conservation, open space, or passive recreation and subsequently excluded from the RDP calculation.

**TABLE 8
RECREATION & OPEN SPACE INVENTORY**

Block	Lot	Facility Name	Interest	Type	Area
14	18.01	PARKER PARK	FEE	Active	3.65 Ac.
21	5.01	MEADOW DR EASEMENT	CR	Conservation	C6
21	5.02	MEADOW DR EASEMENT	CR	Conservation	C6
21	5.03	MEADOW DR EASEMENT	CR	Conservation	C6 (0.86 Ac.)
28	44.04	BEECH TREE LN EASEMENT	CR	Conservation	C2
28	44.05	BEECH TREE LN EASEMENT	CR	Conservation	C2
28	44.06	BEECH TREE LN EASEMENT	CR	Conservation	C2 (3.50 Ac.)
28	44.11	BEECH TREE LANE OPEN SPACE	FEE	Passive	0.46 Ac.
30	13	SYCAMORE PARK (Manson Park)	FEE	Active	16.13 Ac.
30	17	THORNEBROOKE DR EASEMENT	CR	Conservation	16.00 Ac.
37	23.01	HERITAGE LANE OPEN SPECE	FEE	Passive	0.35 Ac.
38	2	FARRELL PROPERTY	FEE	Passive	1.96
38	3	ROBERT GRAHAM ATHLETIC FIELDS	FEE	Active	5.01 Ac.
38	4.02	BRADY DR EASEMENT	CR	Conservation	9.09 Ac.
41	15	BUTTONWOOD PARK	FEE	Passive	4.8 Ac.
43	12	PARKER PLACE OPEN SPACE	FEE	Passive	0.02 Ac.
46	23	ROBERT GRAHAM ATHLETIC FIELDS	FEE	Active	3.80 Ac.
48	39.01	ROSEWOOD DR TREE EASEMENT	CR	Conservation	0.006 Ac.
48	39.02	ROSEWOOD DR TREE EASEMENT	CR	Conservation	0.003 Ac.
48	39.04	ROSEWOOD DR EASEMENT	CR	Conservation	1.40 Ac.
48	39.05	ROSEWOOD DR EASEMENT	CR	Conservation	1.30 Ac.



Block	Lot	Facility Name	Interest	Type	Area
59	1	PATRIOT ISLE	FEE	Passive	0.01 Ac.
67	5	REGENT TRAFALGAR PENBROOK STRAUS EASEMENT	CR	Conservation	C4
69	1	REGENT TRAFALGAR PENBROOK STRAUS EASEMENT	CR	Conservation	C4
69	2	REGENT TRAFALGAR PENBROOK STRAUS EASEMENT	CR	Conservation	C4
69	3	REGENT TRAFALGAR PENBROOK STRAUS EASEMENT	CR	Conservation	C4
69	4	REGENT TRAFALGAR PENBROOK STRAUS EASEMENT	CR	Conservation	C4
69.01	4	REGENT TRAFALGAR PENBROOK STRAUS EASEMENT	CR	Conservation	C4
69.02	1	REGENT TRAFALGAR PENBROOK STRAUS EASEMENT	CR	Conservation	C4
69.02	2	REGENT TRAFALGAR PENBROOK STRAUS EASEMENT	CR	Conservation	C4
69.02	3	REGENT TRAFALGAR PENBROOK STRAUS EASEMENT	CR	Conservation	C4
69.02	4	REGENT TRAFALGAR PENBROOK STRAUS EASEMENT	CR	Conservation	C4
69.02	5	REGENT TRAFALGAR PENBROOK STRAUS EASEMENT	CR	Conservation	C4
69.02	6	REGENT TRAFALGAR PENBROOK STRAUS EASEMENT	CR	Conservation	C4 (1.50 Ac.)
69.03	10	STRAUS DOECHESTER TRAFALGAR EASEMENT	CR	Conservation	C3
69.03	11	STRAUS DOECHESTER TRAFALGAR EASEMENT	CR	Conservation	C3
69.03	12	STRAUS DOECHESTER TRAFALGAR EASEMENT	CR	Conservation	C3
69.03	13	STRAUS DOECHESTER TRAFALGAR EASEMENT	CR	Conservation	C3
69.03	14	STRAUS DOECHESTER TRAFALGAR EASEMENT	CR	Conservation	C3
69.03	15	STRAUS DOECHESTER TRAFALGAR EASEMENT	CR	Conservation	C3
69.03	19	REGENT TRAFALGAR PENBROOK STRAUS EASEMENT	CR	Conservation	C4
69.03	3	STRAUS DOECHESTER TRAFALGAR EASEMENT	CR	Conservation	C3
69.03	4	STRAUS DOECHESTER TRAFALGAR EASEMENT	CR	Conservation	C3
69.03	5	STRAUS DOECHESTER TRAFALGAR EASEMENT	CR	Conservation	C3
69.03	6	STRAUS DOECHESTER TRAFALGAR EASEMENT	CR	Conservation	C3
69.03	7	STRAUS DOECHESTER TRAFALGAR EASEMENT	CR	Conservation	C3



Block	Lot	Facility Name	Interest	Type	Area
69.03	8	STRAUS DOECHESTER TRAFALGAR EASEMENT	CR	Conservation	C3
69.03	9	STRAUS DOECHESTER TRAFALGAR EASEMENT	CR	Conservation	C3
70	6.01	REGENT TRAFALGAR PENBROOK STRAUS EASEMENT	CR	Conservation	C3 (16.0 Ac.)
70	6.24	STRAUS DOECHESTER TRAFALGAR EASEMENT	CR	Conservation	39.42 Ac.
70	7.02	ESTHER HYMER	FEE	Passive	10.62 Ac.

Total Active Recreation Land	28.59 Acres
Total Passive Recreation Land	18.22 Acres
Total Conservation Easements	<u>89.08 Acres</u>
Total ROSI Lands	135.89 Acres



**TABLE 9
NON-ROSI PUBLIC LANDS**

Block	Lot	Facility Name	Interest	Type	Area
30	13.01	SHREWSBURY MUNICIPAL COMPLEX	FEE	Public	5.96 Ac.
38	1	SHREWSBURY DEPARTMENT OF PUBLIC WORKS	FEE	Public	1.03 Ac.
38	13.01	SHREWSBURY RECYCLING CENTER	FEE	Public	1.14 Ac.
64.01	32	MONMOUTH COUNTY LIBRARY	FEE	Public	4.52 Ac.

Total Public Lands 12.65 Ac.

Pursuant to DCA regulations a vacant land adjustment of a municipality's Prospective Need obligation for the fourth round based on a lack of vacant land, as part of its adopting and implementing Fair Share Plan the Borough must identify sufficient parcels likely to redevelop during the current round of obligations to address at least 25% of the Prospective Need obligation that has been adjusted.

The Borough must adopt realistic zoning that allows for such adjusted obligation, which equates to 25% of 96 units or 24 units. Parcels identified as reasonably expected to be re-developed with inclusionary developments over the 2025-2035 period, and for which realistic zoning must be implemented, if not already in place, include the following and result in the potential for 26 affordable housing units:

PROPERTY LOCATION	AREA	PRESENT USE	INTENDED ZONING	UNITS CREATED
Block 5, Lot 36 86-118 Trafford St.	1.5 Ac.	Vacant Land	AHMF-14 (14 Un/Ac)	4 Units
Block 5, Lots 34 & 35 119 Newman Springs Road	0.52 Ac.	Commercial Land	AHMF-14 (14 Un/Ac)	2 Units*
Block 5, Lots 18 & 19 131 Newman Springs Road	1.04 Ac.	Commercial Land	AHMF-14 (14 Un/Ac)	4 Units*
Block 29, Lot 9 761 Shrewsbury Avenue	2.16 Ac.	Commercial Land	AHMF-14 (14 Un/Ac)	9 Units*
Block 29, Lot 10 771 Shrewsbury Avenue	1.73 Ac.	Commercial Land	AHMF-14 (14 Un/Ac)	7 Units*

* Includes Bonus Credits for Commercial to Inclusionary Development (0.5 Bonus/Unit)

REALISTIC DEVELOPMENT POTENTIAL (2025-2035)

Vacant land within the Borough which does not meet specific exclusionary criteria and may be reasonably expected to develop is summarized below. Please refer to the RDP Calculation summarized in **Table 10** below.

The realistic development potential computed for the Borough based on the vacant land adjustment contained herein equates to 1.8 units, rounded up to 2 units.



TABLE 10
FOURTH ROUND VACANT LAND ANALYSIS
Borough of Shrewsbury, Monmouth County, New Jersey

Block	Lot	Class	Location	Owner	Area	Description	Exemption	RDP
MOD IV CLASS 1, 3A, 3B & 15C PROPERTIES								
1	1	15C	Shrewsbury Avenue	State of New Jersey - DOT	1.69 Ac.	Railroad ROW	Essential Service - Transportation	0
2	1.01		1 Dartmouth Way	K Hovnanian at Shrewsbury, LLC	8.44 Ac.	HOA Common Area	Fully Developed Planned Community	0
5	36	1	86-118 Tafford Street	Schmelz, W. John III	1.5 Ac.	Vacant Land		1.8
13	1	15C	1115 Haddon Avenue	Shrewsbury First Aid Squad, Inc.	0.13 Ac.	Shrewsbury First Aid Headquarters	Public Facility	0
13	13	1	21 Thomas Avenue	Bottino, Maximiliano	0.29 Ac.	Vacant Land	<0.83 Acres - Undersized	0
14	15	1	472 Broad Street	Radel Properties II, LLC	0.17 Ac.	Parking Lot for 468 Broad Street	Non-Vacant & < 0.83 Ac - Undersized	0
14	18.01	15C	31-59 Patterson Avenue	Borough of Shrewsbury	3.65 Ac.	John Parker Park	Active Recreation	0
18	16	1	Patterson Avenue	McManus, Peter & Melissa	0.03 Ac.	5 Foot Strip of Land	<0.83 Acres - Undersized	0
18	17	1	Patterson Avenue	De Stefano	0.01 Ac.	1 Foot Wide Strip of Land	<0.83 Acres - Undersized	0
28	2	1	720 Broad Street	720 Broad Street, LLC	0.82 Ac.	Vacant Land	<0.83 Acres - Undersized	0
28	19	1	412 Sycamore Avenue	Thompson, Alistair & Heather Gourle	0.48 Ac.	Yard & Pool for Lot 18	<0.83 Acres - Undersized	0
28	44.11	15C	1 Beech Tree Lane	Borough of Shrewsbury	0.46 Ac.	Beech Tree Lane Open Space	ROSI Passive Recreation	0
28	45	3A/3B	440 Sycamore Avenue	Borough of Shrewsbury	15.8 Ac.	GA Preserved Farmland (Non-ROSI)	Preserved Farmland	0
29	15.01	1	871 Shrewsbury Avenue	Gutharz, Barnett, Trustee	6.36 Ac.	Vacant Land	Fully encumbered by Wetlands	0
29	18	1	1005 Shrewsbury Avenue	SBC Holdings c/o National Realty	0.02 Ac.	Vacant Land	<0.83 Acres - Undersized	0
30	13	15C	419 Sycamore Avenue	Borough of Shrewsbury	16.13 Ac.	Manson Park	ROSI Active Recreation	0
30	13.01	15C	419 Sycamore Avenue	Borough of Shrewsbury	5.96 Ac.	Municipal Complex	Public Facility	0
30	17	1	Thornbrook Drive	Thornbrooke Condo Association	16 Ac.	Wetlands Encumbered Open Space	ROSI Conservation Easement	0
37	23.01	15C	8 Heritage Drive	Borough of Shrewsbury	0.35 Ac.	Heritage Lane Open Space	ROSI Passive Recreation	0
37	32	1	106 Constitution Drive	Heritage Greens HWA	2.82 Ac.	HOA Common Area	Stormwater Management Basin	0
38	1	15C	90 White Road	Borough of Shrewsbury	1.03 Ac.	Shrewsbury Department of Public Works	Public Facility	0
38	2	15C	95 Heritage Drive	Borough of Shrewsbury	1.96 Ac.	Farrell Property	ROSI Passive Recreation	0
38	3	15C	77 Suckles Place	Borough of Shrewsbury	5.01 Ac.	Robert Graham Athletic Fields	ROSI Active Recreation	0
38	4.02	15C	68 Brady Road	Borough of Shrewsbury	9.09 Ac.	Wetlands Encumbered Open Space	ROSI Conservation Easement	0
38	13.01	15C	5 Heritage Drive	Borough of Shrewsbury	1.14 Ac.	Shrewsbury Recycling Center	Public Facility	0
40	11	15C	783 Broad Street	Shrewsbury Hose Company #1	1.18 Ac.	Fire Department Headquarters	Public Facility	0
40	37.01	1	50 White Street - Rear	Yorg, Nancy L.	1.30 Ac.	Vacant Land - Object ID 41291	Landlocked, Riparian Zone, Wetlands	0
41	15	15C	25 Buttonwood Drive	Borough of Shrewsbury	4.8 Ac.	Buttonwood Park	ROSI Passive Recreation	0
43	12	15C	Parker Place	Borough of Shrewsbury	0.02 Ac.	Parker Place Open Space	ROSI Passive Recreation	0
48	34	1	39 Shady Lane	Honecker, Robert A Jr & Kim E.	1.60 Ac.	Vacant Land	Fully encumbered by Wetlands, Landlocked	0
70	6.24	15C	Strauss Drive	Borough of Shrewsbury	39.42 Ac.	Wetlands Encumbered Open Space	ROSI Conservation Easement	0
70	7.02	15C	239 Williamsburg Drive	Borough of Shrewsbury	10.62 Ac.	Esther Hymer Nature Preserve	ROSI Passive Recreation	0
70.02	6.37	1	297 Dorn Drive	Enclave @ Shrewsbury HOA	22.66 Ac.	HOA Common Area	Common Area of Development w/ Wetlands	0
70.04	8	1	189 Campbell Court	Enclave @ Shrewsbury HOA	0.33 Ac.	HOA Common Area	Common Area of Development w/ Recreation	0
70.05	15	1	298 Dorn Drive	Enclave @ Shrewsbury HOA	2.72 Ac.	HOA Common Area	Common Area of Development w/ Wetlands	0
71	17	1	62 Silverbrook Road	62 Silverbrook Holdings, LLC	0.28 Ac.	Vacant Land	<0.83 Acres - Undersized	0
PARCELS IDENTIFIED IN FOURTH ROUND LAND CAPACITY ANALYSIS								
28	2	1	720 Broad Street	720 Broad Street, LLC	0.81 Ac.	Vacant Land - Object ID 41290	<0.83 Acres - Undersized	0
40	37.01	1	50 White Street - Rear	Yorg, Nancy L.	1.3 Ac.	Vacant Land - Object ID 41291	Landlocked, Riparian Zone, Wetlands	0
21	7.01	1	49 Meadow Drive	KGSC Realty Holdings, LLC	0.19 Ac.	Vacant Land - Object ID 41292/41293	Landlocked by Stream, Wetlands, Area <0.83 Ac.	0
TOTAL								
1.8 Units								

RDP Calculation based upon a gross density of 6 units per acre with a 20% set-aside for affordable housing.



FOURTH ROUND AFFORDABLE HOUSING OBLIGATION (2025-2035)

The Borough's affordable housing obligation including prior cycle unmet need is summarized below:

THIRD ROUND AFFORDABLE HOUSING OBLIGATION (2018 - 2025):

Prior Cycle Unmet Need (1987 - 1999)	277	Units	
Third Round Prospective Need	197	Units	(Kinsey Methodology)
	474	Units	(0 RDP)

Third Round RDP Based on Building Permits:

Ivy Development	77	Units Constructed (16 Affordable)
Enclave Development	66	Units Constructed (0 Affordable)
	143	Units (16 Affordable)
20% Affordable Unit Obligation	29	Units

Third Round Credits:

Ivy Development	16	Affordable Units
The Chelsea Assisted Living	11	Affordable Rental Units
ARC of Monmouth Group Home	6	Rental Units
Sunrise Assisted Living	11	Affordable Rental Units
	44	Units

Remaining Prior Cycle Unmet Need	474	Units Prior Cycle Obligation
	<u>-44</u>	Units Third Round Credits
	430	Units Remaining Unmet Need

FOURTH ROUND AFFORDABLE HOUSING OBLIGATION (2025 - 2035)

Present Need	35	Units	(DCA Fourth Round Calculation)
Prospective Need	96	Units	(DCA Fourth Round Calculation)
Vacant Land Adjustment	<u>-94</u>	Units	(RDP = 2 Units)
	2	Units	Realistic Development Potential



COMPLIANCE TECHNIQUES

The Borough's strategy to meet its fair share obligation relies upon the following components:

1. The remaining 430-unit prior cycle Unmet Need shall be addressed by steps the Borough has already taken and will continue several steps to create realistic opportunities for the creation of affordable housing units including the following:
 - a. The Borough has adopted an Affordable Housing Development Fee Ordinance and established an Affordable Housing Trust Fund. The trust fund shall be utilized to facilitate such programs as the rehabilitation program, as well as any future municipally sponsored programs or projects.
 - b. The Borough amended the previously created redevelopment overlay zone (AH-MF8) on Newman Springs Road to include additional properties situated at Block 2, Lots 18, 19, 20, 21 and Block 13, Lots 4,5,6.
 - c. The Borough previously created a mixed-use zone (B-3) which permits the construction of mixed-use developments and provides zoning incentives to developers for the construction of accessory apartments over non-residential uses with a 20% affordable housing set aside.
 - d. The Borough has amended the AH-MF8 overlay zone and land use plan to include properties known as Block 3, Lot 8 (621 Shrewsbury Avenue) at a property-specific density of 14 Units/Acre.
 - e. The Borough has amended the AH-MF8 overlay zone and land use plan to include properties known as Block 29, Lots 7, 8, 9, 10, 11 at a property-specific densities of 14 Units/Acre.
 - f. The existing AH-MU overlay zone enacted as part of a prior Fair Share Plan has been amended to remove the absolute requirement for first floor commercial use and permit residential as a primary use. The AH-MU zoning ordinance was also amended to remove the maximum number of units per structure and provide a sliding scale, ranging from a minimum of 8 DU/Acre to a maximum of 14 DU/Acre which considers such factors as lot size, mix of uses, height, setback, coverage and lot dimensions.
 - g. A Spending Plan has been developed which includes provisions for the conversion of market to affordable units, in cooperation with a non-profit affordable housing developer to be identified.
 - h. The Borough has adopted an Inclusionary Zoning Ordinance which requires an affordable housing set-aside of 15% for rental units and 20% for 'For Sale' units.



This ordinance applies to all new multi-family developments with five (5) or more dwelling units.

2. The 35-unit **Present Need** component of the overall fair share obligation shall be satisfied through the existing local rehabilitation program or participation in a Monmouth County regional rehabilitation program. The Borough of Shrewsbury has contracted annually with a qualified affordable housing administrator private entity to provide affirmative marketing and administrative oversight in the qualification of applicants and implementation of the actual construction.

The Borough reserves the option to participate in a regional rehabilitation program implemented by the Monmouth County Division of Planning, Office of Community Development, for all or part of the overall 10 unit present need obligation.

3. The adjusted **Prospective Need** of two (2) units shall be satisfied through the implementation of overlay zoning to permit the re-development of certain lands known as Block 73, Lot 1, commonly known as 20 Avenue of the Commons. The property is 2.86 acres in size and shall be re-zoned for inclusionary development at a density of 14 units per acre, resulting in the creation of 32 market units and 8 affordable housing units.

The Borough has coordinated with the owner and prospective developer of this parcel and collectively formulated a design scheme which shall result in the creation of eight (8) affordable housing units in the fourth round, which shall translate into twelve (12) affordable housing credits as a result of the bonus credit contained in the updated regulations for the conversion of commercial property to inclusionary developments.

A draft ordinance for the AHMF-14 Overlay Zone which shall be applied to this particular property known as Block 73, Lot 1 is included in **Appendix D**, along with a copy of a conceptual site development plan prepared by the property owner, demonstrating a commitment to move forward with the development initiative.

COMPLIANCE GOALS

The above enumerated compliance techniques shall be implemented through the enactment of legislation and application of planning tools and processes to meet certain specific goals with respect to the creation of real opportunities for affordable housing in the Borough.

The specific goals to be accomplished through this process include the following:

- a. At least one-half of all affordable units addressing the Fourth Round Prospective Need shall be available to family households.



- b. At least 13% of all new affordable housing units created under this plan shall be affordable to very low income household earning 30% or less of the median income. At least one-half of the very low income units shall be available to families.
- c. At least 25% of the Fourth Round Prospective Need obligation shall be satisfied with rental units, of which at least 50% shall be available to families.
- d. Not more than 25% of any new affordable units created shall be age-restricted.
- e. At least 50% of all affordable units in any one (1) inclusionary site shall be affordable to low income and very low income households, with the remaining units available to moderate income households.
- f. The Borough will comply with affirmative marketing and affordability regulations set forth at N.J.A.C. 5:80-26.1 (UHAC) except that in lieu of the requirement at N.J.A.C. 5:80-26.3(d) for 10% of all low and moderate income rental units to be affordable to households earning 35% or less of the median income, the requirement shall be that 13% of all low and moderate income rental units shall be affordable to households earning 30% or less of median income.



APPENDIX A
American Community Survey 2020 Data
NJTPA Population Projections Through 2045

Table: ACS05Y020.DPH

Shrewsbury borough, New Jersey				
Label	Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSING OCCUPANCY				
Total housing units	1,382	±91	1,382	(X)
Occupied housing units	1,274	±89	99.4%	±0.9
Vacant housing units	108	±12	0.6%	±0.9
Homeowner vacancy rate	0.0	±2.9	(X)	(X)
Rental vacancy rate	0.0	±29.2	(X)	(X)
UNITS IN STRUCTURE				
Total housing units	1,382	±91	1,382	(X)
1-unit, detached	1,106	±88	94.5%	±2.6
1-unit, attached	21	±10	4.2%	±2.5
2 units	0	±13	0.0%	±2.7
3 or 4 units	0	±13	0.0%	±2.7
5 to 9 units	11	±16	0.8%	±3.2
10 to 19 units	0	±13	0.0%	±2.7
20 or more units	7	±12	0.5%	±0.9
Mobile home	0	±13	0.0%	±2.7
Boat, RV, van, etc.	0	±13	0.0%	±2.7
YEAR STRUCTURE BUILT				
Total housing units	1,382	±91	1,382	(X)
Built 2014 or later	65	±45	4.7%	±3.3
Built 2010 to 2013	84	±40	6.1%	±2.8
Built 2000 to 2009	44	±24	3.2%	±1.7
Built 1990 to 1999	66	±42	4.8%	±3.0
Built 1980 to 1989	179	±72	13.0%	±5.2
Built 1970 to 1979	28	±16	2.0%	±1.3
Built 1960 to 1969	68	±42	4.9%	±3.0
Built 1950 to 1959	467	±85	33.8%	±6.8
Built 1940 to 1949	96	±47	6.9%	±3.2
Built 1939 or earlier	285	±78	20.6%	±5.5
ROOMS				
Total housing units	1,382	±91	1,382	(X)
1 room	0	±13	0.0%	±2.7
2 rooms	0	±13	0.0%	±2.7
3 rooms	19	±10	2.8%	±2.2
4 rooms	21	±12	1.5%	±1.6
5 rooms	33	±10	0.7%	±1.5
6 rooms	253	±74	18.3%	±4.5
7 rooms	177	±67	12.8%	±4.6
8 rooms	284	±108	20.5%	±7.7
9 rooms or more	115	±103	7.7%	±7.4
Median rooms	7.9	±0.3	(X)	(X)
BEDROOMS				
Total housing units	1,382	±91	1,382	(X)
No bedroom	0	±13	0.0%	±2.7
1 bedroom	8	±13	0.6%	±0.9
2 bedrooms	185	±68	13.4%	±4.7
3 bedrooms	452	±101	32.7%	±6.3
4 bedrooms	351	±91	25.3%	±6.9
5 or more bedrooms	216	±74	17.1%	±5.3
HOUSING TENURE				
Occupied housing units	1,274	±89	1,274	(X)
Owner-occupied	1,209	±143	99.4%	±5.4
Renter-occupied	105	±74	7.6%	±5.6
Average household size of owner-occupied unit	2.79	±0.15	(X)	(X)
Average household size of renter-occupied unit	3.79	±1.48	(X)	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT				
Occupied housing units	1,274	±89	1,274	(X)
Moved in 2019 or later	11	±16	0.8%	±1.2
Moved in 2015 to 2018	320	±89	25.1%	±4.3
Moved in 2010 to 2014	228	±82	18.6%	±6.0
Moved in 2005 to 2009	293	±79	23.3%	±5.4
Moved in 1990 to 1999	211	±63	16.4%	±4.5
Moved in 1989 and earlier	311	±77	24.6%	±4.9
VEHICLES AVAILABLE				
Occupied housing units	1,274	±89	1,274	(X)
No vehicles available	70	±47	5.1%	±3.3
1 vehicle available	289	±91	22.0%	±5.8
2 vehicles available	514	±110	38.9%	±7.5
3 or more vehicles available	481	±80	35.0%	±6.2
HOUSE HEATING FUEL				
Occupied housing units	1,274	±89	1,274	(X)
Utility gas	1,249	±106	90.5%	±5.3
Bottled, tank, or LP gas	8	±12	0.6%	±0.9
Electricity	24	±11	1.7%	±1.6
Fuel oil, kerosene, etc.	19	±13	0.8%	±1.2
Coal or coke	0	±13	0.0%	±2.7
Wood	0	±13	0.0%	±2.7
Solar energy	0	±13	0.0%	±2.7
Other fuel	0	±13	0.0%	±2.7
No fuel used	0	±13	0.0%	±2.7
SELECTED CHARACTERISTICS				
Occupied housing units	1,274	±89	1,274	(X)
Lacking complete plumbing facilities	0	±13	0.0%	±2.7
Lacking complete kitchen facilities	0	±13	0.0%	±2.7
No telephone service available	0	±13	0.0%	±2.7
OCCUPANTS PER ROOM				
Occupied housing units	1,274	±89	1,274	(X)
1.00 or less	1,274	±89	100.0%	±2.7
1.01 to 1.50	0	±13	0.0%	±2.7
1.51 or more	0	±13	0.0%	±2.7
VALUE				
Owner-occupied units	1,209	±143	1,209	(X)
Less than \$50,000	0	±13	0.0%	±2.9
\$50,000 to \$99,999	0	±13	0.0%	±2.9
\$100,000 to \$149,999	0	±13	0.0%	±2.9
\$150,000 to \$199,999	13	±16	0.9%	±3.3
\$200,000 to \$249,999	28	±20	2.4%	±3.5
\$250,000 to \$499,999	375	±91	29.6%	±6.0
\$500,000 to \$999,999	782	±114	61.6%	±6.8
\$1,000,000 or more	79	±47	5.8%	±3.8
Median (dollars)	620,300	±20,894	(X)	(X)
MORTGAGE STATUS				
Owner-occupied units	1,209	±143	1,209	(X)
Housing units with a mortgage	908	±124	71.6%	±7.4
Housing units without a mortgage	361	±105	28.4%	±7.4
SELECTED MONTHLY OWNER COSTS (SMOCAP)				
Housing units with a mortgage	908	±124	908	(X)
Less than \$500	0	±13	0.0%	±4.0
\$500 to \$599	0	±13	0.0%	±4.0
\$1,000 to \$1,499	31	±15	3.4%	±2.7
\$1,500 to \$1,999	83	±45	9.1%	±4.9
\$2,000 to \$2,499	72	±47	8.3%	±4.8
\$2,500 to \$2,999	181	±74	19.9%	±7.6
\$3,000 or more	536	±112	59.0%	±8.8
Median (dollars)	2,408	±163	(X)	(X)
Housing units without a mortgage	361	±105	361	(X)
Less than \$250	0	±13	0.0%	±9.9
\$250 to \$399	0	±13	0.0%	±9.9
\$400 to \$599	11	±16	3.0%	±4.4
\$600 to \$799	17	±18	4.7%	±5.2
\$800 to \$999	39	±43	9.7%	±11.4
\$1,000 or more	289	±93	80.1%	±12.4
Median (dollars)	1,500+	***	(X)	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOICAP)				
Housing units with a mortgage (excluding units where SMOICAP cannot be computed)	908	±134	908	(X)
Less than 20.0 percent	175	±100	41.1%	±9.5
20.0 to 24.9 percent	127	±55	14.0%	±6.9
25.0 to 29.9 percent	108	±51	11.9%	±6.6
30.0 to 34.9 percent	118	±72	13.0%	±7.6
35.0 percent or more	182	±79	20.0%	±7.7
Not computed	0	±13	(X)	(X)
Housing units without a mortgage (excluding units where SMOICAP cannot be computed)	361	±105	361	(X)
Less than 10.0 percent	44	±10	12.2%	±8.2
10.0 to 14.9 percent	76	±47	21.1%	±11.2
15.0 to 19.9 percent	36	±29	10.0%	±8.0
20.0 to 24.9 percent	44	±15	12.2%	±9.4
25.0 to 29.9 percent	9	±13	2.5%	±3.6
30.0 to 34.9 percent	0	±13	0.0%	±9.9
35.0 percent or more	152	±16	42.1%	±14.8
Not computed	0	±13	(X)	(X)
GROSS RENT				
Occupied units paying rent	73	±18	73	(X)
Less than \$500	0	±13	0.0%	±37.2
\$500 to \$999	0	±13	0.0%	±37.2
\$1,000 to \$1,499	11	±14	15.1%	±26.5
\$1,500 to \$1,999	0	±13	0.0%	±37.2
\$2,000 to \$2,499	0	±13	0.0%	±37.2
\$2,500 to \$2,999	19	±41	26.7%	±42.3
\$3,000 or more	33	±77	45.2%	±38.9
Median (dollars)	2,940	±719	(X)	(X)
No rent paid	11	±44	(X)	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAMI)				
Occupied units paying rent (excluding units where GRAMI cannot be computed)	73	±18	73	(X)
Less than 15.0 percent	9	±13	12.3%	±11.5
15.0 to 19.9 percent	0	±13	0.0%	±17.2
20.0 to 24.9 percent	3	±18	4.1%	±13.0
25.0 to 29.9 percent	0	±13	0.0%	±17.2
30.0 to 34.9 percent	24	±15	32.9%	±18.6
35.0 percent or more	37	±43	50.7%	±18.3
Not computed	32	±44	(X)	(X)

Table: ACSDT5Y2023.B25034

Shrewsbury borough, New Jersey		
Label	Estimate	Margin of Error
Total:	1,526	±90
Built 2020 or later	0	±14
Built 2010 to 2019	280	±89
Built 2000 to 2009	55	±30
Built 1990 to 1999	148	±59
Built 1980 to 1989	125	±49
Built 1970 to 1979	48	±34
Built 1960 to 1969	93	±60
Built 1950 to 1959	476	±90
Built 1940 to 1949	95	±42
Built 1939 or earlier	206	±99

Table: ACSDT5Y2023.B25111

Shrewsbury borough, New Jersey	
Label	Estimate
Median gross rent --	
Total:	3,300
Built 2020 or later	-
Built 2010 to 2019	3,500+
Built 2000 to 2009	-
Built 1990 to 1999	-
Built 1980 to 1989	-
Built 1970 to 1979	-
Built 1960 to 1969	-
Built 1950 to 1959	-
Built 1940 to 1949	-
Built 1939 or earlier	-

Table ACS5YR2020.S0101

Shrewsbury borough, New Jersey													
Label	Total		Percent		Male		Percent Male		Female		Percent Female		Margin of Error
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	
Total population	4,082	±23	(X)		1,907	±104	(X)		2,175	±109	(X)		(X)
AGE													
Under 5 years	324	±113	7.9%	±2.8	201	±89	10.5%	±4.5	123	±64	5.7%	±2.9	
5 to 9 years	193	±76	4.7%	±2.6	90	±37	4.7%	±3.5	103	±59	4.7%	±2.7	
10 to 14 years	417	±105	10.2%	±3.6	188	±87	9.9%	±4.4	229	±68	10.5%	±3.4	
15 to 19 years	348	±112	8.5%	±3.7	172	±68	9.0%	±3.5	176	±71	8.1%	±3.2	
20 to 24 years	107	±61	2.6%	±1.5	23	±24	1.2%	±1.3	84	±62	3.9%	±2.9	
25 to 29 years	121	±76	3.0%	±2.9	70	±47	3.7%	±2.4	51	±35	2.3%	±1.6	
30 to 34 years	114	±82	2.8%	±2.0	68	±59	3.6%	±3.1	46	±35	2.1%	±1.6	
35 to 39 years	128	±84	3.1%	±2.1	35	±31	1.8%	±1.6	93	±69	4.3%	±3.2	
40 to 44 years	362	±118	8.9%	±2.9	134	±64	10.2%	±3.4	168	±85	7.7%	±3.0	
45 to 49 years	313	±84	7.7%	±2.1	148	±72	7.8%	±3.7	164	±63	7.5%	±3.2	
50 to 54 years	253	±111	6.2%	±2.7	143	±62	7.5%	±3.4	115	±69	5.3%	±2.8	
55 to 59 years	217	±86	5.3%	±1.8	116	±42	6.1%	±2.2	101	±61	4.8%	±2.3	
60 to 64 years	217	±86	5.3%	±1.8	116	±42	6.1%	±2.2	101	±61	4.8%	±2.3	
65 to 69 years	323	±105	7.9%	±2.6	129	±57	6.8%	±3.0	194	±68	8.8%	±3.1	
70 to 74 years	171	±72	4.2%	±1.8	44	±29	2.3%	±1.5	127	±59	5.8%	±2.7	
75 to 79 years	191	±72	4.7%	±1.8	104	±53	5.5%	±2.8	87	±46	4.0%	±2.1	
80 to 84 years	87	±43	2.1%	±1.0	49	±31	2.6%	±1.6	38	±27	1.7%	±1.2	
85 years and over	147	±71	3.6%	±1.7	48	±38	2.3%	±2.0	104	±55	4.8%	±2.5	
SELECTED AGE CATEGORIES													
5 to 14 years	610	±120	14.9%	±2.9	278	±91	14.6%	±4.5	332	±91	15.3%	±4.0	
15 to 17 years	249	±113	6.1%	±2.8	104	±66	5.5%	±3.4	145	±65	6.7%	±3.0	
Under 18 years	1,183	±135	29.0%	±3.3	583	±124	30.6%	±5.6	600	±93	27.6%	±3.8	
18 to 24 years	206	±78	5.0%	±1.9	91	±61	4.8%	±3.2	115	±73	5.3%	±3.3	
15 to 44 years	1,180	±150	28.9%	±3.7	562	±90	29.5%	±4.5	618	±121	28.4%	±5.4	
16 years and over	3,111	±143	76.2%	±3.5	1,391	±93	72.9%	±4.7	1,720	±127	79.1%	±5.0	
18 years and over	2,899	±135	71.0%	±3.3	1,324	±98	69.4%	±5.6	1,575	±102	72.4%	±3.8	
21 years and over	2,778	±121	68.1%	±2.9	1,256	±85	65.9%	±4.8	1,522	±87	70.0%	±3.8	
60 years and over	1,136	±137	27.8%	±3.4	485	±82	25.4%	±4.4	651	±85	29.9%	±3.9	
62 years and over	1,016	±131	24.9%	±3.2	419	±77	22.0%	±4.0	597	±82	27.4%	±3.7	
65 years and over	919	±125	22.5%	±3.1	369	±64	19.3%	±3.4	550	±83	25.3%	±3.7	
75 years and over	425	±112	10.4%	±2.7	196	±65	10.3%	±3.5	229	±79	10.5%	±3.6	
SUMMARY INDICATORS													
Median age (years)	48.9	±2.5	(X)		43.2	±3.5	(X)		45.5	±3.5	(X)		(X)
Sex ratio (males per 100 females)	87.7	±5.2	(X)		(X)		(X)		(X)		(X)		(X)
Age dependency ratio	166.2	±25.3	(X)		(X)		(X)		(X)		(X)		(X)
Child dependency ratio	48.4	±8.4	(X)		(X)		(X)		(X)		(X)		(X)
Child dependency ratio	59.7	±10.1	(X)		(X)		(X)		(X)		(X)		(X)
PERCENT ALLOCATED													
Sex	(X)	(X)	0.0%	(X)	(X)	(X)	(X)		(X)	(X)	(X)	(X)	(X)
Age	(X)	(X)	0.0%	(X)	(X)	(X)	(X)		(X)	(X)	(X)	(X)	(X)

Table: ACSSTEST2020.S0101

Shrewsbury borough, New Jersey												
Label	Total		Percent		Male		Percent Male		Female		Percent Female	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total population	4,082	±23	(X)	(X)	1,907	±104	(X)	(X)	2,175	±109	(X)	(X)
AGE												
Under 5 years	324	±113	7.9%	±2.8	201	±89	10.5%	±4.5	123	±64	5.7%	±2.9
5 to 9 years	193	±104	4.7%	±2.6	90	±67	4.7%	±3.5	103	±59	4.7%	±2.7
10 to 14 years	417	±105	10.2%	±2.6	188	±87	9.9%	±4.4	229	±76	10.5%	±3.4
15 to 19 years	348	±112	8.5%	±2.7	172	±68	9.0%	±3.5	176	±71	8.1%	±3.2
20 to 24 years	107	±61	2.6%	±1.5	23	±24	1.2%	±1.3	84	±62	3.9%	±2.9
25 to 29 years	121	±76	3.0%	±1.9	70	±47	3.7%	±2.4	51	±35	2.3%	±1.6
30 to 34 years	114	±82	2.8%	±2.0	68	±59	3.6%	±2.4	46	±35	2.1%	±1.6
35 to 39 years	128	±84	3.1%	±2.1	35	±31	1.8%	±1.6	93	±69	4.3%	±3.2
40 to 44 years	362	±118	8.9%	±2.9	194	±64	10.2%	±3.4	168	±65	7.7%	±3.0
45 to 49 years	313	±84	7.7%	±2.1	149	±54	7.8%	±1.7	164	±53	7.5%	±2.3
50 to 54 years	315	±111	7.7%	±2.7	143	±62	7.5%	±3.4	172	±69	7.9%	±3.2
55 to 59 years	204	±73	5.0%	±1.8	89	±42	4.7%	±2.2	115	±48	5.3%	±2.3
60 to 64 years	217	±64	5.3%	±1.6	116	±46	6.1%	±2.4	101	±41	4.5%	±1.9
65 to 69 years	323	±105	7.9%	±2.6	179	±57	6.8%	±3.0	154	±65	8.9%	±3.1
70 to 74 years	171	±72	4.2%	±1.8	44	±29	2.3%	±1.5	127	±59	5.8%	±2.7
75 to 79 years	191	±72	4.7%	±1.8	104	±53	5.5%	±2.8	87	±46	4.0%	±2.1
80 to 84 years	87	±43	2.1%	±1.0	49	±31	2.6%	±1.6	38	±27	1.7%	±1.2
85 years and over	147	±71	3.6%	±1.7	43	±38	2.3%	±2.0	104	±55	4.8%	±2.5
SELECTED AGE CATEGORIES												
5 to 14 years	610	±120	14.9%	±2.9	278	±91	14.6%	±4.5	332	±91	15.3%	±4.0
15 to 17 years	249	±113	6.1%	±2.8	104	±66	5.5%	±3.4	145	±65	6.7%	±3.0
Under 18 years	1,183	±135	29.0%	±3.3	583	±124	30.6%	±5.6	600	±93	27.6%	±3.8
18 to 24 years	206	±78	5.0%	±1.9	91	±61	4.8%	±3.2	115	±73	5.3%	±2.8
15 to 44 years	1,180	±150	28.9%	±3.7	562	±90	29.5%	±4.5	618	±121	28.4%	±5.4
15 years and over	3,111	±143	76.2%	±3.5	1,391	±83	72.9%	±4.7	1,720	±127	79.1%	±5.0
18 years and over	2,899	±135	71.0%	±3.3	1,324	±88	69.4%	±5.6	1,575	±102	72.4%	±3.8
21 years and over	2,778	±121	68.1%	±2.9	1,256	±85	65.9%	±4.8	1,522	±87	70.6%	±3.8
50 years and over	1,136	±137	27.8%	±3.4	485	±82	25.4%	±4.4	651	±85	29.9%	±3.9
60 years and over	1,016	±131	24.9%	±3.2	419	±77	22.0%	±4.0	597	±82	27.4%	±3.7
65 years and over	919	±125	22.5%	±3.1	369	±64	19.3%	±3.4	550	±83	25.3%	±3.8
75 years and over	425	±112	10.4%	±2.7	196	±65	10.3%	±3.5	229	±79	10.5%	±3.6
SUMMARY INDICATORS												
Median age (years)	43.9	±2.5	(X)	(X)	43.2	±3.5	(X)	(X)	45.5	±3.5	(X)	(X)
Sex ratio (males per 100 females)	97.7	±9.2	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
Age dependency ratio	105.2	±15.3	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
Old-age dependency ratio	46.4	±8.7	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
Child dependency ratio	59.7	±10.1	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
PERCENT ALLOCATED												
Sex	(X)	(X)	0.0%	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
Age	(X)	(X)	0.0%	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)

Table: ACSST5Y2020.S1101

Shrewsbury borough, New Jersey									
Total		Married-couple family household				Male householder, no spouse present, family household			
Label	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Estimate	Margin of Error	Estimate	Margin of Error
HOUSEHOLDS									
Total households	1,374	\$89	990	\$97	65	72	\$48	247	\$82
Average household size	2.87	\$0.17	3.27	\$0.22	3.80	2.50	\$1.66	1.11	\$0.16
FAMILIES									
Total families	1,127	\$84	990	\$97	65	72	\$48	(X)	(X)
Average family size	3.21	\$0.19	3.77	\$0.22	3.18	2.50	\$1.02	(X)	(X)
AGE OF OWN CHILDREN									
Households with own children of the householder under 18 years	506	\$64	439	\$64	29	38	\$41	(X)	(X)
Under 6 years only	23.9%	\$13.8	27.6%	\$15.4	0.0%	0.0%	\$59.2	(X)	(X)
Under 6 years and 6 to 17 years	15.2%	\$11.6	17.5%	\$13.6	0.0%	0.0%	\$59.2	(X)	(X)
6 to 17 years only	60.9%	\$11.6	54.9%	\$13.2	100.0%	100.0%	\$59.2	(X)	(X)
Total households	1,374	\$89	990	\$97	65	72	\$48	247	\$82
SELECTED HOUSEHOLDS BY TYPE									
Households with one or more people under 18 years	38.5%	\$5.6	45.9%	\$7.4	44.6%	52.8%	\$46.8	3.2%	\$4.9
Households with one or more people 60 years and over	49.4%	\$4.9	42.2%	\$6.8	55.4%	65.3%	\$46.8	72.1%	\$14.1
Householder living alone	17.4%	\$5.3	(X)	(X)	(X)	(X)	(X)	96.8%	\$4.9
65 years and over	11.7%	\$4.7	(X)	(X)	(X)	(X)	(X)	65.2%	\$15.3
UNITS IN STRUCTURE									
1-unit structures	98.7%	\$1.5	98.2%	\$2.0	100.0%	100.0%	\$39.5	100.0%	\$14.1
2-or-more-unit structures	1.3%	\$1.5	1.8%	\$2.0	0.0%	0.0%	\$39.5	0.0%	\$14.1
Mobile homes and all other types of units	0.0%	\$2.7	0.0%	\$3.7	0.0%	0.0%	\$39.5	0.0%	\$14.1
HOUSING TENURE									
Owner-occupied housing units	92.4%	\$5.6	93.4%	\$5.7	55.4%	100.0%	\$46.8	95.5%	\$6.5
Renter-occupied housing units	7.6%	\$5.6	6.6%	\$5.7	44.6%	0.0%	\$46.8	4.5%	\$6.5

Table: ACSSTY2025.S3504

Shrewsbury borough, New Jersey																	
Occupied housing units			Percent occupied housing units			Owner-occupied housing units			Percent owner-occupied housing units			Renter-occupied housing units			Percent renter-occupied housing units		
Label	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	
Occupied housing units	1,374	±89	1,374	±89	1,269	±143	1,269	±143	1,269	±143	105	±74	105	±74	105	±74	
UNITS IN STRUCTURE																	
1. detached	1,298	±86	94.5%	±2.6	1,193	±138	94.0%	±2.8	1,193	±138	105	±74	105	±74	100.0%	±29.2	
1. attached	58	±36	4.2%	±2.6	58	±36	4.6%	±2.7	58	±36	0	±13	0	±13	0.0%	±29.2	
2 apartments	0	±13	0.0%	±2.7	0	±13	0.0%	±2.9	0	±13	0	±13	0	±13	0.0%	±29.2	
3 or 4 apartments	0	±13	0.0%	±2.7	0	±13	0.0%	±2.9	0	±13	0	±13	0	±13	0.0%	±29.2	
5 to 9 apartments	11	±16	0.8%	±1.2	11	±16	0.9%	±1.3	11	±16	0	±13	0	±13	0.0%	±29.2	
10 or more apartments	7	±12	0.5%	±0.9	7	±12	0.6%	±1.0	7	±12	0	±13	0	±13	0.0%	±29.2	
Mobile home or other type of housing	0	±13	0.0%	±2.7	0	±13	0.0%	±2.9	0	±13	0	±13	0	±13	0.0%	±29.2	
YEAR STRUCTURE BUILT																	
2014 or later	65	±45	4.7%	±3.3	33	±32	2.6%	±2.4	33	±32	32	±44	32	±44	30.5%	±35.9	
2010 to 2013	84	±40	6.1%	±2.9	84	±40	6.6%	±3.1	84	±40	0	±13	0	±13	0.0%	±29.2	
2000 to 2009	44	±24	3.2%	±1.7	44	±24	3.5%	±1.9	44	±24	0	±13	0	±13	0.0%	±29.2	
1980 to 1999	245	±78	17.8%	±5.7	245	±80	19.3%	±6.0	245	±80	0	±13	0	±13	0.0%	±29.2	
1960 to 1979	96	±51	7.0%	±3.7	87	±50	6.9%	±3.9	87	±50	9	±13	9	±13	8.6%	±14.8	
1940 to 1959	563	±99	41.0%	±6.8	499	±110	39.3%	±7.1	499	±110	64	±57	64	±57	61.0%	±36.3	
1939 or earlier	277	±76	20.2%	±5.4	277	±76	21.8%	±5.7	277	±76	0	±13	0	±13	0.0%	±29.2	
ROOMS																	
1 room	0	±13	0.0%	±2.7	0	±13	0.0%	±2.9	0	±13	0	±13	0	±13	0.0%	±29.2	
2 or 3 rooms	39	±20	2.8%	±2.2	31	±28	2.4%	±2.1	31	±28	8	±13	8	±13	7.6%	±13.9	
4 or 5 rooms	114	±56	8.3%	±3.9	114	±56	9.0%	±4.1	114	±56	0	±13	0	±13	0.0%	±29.2	
6 or 7 rooms	480	±90	31.3%	±6.4	365	±57	28.8%	±6.4	365	±57	65	±46	65	±46	61.9%	±22.8	
8 or more rooms	791	±87	57.6%	±5.6	759	±100	59.6%	±6.3	759	±100	32	±42	32	±42	30.5%	±44.2	
BEDROOMS																	
No bedroom	0	±13	0.0%	±2.7	0	±13	0.0%	±2.9	0	±13	0	±13	0	±13	0.0%	±29.2	
1 bedroom	8	±13	0.6%	±0.9	0	±13	0.0%	±2.9	0	±13	8	±13	8	±13	7.6%	±13.9	
2 or 3 bedrooms	637	±109	46.4%	±6.1	593	±120	46.7%	±6.6	593	±120	44	±46	44	±46	41.9%	±37.4	
4 or more bedrooms	729	±75	53.1%	±6.0	676	±98	53.3%	±6.6	676	±98	53	±55	53	±55	50.5%	±39.5	
COMPLETE FACILITIES																	
With complete plumbing facilities	1,374	±89	100.0%	±2.7	1,269	±143	100.0%	±2.9	1,269	±143	105	±74	105	±74	100.0%	±29.2	
With complete kitchen facilities	1,374	±89	100.0%	±2.7	1,269	±143	100.0%	±2.9	1,269	±143	105	±74	105	±74	100.0%	±29.2	
VEHICLES AVAILABLE																	
No vehicle available	70	±47	5.1%	±3.3	70	±47	5.5%	±3.5	70	±47	0	±13	0	±13	0.0%	±29.2	
1 vehicle available	289	±87	21.0%	±5.8	278	±85	21.9%	±5.8	278	±85	11	±16	11	±16	10.5%	±17.7	
2 vehicles available	534	±110	38.9%	±7.5	493	±105	38.8%	±7.6	493	±105	41	±45	41	±45	39.0%	±36.3	
3 or more vehicles available	481	±80	35.0%	±6.2	428	±92	31.7%	±6.4	428	±92	53	±55	53	±55	50.5%	±39.5	
TELEPHONE SERVICE AVAILABLE																	
With telephone service	1,374	±89	100.0%	±2.7	1,269	±143	100.0%	±2.9	1,269	±143	105	±74	105	±74	100.0%	±29.2	
HOUSE HEATING FUEL																	
Utility gas	1,249	±106	90.9%	±5.3	1,144	±145	90.1%	±5.7	1,144	±145	105	±74	105	±74	100.0%	±29.2	
Bottled, tank, or LP gas	8	±12	0.6%	±0.9	8	±12	0.6%	±0.9	8	±12	0	±13	0	±13	0.0%	±29.2	
Electricity	24	±21	1.7%	±1.6	24	±21	1.9%	±1.7	24	±21	0	±13	0	±13	0.0%	±29.2	
Fuel oil, kerosene, etc.	93	±73	6.8%	±5.2	93	±73	7.3%	±5.6	93	±73	0	±13	0	±13	0.0%	±29.2	
Coal or coke	0	±13	0.0%	±2.7	0	±13	0.0%	±2.9	0	±13	0	±13	0	±13	0.0%	±29.2	
All other fuels	0	±13	0.0%	±2.7	0	±13	0.0%	±2.9	0	±13	0	±13	0	±13	0.0%	±29.2	
No fuel used	0	±13	0.0%	±2.7	0	±13	0.0%	±2.9	0	±13	0	±13	0	±13	0.0%	±29.2	

Table: DECENNIALPL2020.H1

Label	Shrewsbury borough, New Jersey
Total:	1,509
Occupied	1,456
Vacant	53



APPENDIX B
Fourth Round DCA Spreadsheet

3402500070	1330	Aberdeen township	Monmouth	4	0	0	0.66%	0.21%	1.34%	0.73%	101	0	7,697	0	1,000
3402500730	1301	Allenhurst borough	Monmouth	4	4	0	0.16%	0.00%	0.38%	0.18%	25	0	199	0	40
3402500760	1302	Allentown borough	Monmouth	4	0	0	0.03%	0.03%	0.56%	0.21%	28	0	694	0	139
3402501960	1303	Asbury Park city	Monmouth	4	214	1	0.00%	0.00%	0.00%	0.00%	0	0	7,087	0	1,000
3402502110	1304	Atlantic Highlands borough	Monmouth	4	0	0	0.28%	0.05%	0.72%	0.35%	48	0	1,949	0	390
3402502440	1305	Avon-by-the-Sea borough	Monmouth	4	5	0	0.11%	0.00%	0.52%	0.21%	29	0	902	0	180
3402504930	1306	Belmar borough	Monmouth	4	64	0	0.45%	0.00%	0.49%	0.31%	43	0	2,867	0	573
3402506970	1307	Bradley Beach borough	Monmouth	4	0	0	0.20%	0.00%	0.44%	0.22%	30	0	2,157	0	431
3402507750	1308	Brielle borough	Monmouth	4	0	0	0.26%	0.03%	1.12%	0.47%	65	0	1,949	0	390
3402514560	1309	Colts Neck township	Monmouth	4	0	0	0.48%	0.00%	1.71%	0.73%	101	0	3,307	0	661
3402516660	1310	Deal borough	Monmouth	4	5	0	0.10%	0.01%	0.22%	0.11%	15	0	347	0	69
3402519840	1311	Eatontown borough	Monmouth	4	20	0	3.14%	0.39%	0.66%	1.40%	193	0	5,842	0	1,000
3402521570	1312	Englishtown borough	Monmouth	4	25	0	0.14%	0.03%	0.47%	0.21%	30	0	789	0	158
3402522440	1313	Fair Haven borough	Monmouth	4	0	0	0.15%	0.01%	1.85%	0.67%	92	0	1,994	0	399
3402522950	1314	Farmingdale borough	Monmouth	4	0	0	0.10%	0.00%	0.39%	0.16%	22	0	616	0	123
3402525200	1315	Freehold borough	Monmouth	4	270	0	0.67%	0.03%	0.35%	0.35%	49	0	4,143	0	829
3402525230	1316	Freehold township	Monmouth	4	39	0	4.49%	5.70%	2.13%	4.11%	568	0	12,897	0	1,000
3402530690	1339	Hazlet township	Monmouth	4	0	0	1.10%	0.67%	1.28%	1.02%	140	0	7,179	0	1,000
3402531500	1317	Highlands borough	Monmouth	4	0	0	0.20%	0.00%	0.45%	0.22%	30	0	2,425	0	485
3402532640	1318	Holmdel township	Monmouth	4	129	0	0.18%	0.76%	1.94%	0.96%	133	0	5,787	0	1,000
3402533300	1319	Howell township	Monmouth	4	63	0	2.77%	0.80%	0.85%	2.45%	338	0	18,906	0	1,000
3402534200	1320	Interlaken borough	Monmouth	4	0	0	0.00%	0.00%	0.44%	0.23%	31	0	3,808	0	762
3402536480	1321	Kearnsburg borough	Monmouth	4	91	0	0.23%	0.00%	0.37%	0.27%	37	0	3,202	0	640
3402536810	1322	Keyport borough	Monmouth	4	29	0	0.43%	0.02%	0.32%	0.14%	19	0	778	0	156
3402537560	1347	Lake Como borough	Monmouth	4	11	0	0.10%	0.00%	0.32%	0.17%	98	0	2,196	0	439
3402540770	1323	Little Silver borough	Monmouth	4	0	0	0.30%	0.06%	1.76%	0.71%	98	0	94	1	19
3402541010	1324	Loch Arbour village	Monmouth	4	0	0	0.01%	0.00%	0.57%	0.19%	27	0	0	0	1,000
3402541310	1325	Long Branch city	Monmouth	4	317	1	0.00%	0.00%	0.00%	0.00%	0	0	12,391	0	1,000
3402542990	1326	Manalapan township	Monmouth	4	62	0	1.51%	1.79%	2.82%	2.04%	282	0	14,325	0	1,000
3402543050	1327	Manasquan borough	Monmouth	4	0	0	0.55%	0.00%	0.90%	0.48%	67	0	2,462	0	492
3402544070	1328	Marlboro township	Monmouth	4	5	0	2.25%	7.02%	3.30%	4.19%	579	0	13,774	0	1,000
3402544520	1329	Matawan borough	Monmouth	4	0	0	0.41%	0.13%	0.99%	0.51%	70	0	3,849	0	770
3402545990	1331	Middletown township	Monmouth	4	186	0	1.58%	2.10%	3.84%	2.50%	346	0	24,710	0	1,000
3402546560	1332	Millstone township	Monmouth	4	7	0	0.37%	0.00%	1.75%	0.71%	98	0	3,324	0	665
3402547130	1333	Monmouth Beach borough	Monmouth	4	0	0	0.09%	0.00%	0.92%	0.34%	47	0	1,452	0	290
3402549890	1334	Neptune township	Monmouth	4	97	0	1.83%	0.84%	1.02%	1.23%	170	0	11,466	0	1,000
3402549920	1335	Neptune City borough	Monmouth	4	12	0	0.31%	0.01%	0.38%	0.23%	32	0	2,109	0	422
3402554270	1337	Ocean township	Monmouth	4	51	0	1.60%	0.54%	1.47%	1.20%	166	0	11,249	0	1,000
3402554570	1338	Oceanport borough	Monmouth	4	0	0	0.35%	0.05%	0.93%	0.44%	61	0	2,346	0	469
3402562430	1340	Red Bank borough	Monmouth	4	54	0	2.64%	0.01%	0.70%	1.12%	154	0	5,423	0	1,000
3402564410	1341	Roosevelt borough	Monmouth	4	30	0	0.00%	0.00%	0.43%	0.14%	20	0	307	0	61
3402565130	1342	Rumson borough	Monmouth	4	0	0	0.41%	0.02%	2.11%	0.85%	117	0	2,398	0	480
3402566240	1343	Sea Bright borough	Monmouth	4	0	0	0.46%	0.00%	0.54%	0.33%	46	0	793	0	159
3402566330	1344	Sea Girt borough	Monmouth	4	0	0	0.11%	0.04%	1.43%	0.53%	73	0	786	0	157
3402567350	1345	Shrewsbury borough	Monmouth	4	35	0	1.05%	0.01%	1.03%	0.69%	96	0	1,456	0	291
3402567365	1346	Shrewsbury township	Monmouth	4	4	0	0.00%	0.00%	0.26%	0.09%	12	0	505	0	101
3402570110	1348	Spring Lake borough	Monmouth	4	10	0	0.47%	0.01%	1.00%	0.49%	68	0	1,225	0	245

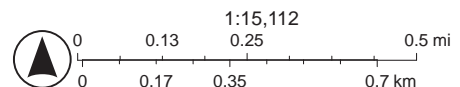


APPENDIX C
Vacant Land Inventory Mapping
Freshwater Wetlands and Flood Mapping



5/23/2025

Parcels and MOD-IV Composite of NJ, Web Mercator (3857)



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