

Housing Plan Element and Fair Share Plan

Prepared for:

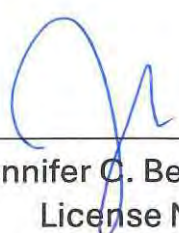
**The Borough of Tinton Falls
Monmouth County, New Jersey**

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INTRODUCTION

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

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

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

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

- An inventory of the municipality’s housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low- and moderate-income households and substandard housing capable of being rehabilitated;
- A projection of the municipality’s housing stock, including the probable future construction of low- and moderate-income housing, for the ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of

applications for development and probable residential development of lands;

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

MUNICIPAL SUMMARY

The Borough of Tinton Falls is an established residential community that contains approximately 15.5 square miles in the eastern portion of Monmouth County New Jersey. The Borough traces its history back to the 17th century, when a village at Tinton Falls was established alongside an ironworks. The waterpower derived from the falls spurred the growth of many businesses such as a sawmill and grist mill, while also drawing in a residential population. Tourists also made their way to Tinton Falls to visit the mineral spring and associated boarding house for health and recreation purposes. In 1950, Tinton Falls broke away from Shrewsbury Township as New Shrewsbury, later renamed to Tinton Falls in 1975.

Today, the Borough of Tinton Falls contains a large variety of development. Much of the present land use is dictated by the Garden State Parkway and State Highway 18 bisecting the Borough north-south and east-west, respectively. Residential developments are spread throughout the Borough, with the largest section found north of State Highway 18. Residential agricultural land can also be found in this region. Commercial uses are concentrated along highly traveled areas and offer a variety of establishments including restaurants, offices, retail shops, and service centers. Industrial and manufacturing sites are present at the intersection between State Highway 18 and the Garden State Parkway and in smaller patches further south. Naval Weapons Station Earle covers much of the central to southwestern portion of the Borough as government use. The former army base Fort Monmouth can also be found in Tinton Falls, now subject to future redevelopment. Public facilities are located throughout the Borough, providing amenities such as public parks for the community and visitors to enjoy. Tinton Falls is bordered by Middletown Township and Red Bank Borough to the north; Shrewsbury Borough, Shrewsbury Township, Eatontown Borough, Ocean Township, and Neptune Township to the east; Wall Township to the south, and Colts Neck Township to the west.

The current year-round population of Tinton Falls is estimated at 19,252 (ACS 2023 5-year data). Tinton Falls has a population density of 1,242 persons per square mile. The Borough grew older by 10.5 years between 2000 and 2023, with a current median age of 47.1 years of age. Tinton Falls' 2023 median household income estimate of \$113,844 was lower than that of the county (\$122,727) and higher than that of the State (\$101,050).

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

DEMOGRAPHIC CHARACTERISTICS

POPULATION

In 2023, the Borough of Tinton Falls had a total population of 19,252. This number represented an increase of 71 individuals or 0.37 percent since 2020, when the total population was 19,181 individuals. The 1940 population is of Shrewsbury Township, as Tinton Falls was not separate from the Township at that time. There was a steady increase of population until 1980 where there was a dip in the Borough's population. From 1980 to the present, Tinton Falls has increased in population each decade. The total population pattern for Tinton Falls, Monmouth County, and New Jersey are detailed below.

TABLE 1: POPULATION TRENDS, 1940-2023

Year	Tinton Falls			Monmouth County			New Jersey		
	Population	Change		Population	Change		Population	Change	
		Number	Percent		Number	Percent		Number	Percent
1940	1,347	-	-	161,238	-	-	4,160,165	-	-
1950	3,783	2,436	181%	225,327	64,089	39.7%	4,835,329	675,164	16.2%
1960	7,313	3,530	93.3%	334,401	109,074	48.4%	6,066,782	1,231,453	25.5%
1970	8,395	1,082	14.8%	461,849	127,448	38.1%	7,171,112	1,104,330	18.2%
1980	7,662	-733	-8.73%	503,173	41,324	8.9%	7,365,011	193,899	2.7%
1990	12,361	4,699	61.3%	553,124	49,951	9.9%	7,730,188	365,177	5.0%
2000	15,053	2,692	21.8%	615,301	62,177	11.2%	8,414,350	684,162	8.9%
2010	17,892	2,839	18.9%	628,112	12,811	2.0%	8,721,577	307,227	3.6%
2020*	19,181	1,289	7.20%	620,821	-7,291	-1.2%	8,885,418	163,841	1.9%
2023*	19,252	71	0.370%	643,615	22,794	3.67%	9,267,014	381,596	4.29%
2050^	19,552	300	1.56%	669,624	48,559	4.0%	-	-	-

Source: U.S. Census Bureau Decennial Census, American Community Survey 5-Year Estimates (table DP05)

^Population Projections from North Jersey Transportation Planning Authority (NJTPA)

POPULATION COMPOSITION BY AGE

The age composition of Tinton Falls has shifted noticeably since 2010. According to American Community Survey 5-Year Estimates, 2023, significant changes occurred in many age groups. The number of residents aged 9 years old and under as well as adults 25 to 59 years old has decreased significantly over this time period. The greatest increase in population was experienced by the 60 to 64 years old and 65 to 74 years age cohorts, both more than doubling in population. A notable increase in population was also present in the 15 to 19 years old and 20 to 24 years old cohorts.

TABLE 2: POPULATION BY AGE COHORT, TINTON FALLS, 2010-2023

Population	2010		2023		Change 2010-2023
	Number	Percent	Number	Percent	
Total population	17,892	100.00%	19,252	100.00%	7.60%
Under 5 years	1,020	5.7%	728	3.8%	-28.6%
5 to 9 years	1,163	6.5%	715	3.7%	-38.5%
10 to 14 years	966	5.4%	1,122	5.8%	16.1%
15 to 19 years	895	5.0%	1,289	6.7%	44.0%
20 to 24 years	662	3.7%	1,105	5.7%	66.9%
25 to 34 years	1,771	9.9%	1,525	7.9%	-13.9%
35 to 44 years	2,881	16.1%	2,617	13.6%	-9.16%
45 to 54 years	3,149	17.6%	2,300	11.9%	-27.0%
55 to 59 years	1,843	10.3%	1,452	7.5%	-21.2%
60 to 64 years	698	3.9%	1,480	7.7%	112%
65 to 74 years	1,145	6.4%	2,356	12.2%	106%
75 to 84 years	1,217	6.8%	1,241	6.4%	1.97%
85 years and over	1,181	6.6%	1,332	6.9%	12.8%
U.S. Census Bureau ACS 2023 5- Year Estimates (table DP-05)					

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

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

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

The median age of Tinton Falls residents increased by 3.7 years between 2010 and 2023. While the State and County have also experienced increases in median age, the Borough experienced the highest increase between 2010 and 2023 and exhibits the highest median age of the three populations.

TABLE 4: MEDIAN AGE

Year	Tinton Falls	Monmouth County	New Jersey
2010	43.4	40.6	38.5
2023	47.1	43.2	40.1
Change	3.7	2.6	1.6
U.S. Census Bureau, 2000 Decennial Census (table DP-1) U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table B01002)			

HOUSEHOLDS

A household is defined as one or more persons, either related or not, living together in a housing unit. 2023 ACS 5-Year Estimates note that there were approximately 8,762 households in the Borough. Approximately 68.8% percent of all Borough households were comprised of one or two persons, with 41.3% comprising one-person households. While one- and two-person households also comprise the majority of County households at 58.9%, Tinton Falls has fewer larger households than the County overall. The Borough's average household size was 2.16, which is smaller than the County's average household size of 2.55.

**TABLE 5: HOUSEHOLD CHARACTERISTICS
TINTON FALLS AND MONMOUTH COUNTY, 2023**

	Borough		County	
	Number	Percent	Number	Percent
Total Households	8,762	100.0%	250,195	100.0%
1-person	3,615	41.3%	66,589	26.0%
2-persons	2,410	27.5%	81,289	32.9%
3-persons	958	10.9%	40,929	16.4%
4 or more persons	1,779	20.3%	61,388	24.5%
Average Household Size	2.16		2.55	
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (tables S2501 & B25010)				

Family households are defined as two or more persons living in the same household, related by blood, marriage or adoption. Households in Tinton Falls are mainly family households (54.5%). Approximately 45.6 percent of all family households were family households with married couple householders, while 8.08 percent of family households respectively were family households consisting of single female householders and 0.856 percent for single male householders. The average family size was 3.02 persons. The average non-family household size was 1.12 persons.

TABLE 6: HOUSEHOLDS BY TYPE (2023)

Households	Total	Percent
	8,762	100.0%
Average Household Size	2.16	
Average Non-Family Household Size	1.12	
Family households	4,777	54.5%
Married Couple Family	3,994	45.6%
With own children under 18 years	1,504	17.2%
No children under 18 years	2,490	28.4%
Other Family		
Male householder, no spouse present	75	0.856%
With own children under 18 years	10	0.114%
No own children under 18 years	65	0.742%
Female householder, no spouse present	708	8.08%
With own children under 18 years	365	4.17%
No own children under 18 years	343	3.91%
Nonfamily Households	3,985	45.5%
Average Family Size	3.02	
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table S1101)		

INCOME

Tinton Falls experienced a 78.9 percent increase in per capita income between 2010 and 2023, which was higher than Monmouth County's 41.1 percent increase, and higher than the State's 33.9 percent increase over the same period. Tinton Falls' 2023 per capita income of \$71,823 was greater than the County's \$57,836, and the State's \$46,691.

TABLE 7: PER CAPITA INCOME AND MEDIAN HOUSEHOLD INCOME

	2010 Per Capita Income	2023 Per Capita Income	Percent Change	2010 Median Household Income	2023 Median Household Income	Percent Change
Tinton Falls	\$40,149	\$71,823	78.9%	\$78,894	\$113,844	44.3%
Monmouth	\$40,976	\$57,836	41.1%	\$82,265	\$122,727	49.1%
New Jersey	\$34,858	\$46,691	33.9%	\$69,811	\$101,050	44.7%
U.S. Census Bureau, 2010 Decennial Census (tables DP-3 and P082)						
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (tables S1902 and S1903)						

The income distribution for the Borough deviates from that of the County. The income bracket containing the highest percentage of households for Monmouth County is the \$100,000 to \$149,999 range (27.7%), however, Tinton Falls has the highest percentage of households in the \$200,000 or more range (30.2%). The income brackets containing the next highest percentages of households were the \$100,000 to \$149,999 range (13.9%), followed by the \$50,000 to \$74,999 range (11.0%) for Tinton Falls; and the \$200,000 or more range (27.7%),

followed by the \$150,000 to \$199,999 range (13.6%) for the County. The median income in Tinton Falls was \$113,844, approximately \$8,883 less than the county median household income, and about \$12,794 more than the state median household income. Between 2010 and 2023, the median household income increased 44.3 percent, lower than the 49.1 percent growth rate experienced in Monmouth County and lower than the 44.7 percent increase for the State overall.

**TABLE 8: HOUSEHOLD INCOME DISTRIBUTION
TINTON FALLS AND MONMOUTH COUNTY, 2023**

	Tinton Falls		Monmouth County	
	Number	Percent	Number	Percentage
Total Households	8,762	100.0%	250,195	100.0%
Less than \$10,000	317	3.62%	8,165	3.2%
\$10,000 to \$14,999	162	1.85%	5,319	2.1%
\$15,000 to \$24,999	618	7.05%	10,781	4.3%
\$25,000 to \$34,999	549	6.27%	10,705	4.3%
\$35,000 to \$49,999	584	6.67%	17,390	6.9%
\$50,000 to \$74,999	968	11.0%	25,153	10.05%
\$75,000 to \$99,999	785	8.96%	25,542	10.2%
\$100,000 to \$149,999	1,217	13.9%	69,459	27.7%
\$150,000 to \$199,999	913	10.4%	33,996	13.6%
\$200,000 or more	2,649	30.2%	69,227	27.7%
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table B19001)				

HOUSEHOLD COSTS

The tables below show housing expenditures for owner- and renter-occupied units in Tinton Falls in 2023. The first table shows the housing costs of owner occupants as a percentage of total income. A total of 1,366 households (29.6%) were devoting more than 30 percent of their annual income to housing costs. The State affordability threshold for housing as a percent of income suggests that not more than 28 percent of gross income should be allocated for housing costs.

The second table shows rental costs as a percentage of household income. A total of 915 households (56.1%) renting in Tinton Falls were spending over 30 percent of their incomes on rent. The State affordability threshold for housing as a percent of income suggests that not more than 30 percent of gross income should be allocated for rent.

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

	Tinton Falls		Monmouth County	
	Number	Percent	Number	Percent
Total Owner-Occupied Housing Units with a Mortgage	4,619	100.0%	121,452	100.0%
Less than 15%	1,114	24.1%	27,233	22.4%
15 to 19%	1,189	25.7%	23,882	19.66%
20 to 24%	595	12.9%	19,772	16.3%
25 to 29%	318	6.88%	13,459	11.08%
30 to 34%	197	4.26%	8,293	6.8%
35% or more	1,169	25.3%	28,203	23.2%
Not computed	37	0.801%	610	0.5%
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table B25091)				

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

	Tinton Falls		Monmouth County	
	Number	Percentage	Number	Percentage
Total Renter-Occupied Housing Units	1632	100.0%	61,617	100.0%
Less than 15%	107	6.56%	7,106	11.5%
15 to 19%	230	14.1%	6,970	11.3%
20 to 24%	197	12.1%	6,927	11.2%
25 to 29%	62	3.80%	6,419	10.4%
30 to 34%	7	0.429%	4,751	7.7%
35% or more	908	55.6%	26,025	42.2%
Not computed	121	7.41%	3,419	5.5%
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table B25070)				

EXISTING HOUSING CONDITIONS

HOUSING UNIT DATA

Tinton Falls' housing stock is predominantly owner occupied and relatively new. According to the 2023 ACS, the Borough had a total of 8,762 occupied housing units. Most occupied units (81.4%) were owner-occupied, while 18.6 percent were renter-occupied. Housing construction has slowed since peaking in the decade between 1990-1999, however a large number of housing units were also constructed in the surrounding 1980-1989 and 2000-2009 decades. Only 23.3 percent of the housing structures were built before 1980.

TABLE 11: HOUSING UNIT DATA, 2023

Housing Units in Tinton Falls	Number	Percent
Total Housing Units	9,095	100.0%
Vacant Housing Units	333	3.66%
Occupied Housing Units	8,762	96.3%
Owner Occupied	7,130	78.4%
Renter Occupied	1,632	17.9%
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table DP04)		

	Number	Percent
Built 1939 or earlier	247	2.72%
Built 1940 to 1949	321	3.53%
Built 1950 to 1959	748	8.22%
Built 1960 to 1969	395	4.34%
Built 1970 to 1979	404	4.44%
Built 1980 to 1989	1,952	21.5%
Built 1990 to 1999	2,946	32.4%
Built 2000 to 2009	1,268	13.9%
Built 2010 or later	814	8.95%
Total	9,095	100.0%
Median Year Structure Built	1992	
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table DP04 and B25035)		

HOUSING TYPE AND SIZE

The housing stock in Tinton Falls is generally divided into three different unit types. Single-family detached homes comprise approximately 45.3 percent of the Borough's housing stock, while a further 22.6 percent of all units were single-family attached homes. Multi-family residences with 20 units or more made up 20.9 percent of the units in Tinton Falls. The median number of rooms per unit was 5.5.

TABLE 12: HOUSING UNITS BY TYPE, 2023

Units in Structure	Total	Percent
Total	9,095	100%
1 Unit, detached	4,121	45.3%
1 Unit, attached	2,059	22.6%
2 Units	17	0.187%
3 or 4 Units	259	2.85%
5 to 9 Units	419	4.61%
10 to 19 Units	318	3.50%
20 Units or more	1,902	20.9%
Mobile home	0	0%
Boat, RV, van, etc.	0	0%
Rooms	Total	Percent
1 room	492	5.41%
2 rooms	251	2.76%
3 rooms	445	4.89%
4 rooms	1,687	18.5%
5 rooms	1,686	18.5%
6 or more rooms	4,534	49.9%
Median number of rooms	5.5	
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (DP04)		

HOUSING VALUES AND CONTRACT RENTS

According to ACS 2023 5-Year Estimates, most housing units in Tinton Falls (42.6%) were valued at \$500,000 and greater. Table 13 provides a breakdown of home values for owner-occupied units within the Borough. Only 310 owner-occupied housing units in Tinton Falls were worth less than \$100,000. The median value of an owner-occupied housing unit was \$458,300 at the time of the survey.

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

	Tinton Falls		Monmouth County	
	Number	Percentage	Number	Percentage
Total	7,130	100.0%	188,578	100%
Less than \$50,000	70	0.982%	3,202	1.7%
\$50,000 to \$99,999	240	3.37%	2,703	1.4%
\$100,000 to \$149,999	0	0%	1,760	0.9%
\$150,000 to \$199,999	124	1.74%	2,797	1.4%
\$200,000 to \$299,999	1,004	14.1%	12,780	6.8%
\$300,000 to \$499,999	2,653	37.2%	55,119	29.2%
\$500,000 and greater	3,039	42.6%	110,217	58.4%
Median Value	\$458,300		\$566,500	
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table DP04)				

With respect to renter-occupied units, there are a range of rents, with most rental units in the Borough carrying rental costs within the \$1,000 to \$1,499 range per month. At the time of the ACS 5-Year Estimates, the median gross rent in Tinton Falls was \$2,103. 156 units in the Borough carried rental costs less than \$1,000 per month, and 6.62 percent of units did not require cash rent payments.

TABLE 14: GROSS RENT PAID

	Tinton Falls		Monmouth County	
	Number	Percentage	Number	Percentage
Total Renter Occupied Units	1,632	100.0%	59,223	100%
Less than \$500	47	2.88%	4,045	6.8%
\$500 to \$999	109	6.68%	3,453	5.8%
\$1,000 to \$1,499	414	25.4%	13,711	23.1%
\$1,500 to \$1,999	145	8.88%	15,499	26.1%
\$2,000 to \$2,499	228	14.0%	10,920	18.4%
\$2,500 to \$2,999	255	15.6%	6,150	10.3%
\$3,000 or more	326	20.0%	5,445	9.1%
No cash rent	108	6.62%	2,394	4.0%
Median Contract Rent	\$2,103		\$1,771	
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table DP04)				

HOUSING CONDITIONS

According to the 2023 ACS, there were a minimal number of units exhibiting overcrowding (more than one person per room), lacking complete plumbing facilities or lacking complete kitchen facilities. Table 15 details the condition of housing within Tinton Falls based on plumbing facilities, kitchen facilities, and overcrowding. These factors are utilized in determining housing deficiency and general housing problems and are used as the basis to calculate the municipal rehabilitation obligation. According to the data, 1.25 percent of occupied housing units experienced over-crowding, while 0.0799 percent of occupied units lacked complete plumbing facilities and 4.59 percent of units lacked complete kitchen facilities.

TABLE 15: HOUSING DEFICIENCY CHARACTERISTICS

	Count	Percent
Housing Units with 1.01 or More Persons Per Room		
1.01 to 1.5 occupants per room	98	1.12%
1.51 or more occupants per room	11	0.126%
Plumbing Facilities		
Total Occupied Housing Units	8,762	100.0%
Lacking complete plumbing facilities	7	0.0799%
Kitchen Equipment		
Total Occupied Housing Units	8,762	100.0%
Lacking complete kitchen facilities	402	4.59%
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table DP04)		

PROJECTED HOUSING STOCK

According to New Jersey Department of Community Affairs, Tinton Falls has issued building permits for 2,233 residential dwelling units between 2000 and 2023. During that same time period, the Borough issued 89 residential demolition permits, adding a total of 2,144 dwelling units over this time period. Building permit data by year is summarized in Table 16 below.

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

Year	Building Permits				Demolition Permits Total	Total Units Added
	1&2 Family	Multifamily	Mixed Use	Total		
2000	52	154	0	206	3	203
2001	38	0	0	38	8	30
2002	152	0	0	152	8	144
2003	111	334	0	445	2	443
2004	68	0	0	68	8	60
2005	66	0	0	66	4	62
2006	55	96	0	151	13	138
2007	25	243	0	268	5	263
2008	26	0	0	26	5	21
2009	11	32	0	43	5	38
2010	4	15	0	19	2	17
2011	2	12	0	14	2	12
2012	0	64	0	64	0	64
2013	0	0	0	0	1	-1
2014	21	0	0	21	7	14
2015	18	0	0	18	2	16
2016	2	0	0	2	2	0
2017	0	0	0	0	3	-3
2018	60	0	0	60	2	58
2019	54	0	0	54	3	51
2020	136	212	0	348	0	348
2021	46	0	0	46	3	43
2022	42	0	0	42	1	41
2023	64	18	0	82	0	82
Total	1053	1180	0	2233	89	2144

Source: New Jersey Department of Community Affairs Construction Reporter

EMPLOYMENT DATA

The 2023 ACS reports on work activity of residents aged 16 years and older. While the Borough's working age population was 16,392 residents, Tinton Falls had an approximate labor force of 10,475 residents. Approximately 36.1 percent of the Borough's working age residents were not participating in the labor force at the time of the estimates. The vast majority of the Borough's labor force was employed in civilian jobs, while only 5 residents reported being members of the armed forces. Approximately 4.45 percent of Borough residents reported being unemployed.

TABLE 17: EMPLOYMENT STATUS

	Tinton Falls		Monmouth County	
	Number	Percent	Number	Percent
Population 16 years and over	16,392	100.0%	529,352	100.0%
In labor force	10,475	63.9%	349,815	66.08%
Civilian Labor Force	10,470	63.9%	349,355	65.9%
Employed	9,740	59.4%	331,018	62.5%
Unemployed	730	4.45%	18,337	3.1%
Armed Forces	5	0.0305%	460	0.1%
Not in labor force	5,917	36.1%	176,537	33.3%
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table DP03)				

More than three quarters of the Borough's workers were employed in private wage and salary positions, while 2.81 percent of workers are self-employed. Government workers comprise about 18.1 percent of the Borough's workforce. Table 18 provides a breakdown of worker classifications.

TABLE 18: CLASSIFICATION OF WORKERS IN TINTON FALLS, 2023

	Number	Percent
Total	9,740	100.0%
Private Wage and Salary Worker	7,705	79.1%
Government Worker	1,761	18.1%
Self-Employed Worker	274	2.81%
Unpaid Family Worker	0	0.0%
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table DP03)		

An analysis of employees (over the age of 16) by economic sector indicates that employed working age individuals in Tinton Falls were involved in a range of economic sectors. As depicted in Table 19 below, the highest concentration of workers (22.2%) are employed in the educational, health care, and social services sectors. The professional scientific, management, administrative, and waste management services and retail trade sectors employ 15.8 and 11.9 percent of the Borough's workforce and employ the next highest concentrations of Borough workers respectively.

TABLE 19: WORKFORCE BY SECTOR

Sector	Number	Percent
Civilian employed population 16 years and over	9,740	100.0%
Agriculture, forestry, fishing and hunting, mining	67	0.688%
Construction	510	5.24%
Manufacturing	495	5.08%
Wholesale Trade	323	3.32%
Retail Trade	1,161	11.9%
Transportation and Warehousing, and Utilities	381	3.91%
Information	272	2.79%
Finance and insurance, and real estate and rental and leasing	1,151	11.8%
Professional, scientific, and management, and administrative and waste management services	1,542	15.8%
Educational services, and health care and social assistance	2,158	22.2%
Arts, entertainment, and recreation, and accommodation and food services	711	7.30%
Other Services, except public administration	439	4.51%
Public administration	530	5.44%
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table DP03)		

Table 20 provides a percentage comparison of the Borough's workforce against that of the County. The Borough's profile of employment by sector generally mirrors that of the County. The three (3) sectors employing the largest number of civilian residents are the same in both the Borough and the County. However, a higher percentage of the Borough's workforce is employed in the agriculture, forestry, fishing and hunting, mining; wholesale trade; retail trade; finance and insurance, and real estate and rental and leasing; professional, scientific, and management, and administrative and waste management services; other services; and public administration sectors while a higher percentage of the County's workforce was employed in the construction; manufacturing; transportation and warehousing, and utilities; information; educational services, and health care and social assistance; and arts, entertainment, and recreation, and accommodation and food services sectors.

**TABLE 20: COMPARISON OF WORKFORCE BY SECTOR
TINTON FALLS AND MONMOUTH COUNTY, 2023**

Sector	Tinton Falls	Monmouth County
Civilian employed population 16 years and over	9,740	331,018
Agriculture, forestry, fishing and hunting, mining	0.688%	0.4%
Construction	5.24%	6.9%
Manufacturing	5.08%	6.2%
Wholesale Trade	3.32%	2.4%
Retail Trade	11.9%	10.4%
Transportation and Warehousing, and Utilities	3.91%	4.4%
Information	2.79%	3.2%
Finance and insurance, and real estate and rental and leasing	11.8%	10.3%
Professional, scientific, and management, and administrative and waste management services	15.8%	15.5%
Educational services, and health care and social assistance	22.2%	24.3%
Arts, entertainment, and recreation, and accommodation and food services	7.30%	7.7%
Other Services, except public administration	4.51%	3.7%
Public administration	5.44%	4.3%
U.S. Census Bureau, American Community Survey 2023 5 Year Estimates (table DP03)		

Table 21 provides a breakdown of occupations by type for the Borough's employed civilian labor force. Approximately 56.2 percent of the Borough's employed civilian labor force was employed in management, business, science and arts occupations, and an additional 26.1 percent of the Borough's employed work force worked in sales and office occupations.

TABLE 21: OCCUPATIONS BY TYPE

Occupation	Number	Percent
Employed Civilian population 16 years and over	9,740	100.0%
Management, business, science and arts occupations	5,470	56.2%
Service occupations	824	8.46%
Sales and office occupations	2,539	26.1%
Natural resources, construction and maintenance occupations	443	4.55%
Production Transportation and material moving occupations	464	4.76%
U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table DP03)		

As indicated in Table 22 below, it is projected that Monmouth County will add 21,400 jobs by 2032. The Ambulatory Health Care Services, Transportation and Warehousing, and Information sectors are poised to experience the greatest increase in number of jobs over the course of the projection period.

TABLE 22: PROJECTED EMPLOYMENT, MONMOUTH COUNTY, 2032

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

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

Lands Most Appropriate for Affordable Housing

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

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

Infrastructure

Water and Sewer

The Borough of Tinton Falls is located within public water and sewer service areas. Sewer service is provided by the Two Rivers Water Reclamation Authority in the northern half of the Borough and by the Township of Neptune Sewerage Authority in the southern half of the Borough. The Borough Department of Public Works is responsible for the ownership, operation and maintenance of the local infrastructure and collection systems, whereas the Authorities are responsible for the ultimate treatment of the sewerage. Public water is received from New Jersey American Water, which distributes the water for use.

Anticipated Demand and Land Use Patterns

The Borough of Tinton Falls contains residential neighborhoods, agricultural land, commercial & industrial development, government property, and public uses, but maintains a sizeable amount of vacant land. According to NJTPA population estimates projected to 2050, it is anticipated that the Borough's population will grow to approximately 19,552 people (1.56 percent increase from 2023). As a mostly built-out municipality, it is anticipated that the Borough will need to accommodate future population and employment growth as opportunities for redevelopment arise.

Residential

Currently, the Borough is predominantly zoned for Single-Family housing in zones RA, R-1, R-2, R-3, R-3-I, R-4, and R-4-A. Additionally, zones R-3-I and R-4-A permit townhomes. Age restricted (AR), retirement community (CCRC), and affordable housing (AH) are all restricted residential zones. The Borough has opportunities to allow and encourage mixed-use development near commercial uses, permitting multifamily uses in areas potentially

designated as mixed-use districts.

Non-Residential

Tinton Falls contains a number of commercial (NC, HCC) and industrial (IOP, MFG, MFG2) zones, primarily located near major roadways such as the Garden State Parkway, State Highway 18, and State Highway 33 (zoned as TR). The OS/GU zone includes both open space and government use land, notably Naval Weapons Station Earle. RT 66, CECOM, and Fort Monmouth Redevelopment Area are all zones in the process of redevelopment.

Environmental Constraints

Tinton Falls contains several different environmental features that provide a variety of opportunities for activities. These include the Shark River Park, Pine Brook Park, Hockhockson Park, Sycamore Recreation Complex, Liberty Park, Riverdale West Park, and Wardell Park. Due to the elongated shape of the Borough numerous waterbodies reside and flow through its borders, including Jumping Brook, Shark River, Pine Brook, Lafretras Brook, and the eponymous Tinton Falls. Wetlands can be found throughout Tinton Falls accompanying these waterbodies. All of these environmental features present a major source of development constraint in the Borough.

Historic

There are a few properties in Tinton Falls eligible to be listed on the State or National Register of Historic Places, including the Dr. James and Georgiana Patterson House, Macedonian Zion AME Church, Reeveytown African Methodist Episcopal Zion Church, and Camp Charles Wood Radar Antenna Shelters. Both the Garden State Parkway and Naval Weapons Station Earle Historic Districts are also eligible. Historic status is not generally a major source of development constraint in Tinton Falls.

Existing Land Use Designations

The Borough's land use designations have been continually examined and updated through the Master Plan Reexamination process. The last Reexamination Report was adopted in 2024.

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

RA Residential Agricultural

The Borough has established an RA Residential Agricultural Zone District. Permitted principle uses include: Single-Family detached dwellings; Public library, parks and playgrounds; Borough uses, firehouses and first aid stations; and Utility services. Notably, permitted accessory and conditional uses allow for agricultural structures and use in this

zone.

R-1/R-2 Single Family Residential

The Borough has established R-1 and R-2 Single Family Residential Zone Districts. R-1 and R-2 contain the same permitted principle, accessory, and conditional uses. Permitted principle uses include: Single family detached dwellings; Public library, parks and playgrounds; Borough uses, firehouses and first aid stations; and Utility services.

R-3/R-4 Residential

The Borough has established R-3 and R-4 Residential Zone Districts. R-3 and R-4 contain the same permitted principle, accessory, and conditional uses. Permitted principle uses include: Single family detached dwellings; Public library, parks and playgrounds; Borough uses, firehouses and first aid stations; and Utility services.

AR Age Restricted Housing

The Borough has established the AR Age Restricted Housing Zone District. Permitted principle uses include: Active adult community of single family detached dwelling units with at least one resident with a minimum age of fifty-five (55).

CCRC Continuing Care Retirement Community

The Borough has established the CCRC Continuing Care Retirement Community Zone District. Permitted principle uses include: Continuing Care Retirement Community (CCRC) with a minimum age of fifty-five (55); Townhouses; Garden apartments; Apartment buildings; and Assisted Living/Skilled Nursing Facilities.

R-3-I/R-4-A Residential

The Borough has established the R-3-I and R-4-A Residential Zone Districts. R-3-I and R-4-A contain the same permitted principle, accessory, and conditional uses. Permitted principle uses include: Single family detached dwellings; Townhomes; Public libraries, parks and playgrounds; Borough uses, firehouses and first aid stations; and Utility services.

AH Affordable Housing

The Borough has established the AH Affordable Housing Zone District. Permitted principle uses include: Single family detached dwellings; Townhomes; Garden apartments; and Apartment buildings.

CECOM Redevelopment Area

The Borough has established the CECOM Redevelopment Area and this area has been developed as the Regency at Trotters Pointe, 55 and over, active adult residential community pursuant to the Redevelopment Plan.

Fort Monmouth Redevelopment Area

The Fort Monmouth Redevelopment Area is managed by the Fort Monmouth Economic Revitalization Authority (FMERA) and spans Eatontown Borough,

Oceanport Borough, and Tinton Falls Borough. FMERA was established in response to the 2005 Base Realignment and Closure (BRAC) decision to close Fort Monmouth and relocate the Communications-Electronics Command (CECOM) to Maryland. The Fort Monmouth Reuse and Redevelopment Plan was created in 2008 to help FMERA govern how the land is redeveloped. At 1,127 acres, Fort Monmouth is the largest redevelopment project in New Jersey. 454 acres of the redevelopment area is within Tinton Falls Borough. This portion of the redevelopment area is located closest to the Garden State Parkway; as a result, it has been designated to receive the highest density land uses. Where possible, buildings already standing and in good condition at Fort Monmouth will be reused instead of being demolished. A mixed-use town center, general research & development offices, recreation areas, passive open space, and walking trails are all proposed within Tinton Falls' section of the redevelopment area in the plan. So far, standard, affordable, and special needs housing; recreation areas; Trinity Hall preparatory high school; and the Commvault (cybersecurity company) headquarters have been developed.

The following districts comprise the Borough's **non-residential zones, in which residential uses are not permitted:**

NC Neighborhood Commercial

The Borough has established the NC Neighborhood Commercial Zone District. Permitted principle uses include: Retail sales (excluding drive-thru service) such as consumables, apparel, hardware, lawn & patio equipment, appliances, household goods, and confections, except for the sale of cats and dogs as further described in Section 8-6; Retail services such as, repair of appliances and shoes, cleaners, tailors, barbershops, and beauty salons; Offices such as professional, medical, veterinary and financial services; Restaurants (excluding drive-thru service) and taverns; Fitness centers, training and instructional classes, and instructional centers such as dance and rehearsal studios; Delicatessens and specialty food/drink facilities such as, ice cream, bagels, bakery, pizza, ices, and sodas (excluding drive-thru service); Public library, parks, and playgrounds; Borough uses, firehouses, and first aid stations; Utility services; Child care centers; and Assisted living/skilled nursing facilities.

HCC Highway/ Community Commercial

The Borough has established the HCC Highway Community Commercial Zone District. Permitted principle uses include: Retail sales such as consumables, apparel, hardware, lawn and patio equipment, appliances, household goods, and confections, except for the sale of cats and dogs as further described in Section 8-6; Retail services such as repair of appliances and shoes, cleaners, tailors, barbershops, and beauty salons; Delicatessens and specialty food/drink facilities such as ice cream, bagels, bakery, pizza, ices, and sodas (including drive-thru service); Shopping centers; Pharmacies (including drive-thru service); Banks

(including drive-thru service); Offices such as professional, medical, veterinary and financial services; Office parks; Research facilities; Hospitals; Mortuary; Theaters, bowling alleys, gymnasiums, weight rooms, fitness centers, training and instructional classes, and instructional centers such as dance and rehearsal studios; Restaurants (including drive-thru service) and taverns; Assisted living/skilled nursing facilities; Public library, parks, and playgrounds; Borough uses, firehouses, and first aid stations; Utility services; and Child care centers.

IOP Industrial Office Park

The Borough has established the IOP Industrial Office Park Zone District. Permitted principle uses include: Offices such as professional, medical, veterinary and financial services; Office parks; Research facilities; Hospitals; Veterinary hospitals without outside kennels or runs; Light industrial facilities such as warehousing, shipping and receiving, fabrication and assembly operations within an enclosed building; Landscaping/construction contractors and landscaping/construction contractor storage yards; Theaters, bowling alleys, gymnasiums, weight rooms, fitness centers, training and instructional classes, and instructional centers such as dance and rehearsal studios permitted only as indoor facilities; Flex space buildings; Retail warehouses; Public library, parks, and playgrounds; Borough uses, firehouses, and first aid stations; Utility services; Child care centers; Recreation and sports fields; Assisted living/skilled nursing facilities; Retail sales such as consumables, apparel, hardware, lawn & patio equipment, appliances, household goods, and confections; Retail services such as repair of appliances and shoes, cleaners, tailors, barbershops, and beauty salons; Delicatessens and specialty food/drink facilities such as ice cream, bagels, bakery, pizza, ices, and sodas (including drive-thru service); Restaurants (including drive-thru service) and taverns; and Self-Storage facilities.

MFG Manufacturing

The Borough has established the MFG Manufacturing Zone District. Permitted principle uses include: Offices such as professional, medical, veterinary and financial services; Research facilities; Light industrial facilities such as warehousing, shipping and receiving, fabrication and assembly operations within an enclosed building; Landscaping/construction contractors and landscaping/construction contractor storage yards; Hospitals; Veterinary hospitals without outside kennels; Manufacturing within an enclosed building; Flex space buildings; Public library, parks, and playgrounds; Borough uses, firehouses, and first aid stations; Utility services; Child care centers; and Assisted living/skilled nursing facilities.

MFG2 Manufacturing 2

The Borough has established the MFG2 Manufacturing 2 Zone District. Permitted principle uses include: Offices such as professional, medical, veterinary and financial services; Research facilities; Light industrial facilities such as warehousing, shipping and receiving, fabrication and assembly operations within an enclosed

building; Landscaping/construction contractors and landscaping/construction contractor storage yards; Manufacturing within an enclosed building; Concrete manufacturing plants; Asphalt manufacturing plants; Waste transfer stations; Flex space buildings; Public library, parks, and playgrounds; Borough uses, firehouses, and first aid stations; Utility services; Child care centers; and Assisted living/skilled nursing facilities.

OS/GU Open Space/ Government Use

The Borough has established the OS/GU Open Space/Government Use Zone District. Permitted principal uses include: Open space; and Borough and Government uses.

TR Transportation

The Borough has established the TR Transportation Zone District. TR includes the Garden State Parkway and State Highway 18. Permitted principal uses are pursuant to New Jersey Department of Transportation standards.

RT 66 Redevelopment Area

The Borough has established the RT 66 Redevelopment Area which has been developed pursuant to the Redevelopment Plan requirements with the Jersey Shore Premium Outlets.

Consistency with the State Plan

The Borough's Plan is consistent with the plans and policies of the State Redevelopment or Development Plan (SDRP), which was adopted in 2001. The SDRP places the entire Borough in the Metropolitan Planning Area (PA1). According to the State Plan, most of the communities within the PA1 planning area are fully developed or almost fully developed with little vacant land available for new development. This plan is consistent with the State Plan by preserving and protecting the established residential character, preserving and upgrading the existing utility infrastructure, providing adequate open space facilities, and preserving and protecting valuable natural features within the Borough.

Many public transportation routes pass through Tinton Falls Borough. The Central Railroad of New Jersey line (not operational since 1976) passes northeast through Naval Weapons Station Earle and the Borough, connecting to the North Jersey Coast line in Red Bank Borough. The Toms River – New York NJ Transit bus line passes through Tinton Falls Borough on the Garden State Parkway. The Asbury Park – Freehold Raceway Mall – Centra State line travels on portions of State Route 33 and State Route 66 within the Borough. The Freehold – Red Bank – Sea Bright line travels along County Route 520 and County Route 50, both of which border the Borough.

FAIR SHARE PLAN

Fair Share Obligation Summary

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

TABLE 23: FAIR SHARE OBLIGATION SUMMARY

Obligation Component	Number of Credits Required
Present Need	413
Prior Round Obligation (1987-1999)	622
Third Round "Gap" and Prospective Need (1999-2025)	597
Fourth Round Obligation (2025-2035)	203

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

Lack of Developable Vacant Land

Given Tinton Fall's lack of sufficient vacant and developable land, the Borough's ability to satisfy its Court-determined affordable housing obligation is limited. To demonstrate its continued lack of vacant developable land, the Borough has prepared a Vacant Land Adjustment analysis in accordance with N.J.A.C. 5:93:4.2, submitted as part of this plan as Appendix A. The Borough exhibits a lack of vacant developable land, with redevelopment over time presenting itself as the principal vehicle for accomplishing projects with affordable housing. The prepared VLA illustrated a lack of vacant land and a Realistic Development Potential (RDP) of 31 affordable units. This leaves the Borough with 172 credits of unmet need.

Satisfaction of the Borough's Rehabilitation/Present Need Obligation

The Borough of Tinton Falls will continue to participate in the Monmouth County Housing Improvement Program, which is administered by the Monmouth County Community Development Block Grant (CDBG) program through an intergovernmental agreement between the Borough and the County. The Borough will use available affordable housing trust funds to establish its own rehabilitation program that will address both rental and for-sale rehabilitations. Additionally, the Borough intends to conduct an exterior housing survey, consistent with the NJ Department of Community Development criteria to determine a more realistic present need obligation.

Prior Round Compliance

Per the Court-approved Settlement Agreement, the Borough's Prior Round (1987-1999)

obligation is 622 units. Tinton Falls received prior round substantive certification from the NJ Council on Affordable Housing (COAH) for its Prior Round obligation. This is met through the mechanisms described in Table 25, Prior Round Compliance Plan Summary.

All affordable units listed in the Borough's Prior Round compliance plan are built and occupied. The following describes the various components of the Borough's Prior Round compliance plan and documents the Borough's entitlement to the crediting claimed toward its 622-unit Prior Round obligation:

Plan Caps and Requirements

Rental Obligation

Per COAH rule, the Borough's rental obligation is calculated as follows: rental obligation = $0.25 (\text{prior round obligation} - \text{prior cycle credits} - \text{impact of the 20\% cap} - \text{impact of the 1,000 unit limitation} - \text{rehabilitation component}) = 0.25 (622 - 24 - 0 - 0 - 0) = 149.5 = 150 \text{ units}$. The Borough's prior round compliance plan includes 189 rental units, which is more than the 150 unit minimum.

Bonus Credits

Per COAH rule, the number of rental units eligible for one-for-one rental bonus credits is limited to qualifying family rental units up to the municipal rental obligation. As cited in the preceding section, the Borough's minimum prior round rental obligation is 150 units. As illustrated in Table 24, the Borough's Prior Round obligation compliance plan claims 16 one-for-one rental bonus credits consistent with COAH rules. The Borough applied additional bonuses for the provision of supportive and special needs housing units and senior rental units. The Borough received 1:1 rental bonuses for forty (40) supportive and special needs units. Additionally, the Borough has applied 83 bonus from the proposed veteran housing, resulting in a total of 139 bonus credits.

Maximum Age-Restricted Units

Per COAH rule, the maximum number of age-restricted affordable units to address its prior round obligation is calculated pursuant to the following: Maximum age-restricted units = $0.25 (\text{prior round obligation} - \text{rehabilitation component} - \text{prior cycle credits} - \text{transferred or proposed RCA units}) = 0.25 (622 - 24 - 50 - 0 - 0) = 137 \text{ units}$. As illustrated in Table 24, the Borough's prior round compliance plan includes 137 age-restricted units consistent with COAH rules.

TABLE 24: PRIOR ROUND COMPLIANCE PLAN SUMMARY

Affordable Housing Mechanism	Affordable Units	Rental Bonus Credits	Total Credits
Prior Cycle Credits			
Arc of Monmouth (1150 Wayside Road)	24		24
RCA – City of Trenton	50		50
Age-Restricted Rental Units			
The Pines (I)	34		34
Tinton Falls Senior	103	4	107
Inclusionary Family Rental			
Meadowbrook (part of Pines III)	12	12	24
Family for Sale			
Society Hill	80		80
Fox Chase	112		112
Supportive/Special Needs			
4261 Route 33 (Linkages)	29	29	58
8 Stirrup Ct.	2	2	4
12 Stirrup Ct.	2	2	4
24 Stirrup Ct.	3	3	6
114 Springdale St.	2	2	4
11 William St.	2	2	4
Alternate Living Arrangements			
Essex St. Soldier On	70	83	153
Total	525	139	664
Prior Round Obligation			622
Surplus			42

Prior Cycle Credits**Arc of Monmouth (1150 Wayside Road)**

The Borough of Tinton Falls applied for twenty-four (24) credits for twenty-four (24) bedrooms in two (2) group homes located at 1150 Wayside Avenue. The group homes are owned and administered by Arc of Monmouth County. The group homes were established in December of 1990 and have been in existence for more than twenty (20) years. Twenty-four (24) units have been allocated toward satisfying the Borough's Prior Round obligation.

RCA – City of Trenton

As part of the Prior Round Plan, the Borough of Tinton Falls entered into a Regional Contribution Agreement (RCA) with the City of Trenton for fifty (50) units. The RCA was approved by COAH in January 2005. Fifty (50) units have been allocated toward satisfying the Borough's Prior Round obligation.

Age-Restricted Rental Units

The Pines (I)

The Pines (I) is a 62+ senior apartment community consisting of ninety-five (95) affordable age-restricted rental units. The Pines is located off of Asbury Avenue adjacent to the Garden State Parkway and Interchange 102. The development consists of a three-story building that is approximately 80,000 square feet in area. Thirty-four (34) units have been allocated toward satisfying the Borough's Prior Round obligation, sixty (60) units have been allocated toward the Borough's Third Round obligation, and the remaining one (1) unit is proposed to be allocated toward satisfying the Borough's Fourth Round obligation.

Tinton Falls Senior

Tinton Falls Senior is an age-restricted community consisting of affordable age-restricted rental units. Tinton Falls Senior is located on 2500 Shafto Road, near Asbury Avenue and west of the Garden State Parkway. The development consists of a three-story building that is approximately 150,000 square feet in area. 103 units have been allocated toward satisfying the Borough's Prior Round obligation, and an additional seventeen (17) units are proposed to be allocated toward satisfying the Borough's Fourth Round obligation.

Inclusionary Family Rental

Meadowbrook (part of Pines III)

Meadowbrook (also known as Pines III) is an age-restricted community consisting of twelve (12) affordable non-age restricted units and eighty-four (84) affordable age-restricted rental units (also known as Pines II). Meadowbrook is located off of Asbury Avenue adjacent to the Garden State Parkway and Interchange 102. The development consists of a three-story building that is approximately 90,000 square feet in area and is located near the similar Pines I development. All eighty-four (84) of the affordable age-restricted units have been allocated toward satisfying the Borough's Third Round obligation, and all twelve (12) of the affordable non-age restricted units have been allocated toward satisfying the Borough's Prior Round obligation.

Family for Sale

Society Hill

Society Hill is a low- and moderate-income non-age restricted facility. Eighty (80) units have been allocated toward satisfying the Borough's Prior Round obligation, and eighty (80) units have been allocated toward satisfying the Borough's Third Round obligation. The development was included in the 1991 judgment and has a 20-year control on affordability.

Fox Chase

Fox Chase is a low- and moderate-income non-age restricted facility. 112 units have been allocated toward satisfying the Borough's Prior Round obligation, ninety-five (95) units have

been allocated toward satisfying the Borough's Third Round obligation, and nine (9) units are proposed to be allocated toward satisfying the Borough's Fourth Round obligation. This development was included in the 1991 judgment and also has a 30 year control on affordability.

Supportive/Special Needs

4261 Route 33 (Linkages)

The Borough applied for twenty-nine (29) credits for twenty-nine (29) apartments established in February 1991, known as the Linkages. This development is licensed as a transitional facility by the New Jersey Department of Community Affairs (NJDCa) and provides housing for homeless welfare adults with children. Twenty-nine (29) units have been allocated toward satisfying the Borough's Prior Round obligation.

8 Stirrup Ct.

The Borough applied for two (2) credits for a group home located at 8 Stirrup Court, containing two (2) bedrooms. Two (2) units have been allocated toward satisfying the Borough's Prior Round obligation. An additional one (1) bedroom has since been identified at the site, which is proposed to be allocated toward satisfying the Borough's Fourth Round obligation.

12 Stirrup Ct.

The Borough applied for two (2) credits for a group home located at 12 Stirrup Court, containing two (2) bedrooms. Two (2) units have been allocated toward satisfying the Borough's Prior Round obligation.

24 Stirrup Ct.

The Borough applied for three (3) credits for a group home located at 12 Stirrup Court, containing three (3) bedrooms. Three (3) units have been allocated toward satisfying the Borough's Prior Round obligation.

114 Springdale St.

The Borough applied for two (2) credits for a group home located at 114 Springdale Street, containing two (2) bedrooms. Two (2) units have been allocated toward satisfying the Borough's Prior Round obligation. An additional one (1) bedroom has since been identified at the site, which is proposed to be allocated toward satisfying the Borough's Fourth Round obligation.

11 William St.

The Borough applied for two (2) credits for a group home located at 11 William Street, containing two (2) bedrooms. Two (2) units have been allocated toward satisfying the Borough's Prior Round obligation. An additional two (2) bedrooms have since been identified at the site, which are proposed to be allocated toward satisfying the Borough's Fourth Round

obligation.

Alternate Living Arrangements

Essex St. Soldier On

Tinton Falls has entered into an agreement with Soldier On, Inc. a nonprofit entity, devoted to providing transitional and permanent housing for veteran soldiers. The Borough sold an approximately 12.59 acre property identified as Block 128.03 Lot 5 to Soldier On to construct a 100% permanent housing facility at this site. Soldier On has constructed 70 units on this site and they are occupied and operational. Seventy (70) units have been allocated towards satisfying the Borough's Prior Round obligation.

Third Round Compliance

Per the Court-approved Settlement Agreement, the Borough's Third Round (1999-2025) obligation is 597 units, which accounts for both the Gap Period Obligation and Prospective Need Obligation. Tinton Falls has addressed this obligation through the mechanisms described in Table 25, Third Round Compliance Plan Summary.

All affordable units (except for the Carney Site and some Essex St. Supportive Veteran Housing units) listed in the Borough's Third Round compliance plan are built and occupied. The following describes the various components of the Borough's Third Round compliance plan and documents the Borough's entitlement to the crediting claimed toward its 597-unit Third Round obligation:

Plan Caps and Requirements

Rental Obligation

Per COAH rule, the Borough's rental obligation is calculated as follows: rental obligation = $0.25 (\text{third round obligation} - \text{prior cycle credits} - \text{impact of the 20\% cap} - \text{impact of the 1,000 unit limitation} - \text{rehabilitation component}) = 0.25 (597 - 0 - 0 - 0 - 0) = 149.25 = 149 \text{ units}$. The Borough's third round compliance plan includes 274 rental units, which is well above the 150 unit minimum.

Bonus Credits

Per COAH rule, the number of rental units eligible for one-for-one rental bonus credits is limited to qualifying family rental units up to the municipal rental obligation. As cited in the preceding section, the Borough's minimum third round rental obligation is 149 units. As illustrated in Table 25, the Borough's Third Round obligation compliance plan claims ninety-six (96) one-for-one rental bonus credits consistent with COAH rules. The Borough applied additional bonuses for the provision of supportive and special needs housing units and senior rental units. The Borough received 1:1 rental bonuses for thirty-seven (37) supportive

and special needs units, resulting in a total of 133 bonus credits.

Maximum Age-Restricted Units

Per COAH rule, the maximum number of age-restricted affordable units to address its third round obligation is calculated pursuant to the following: Maximum age-restricted units = 0.25 (third round obligation – rehabilitation component – prior cycle credits – transferred or proposed RCA units) = 0.25 (597 – 0 – 0 – 0 – 0) = 149.25 = 149 units. As illustrated in Table 25, the Borough's third round compliance plan includes 149 age-restricted units.

TABLE 25: THIRD ROUND COMPLIANCE PLAN SUMMARY

Affordable Housing Mechanism	Affordable Units	Rental Bonus Credits	Total Credits
Surplus from Prior Round			
Surplus from Prior Round	42		42
Age-Restricted Rental Units			
The Pines (I)	60		60
The Pines (II)	84	8	92
Carney Site*	5		5
Family Rental			
Lennar	38	38	76
Avalon Bay	33	33	66
Tinton Pines	17	17	34
Family for Sale			
Spring Meadows (Block 75 Lot 1)	17		17
Parkview Townhomes (Block 124.63 Lot 29)	3		3
The Meadows at Tinton Falls (Block 97 Lots 1, 1.01, & 3)	2		2
Hovtown Village (Block 150.03 Lots 1 through 108)	18		18
Extension of Expiring Controls			
Society Hill	80		80
Fox Chase	95		95
Supportive/Special Needs			
Lennar Supportive Housing	20	20	40
Total	514	116	630
Third Round Obligation			597
Surplus Credits from the Third Round			33
Uncredited Age-Restricted Units			110
Total Surplus			143

Age-Restricted Rental Units

The Pines (I)

The Pines (I) is a 62+ senior apartment community consisting of ninety-five (95) affordable age-restricted rental units. The Pines is located off of Asbury Avenue adjacent to the Garden

State Parkway and Interchange 102. The development consists of a three-story building that is approximately 80,000 square feet in area. Thirty-four (34) units have been allocated toward satisfying the Borough's Prior Round obligation, sixty (60) units have been allocated toward satisfying the Borough's Third Round obligation, and the remaining one (1) unit is proposed to be allocated toward satisfying the Borough's Fourth Round obligation.

The Pines (II)

The Pines (II) is an age-restricted community consisting of eighty-four (84) affordable age-restricted rental units and twelve (12) affordable non-age restricted units (also known as Meadowbrook/Pines III). The Pines is located off of Asbury Avenue adjacent to the Garden State Parkway and Interchange 102. The development consists of a three-story building that is approximately 90,000 square feet in area and is located near the similar Pines I development. All eighty-four (84) of the affordable age-restricted units have been allocated toward satisfying the Borough's Third Round obligation, and all twelve (12) of the affordable non-age restricted units have been allocated toward satisfying the Borough's Prior Round obligation.

Carney Site

The Borough seeks to apply only 5 credits from proposed inclusionary development of the site known as the Carney site. The Carney site, Block 91, Lot 1, is a 13-acre property that was a Prior Round affordable housing site that was removed from the amended Prior Round plan and was the subject of objection and mediation. The Borough, at that time, entered into an agreement with the Carneys through the mediation process that the site would remain within the affordable housing site inventory with a development potential of up to twelve (12) units per acre for senior housing. It is presumed that a 20% set aside of affordable units would create thirty-two (32) affordable units. The site is located within Planning Area 2 and the density allowed exceeds the presumptive density of six (6) units per acre and the affordable housing set aside is compliant with the presumptive maximum affordable housing set aside of less than 25%. The zoning for this site has been previously approved. This site has not yet been built. Five (5) units have been allocated toward satisfying the Borough's Third Round obligation.

Family Rental

Lennar

Lennar Development is an approved development within the Fort Monmouth Area of the Borough. The site is located in the northeastern portion of the Borough, south of Commvault facility. The site is bounded by Heliport Drive, Laboratory Road and Guam Lane. The site was approved for a total of 288 units of which fifty-eight (58) units are proposed to be affordable, thirty-eight (38) are proposed to be family affordable units, and twenty (20) are veteran supportive housing. Thirty-eight (38) family affordable units and twenty (20) veteran supportive housing units have been allocated toward satisfying the Borough's Third Round obligation.

Avalon Bay

Avalon Bay (also known as The Cascades at Tinton Falls) consists of apartments including thirty-three (33) affordable units. Avalon Bay is located off of State Route 33 at the southern end of the Borough (Block 155 Lot 1.02). The community is made up of multiple three-story buildings with lofts. Thirty-three (33) units have been allocated toward satisfying the Borough's Third Round obligation.

Tinton Pines

Tinton Pines consists of 95 non-age restricted apartments, seventeen (17) of which are non-age restricted units that are occupied with a 30-year control on affordability. The site is located at Block 124.49 Lots 40 through 135 and is surrounded by condominium complexes as well as Asbury Avenue and Shafto Road. Tinton Pines is spread across four (4) two-story buildings, totaling approximately 120,000 square feet. Seventeen (17) units have been allocated toward satisfying the Borough's Third Round obligation.

Family for Sale**Spring Meadows (Block 75 Lot 1)**

Spring Meadows is a sixty-nine (69) unit townhome style condominium development containing seventeen (17) affordable units located off of Tinton Avenue near Tinton Falls Middle School and the Tinton Falls Public Library. Seventeen (17) units have been allocated toward satisfying the Borough's Third Round obligation.

Parkview Townhomes (Block 124.63 Lot 29)

Parkview Townhomes is a twenty-seven (27) unit townhome community that contains three (3) affordable units. It is located off of Shafto Road between West Park Avenue and Asbury Avenue. Three (3) units have been allocated toward satisfying the Borough's Third Round obligation.

The Meadows at Tinton Falls (Block 97 Lots 1, 1.01, & 3)

Meadows at Tinton Falls is an eighteen (18) lot subdivision, developed with seventeen (17) single family building lots and one (1) lot for stormwater management purposes. Two (2) of the units are proposed to be affordable units. Two (2) units have been allocated toward satisfying the Third Round obligation.

Hovtown Village (Block 150.03 Lots 1 through 108)

Hovtown Village is an approved 108 unit project comprising of eighteen (18) affordable units. The village is located at Block 150.03 Lots 1 through 108 and is comprised of 18.10 acres. Eighteen (18) units have been allocated toward satisfying the Third Round obligation.

Extension of Expiring Controls**Society Hill**

Society Hill is a low- and moderate-income non-age restricted facility. Eighty (80) units have

been allocated toward satisfying the Borough's Prior Round obligation, and eighty (80) units have been allocated toward satisfying the Borough's Third Round obligation. The development was included in the 1991 judgment and has a 20-year control on affordability.

Fox Chase

Fox Chase is a low- and moderate-income non-age restricted facility. 112 units have been allocated toward satisfying the Borough's Prior Round obligation, ninety-five (95) units have been allocated toward satisfying the Borough's Third Round obligation, and nine (9) units are proposed to be allocated toward satisfying the Borough's Fourth Round obligation. This development was included in the 1991 judgment and also has a 30 year control on affordability.

Supportive/Special Needs

Lennar Supportive Housing

Lennar Development is an approved development within the Fort Monmouth Area of the Borough. The site is located in the northeastern portion of the Borough, south of Commvault facility. The site is bounded by Heliport Drive, Laboratory Road and Guam Lane. The site was approved for a total of 288 units of which fifty-eight (58) units are proposed to be affordable, thirty-eight (38) are proposed to be family affordable units, and twenty (20) are veteran supportive housing. Thirty-eight (38) family affordable units and twenty (20) veteran supportive housing units have been allocated toward satisfying the Borough's Third Round obligation.

Proposed Fourth Round Compliance

Lack of Developable Vacant Land

Given the Borough's lack of sufficient vacant and developable land, the Borough's ability to satisfy its Court-determined affordable housing obligation is limited. To demonstrate its continued lack of vacant developable land, the Borough has prepared a Vacant Land Adjustment analysis in accordance with N.J.A.C. 5:93:4.2, submitted as part of this plan as Appendix A. The Borough continues to exhibit a lack of vacant developable land, with redevelopment over time presenting itself as the principal vehicle for accomplishing projects with affordable housing. The prepared VLA illustrated a lack of vacant land and a Realistic Development Potential (RDP) of 31 affordable units.

Satisfaction of the Borough's Unmet Need

The Borough's Unmet Need is 172 units, based on the Fourth Round Obligation and Realistic Development Potential (RDP). Tinton Falls plans to address this obligation through the mechanisms described in Table 26, Fourth Round Compliance Plan Summary.

All affordable units listed in the Borough's proposed Fourth Round compliance plan are built and occupied. The following describes the various components of the Borough's proposed Fourth Round compliance plan and documents the Borough's entitlement to the planned crediting claimed toward its 172 unit unmet obligation:

Plan Caps and Requirements

Rental Obligation

Per COAH rule, the Borough's rental obligation is calculated as follows: rental obligation = $0.25 (\text{fourth round obligation} - \text{prior cycle credits} - \text{impact of the 20\% cap} - \text{impact of the 1,000 unit limitation} - \text{rehabilitation component}) = 0.25 (181 - 0 - 0 - 0 - 0) = 45.25 = 45 \text{ units}$. The Borough's proposed fourth round compliance plan includes 142 rental units, which is well above the 45 unit minimum.

Bonus Credits

Per COAH rule, the number of rental units eligible for one-for-one rental bonus credits is limited to qualifying family rental units up to the municipal rental obligation. As cited in the preceding section, the Borough's minimum fourth round rental obligation is 45 units. As illustrated in Table 26, the Borough's proposed Fourth Round obligation compliance plan claims thirty-seven (37) one-for-one rental bonus credits consistent with COAH rules. The Borough plans to apply for additional bonuses for the provision of supportive and special needs housing units and senior rental units. The Borough expects to receive 1:1 rental bonuses for eight (8) supportive and special needs units, resulting in a total of forty-five (45)

bonus credits.

Maximum Age-Restricted Units

Per COAH rule, the maximum number of age-restricted affordable units to address its third round obligation is calculated pursuant to the following: Maximum age-restricted units = 0.30 (fourth round obligation – rehabilitation component – prior cycle credits – transferred or proposed RCA units) = $0.30 (181 - 0 - 0 - 0 - 0) = 54.3 = 54$ units. As illustrated in Table 26, the Borough's proposed fourth round compliance plan includes 54 age-restricted units.

Very Low-Income Housing Requirement

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

The Borough's prior and third round compliance plans provide for a total of 167 affordable units either constructed post 2008 or to be constructed and subject to the 13-percent very low-income requirements of the Fair Housing Act and the Court-approved Settlement Agreement, resulting in a minimum very low-income requirement of 22 units. The following demonstrates compliance with these requirements:

1. The existing four (4) family rental units at Avalon Bay qualify as very low-income units (from Third Round).
2. Six (6) of the existing eighty (80) family for sale units at Society Hill qualify as very low-income units (from Prior and Third Round).
3. Thirteen (13) of the seventeen (17) supportive/special needs units to be constructed by Essex St. Soldier On will qualify as very low-income units (from Third Round).
4. One (1) unit to be constructed by Lennar will qualify as a very low-income unit.

Based upon the foregoing, the prior, third, and fourth round compliance plans are anticipated to generate 24 very low-income units, and, therefore, exceed the 22-unit requirement.

TABLE 26: PROPOSED FOURTH ROUND COMPLIANCE PLAN SUMMARY

Affordable Housing Mechanism	Affordable Units	Rental Bonus Credits	Total Credits
Surplus from Third Round			
Surplus from Third Round (not including age-restricted units)	33		33
Age-Restricted Rental Units			
The Pines (I)	1		1
Tinton Falls Senior	17	17	34
Arbor Terrace	16		16
All American Assisted Living at Tinton Falls	20	20	40
Extension of Expiring Controls			
Fox Chase	9		9
<i>More "Extension of Expiring Controls" units to be added once information is further reviewed</i>			
Supportive/Special Needs			
Association for the Multiple Impaired Blind	4	4	8
Benchmark Human Services	4	4	8
8 Stirrup Ct.	1		1
114 Springdale St.	1		1
11 William St.	2		2
Wayside Oaks (Block 117 Lot 2)	12		12
Alternatives Inc (1951 Wayside Rd.)	4		4
Total	124	45	169
Fourth Round Obligation			172
Uncredited Age-Restricted Units			170

Age-Restricted Rental Units

The Pines (I)

The Pines (I) is a 62+ senior apartment community consisting of ninety-five (95) affordable age-restricted rental units. The Pines is located off of Asbury Avenue adjacent to the Garden State Parkway and Interchange 102. The development consists of a three-story building that is approximately 80,000 square feet in area. Thirty-four (34) units have been allocated toward satisfying the Borough's Prior Round obligation, sixty (60) units have been allocated toward the Borough's Third Round obligation, and the remaining one (1) unit is proposed to be allocated toward satisfying the Borough's Fourth Round obligation.

Tinton Falls Senior

Tinton Falls Senior is an age-restricted community consisting of affordable age-restricted rental units. Tinton Falls Senior is located on 2500 Shafto Road, near Asbury Avenue and west of the Garden State Parkway. The development consists of a three-story building that is approximately 150,000 square feet in area. 103 units have been allocated towards satisfying the Borough's Prior Round obligation, and an additional seventeen (17) units are proposed to be allocated towards satisfying the Borough's Fourth Round obligation.

Arbor Terrace

Arbor Terrace is an age-restricted rental community which includes twenty-five (25) affordable units. It is located off of Shrewsbury Avenue and borders Shrewsbury Township. The development is a large three-story building that is approximately 150,000 square feet in area. Sixteen (16) units have been allocated toward satisfying the Borough's Fourth Round obligation.

All American Assisted Living at Tinton Falls

All American Assisted Living at Tinton Falls is a recently built age-restricted rental community which includes twenty (20) affordable units. It is located off of West Park Avenue and is near Shafto Road and the Garden State Parkway. The development is a large two-story building that is approximately 100,000 square feet in area. Twenty (20) units have been allocated toward satisfying the Borough's Fourth Round obligation.

Wayside Oaks (Block 117 Lot 2)

Wayside Oaks is an age-restricted rental community which includes fifty-one (51) affordable units and twelve (12) supportive/special needs units. It is located off of Wayside Road next to the Arc of Monmouth and is near Shafto Road and the Garden State Parkway. The development is a large, horseshoe shaped three-story building that is approximately 225,000 square feet in area. Twelve (12) supportive/special needs units have been allocated toward satisfying the Borough's Fourth Round obligation.

Extension of Expiring Controls**Fox Chase**

Fox Chase is a low- and moderate-income non-age restricted facility. 112 units have been allocated toward satisfying the Borough's Prior Round obligation, ninety-five (95) units have been allocated toward satisfying the Borough's Third Round obligation, and nine (9) units are proposed to be allocated toward satisfying the Borough's Fourth Round obligation. This development was included in the 1991 judgment and also has a 30 year control on affordability.

Supportive/Special Needs**Association for the Multiple Impaired Blind**

Association for the Multiple Impaired Blind is a community based residential facility providing habilitation, support and monitoring services for those with intellectual and/or developmental disabilities. Four (4) units are located at 2 Almar Road, which is at the southern end of Tinton Falls near the Garden State Parkway and State Route 33. The site consists of a one-story residential building. Four (4) units are proposed to be allocated toward satisfying the Borough's Fourth Round obligation.

Benchmark Human Services

Benchmark Human Services is a community based residential facility providing habilitation, support and monitoring services for those with intellectual and/or developmental disabilities. Four (4) units are located at 183 Cloverdale Circle, near Sycamore Avenue and the Garden State Parkway. The site consists of a one-story residential building. Four (4) units are proposed to be allocated toward satisfying the Borough's Fourth Round obligation.

8 Stirrup Ct.

The Borough applied for two (2) credits for a group home located at 8 Stirrup Court, containing two (2) bedrooms. Two (2) units have been allocated toward satisfying the Borough's Prior Round obligation. An additional one (1) bedroom has since been identified at the site, which is proposed to be allocated toward satisfying the Borough's Fourth Round obligation.

114 Springdale St.

The Borough applied for two (2) credits for a group home located at 114 Springdale Street, containing two (2) bedrooms. Two (2) units have been allocated toward satisfying the Borough's Prior Round obligation. An additional one (1) bedroom has since been identified at the site, which is proposed to be allocated toward satisfying the Borough's Fourth Round obligation.

11 William St.

The Borough applied for two (2) credits for a group home located at 11 William Street, containing two (2) bedrooms. Two (2) units have been allocated toward satisfying the Borough's Prior Round obligation. An additional two (2) bedrooms have since been identified at the site, which are proposed to be allocated toward satisfying the Borough's Fourth Round obligation.

Wayside Oaks (Block 117 Lot 2)

Wayside Oaks is an age-restricted rental community which includes fifty-one (51) affordable units and twelve (12) supportive/special needs units. It is located off of Wayside Road next to the Arc of Monmouth and is near Shafto Road and the Garden State Parkway. The development is a large, horseshoe shaped three-story building that is approximately 225,000 square feet in area. Fifty-one (51) age-restricted affordable units and twelve (12) supportive/special needs units have been allocated toward satisfying the Borough's Fourth Round obligation.

Alternatives Inc (1951 Wayside Rd.)

Alternatives Inc helps to provide comprehensive services to individuals with intellectual and/or developmental disabilities. Four (4) units are located at 1951 Wayside Road, which runs parallel to the Garden State Parkway and is across the parkway from the Fort Monmouth Redevelopment Area. The site consists of a one-story residential building. Four (4) units are proposed to be allocated toward satisfying the Borough's Fourth Round obligation.

APPENDICES

APPENDIX A. VACANT LAND ADJUSTMENT

Vacant Land Inventory and Analysis Report

Prepared for:
Borough of Tinton Falls
Monmouth County, New Jersey

May 2025

Prepared By:



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I. INTRODUCTION

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

Previous Housing Rounds and Vacant Land Analyses

The Borough of Tinton Falls is a fully developed community located in central Monmouth County. Tinton Falls has participated in the Affordable Housing process since the adoption of its first Housing Element in 1992 and most recently entered into a Settlement Agreement with FSHC on April 20, 2018 and adopted its most recent Housing Element in 2019.

Current Housing Round and Vacant Land Assessment

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

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

The realistic development potential (RDP) of the Borough’s vacant land was analyzed in accordance with the provisions of Subchapter 4 of N.J.A.C. 5:93 based on the most recently available data. After following the procedures as outlined, the analysis shows that the Borough has a number of sites available for development, and consequently, has an RDP new construction obligation of thirty one (31) affordable units.

II. PERMITTED EXCLUSIONS

N.J.A.C. 5:93 establishes criteria by which sites, or portions thereof, in a municipal land inventory may be excluded from a municipality’s RDP. Environmentally sensitive areas, including flood hazard areas, areas within Environmentally Sensitive Planning Areas according to the State Plan Policy Map, areas outside of the Sanitary Sewer Service Area (SSA), wetlands, and areas characterized by steep slopes of greater than 15 percent that render a site unsuitable for

affordable housing may be excluded from consideration. In addition, small, isolated lots lacking sufficient acreage to generate an affordable housing set-aside as part of an inclusionary development may also be excluded. Vacant lots under development or properties for which site plan approval has been granted may also be excluded. Finally, landlocked parcels or sites with limited or no access may also be excluded from the calculation of the Borough's RDP.

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

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

III. Summary and Conclusion

Based on the procedures for municipal adjustments provided in N.J.A.C. 5:93, the Borough of Tinton Falls's RDP has been determined to be 31 affordable units. This finding is consistent with the Borough's current development conditions.