

**HOUSING ELEMENT AND FAIR SHARE PLAN
FOR THE FOURTH ROUND: 2025-2035**

PREPARED FOR

**THE TOWNSHIP OF LITTLE EGG HARBOR
COUNTY OF OCEAN
STATE OF NEW JERSEY**

June 11, 2025

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N.B. The original of this document was signed and sealed as per N.J.A.C. 13:41-1.3.b

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Table of Contents

1.0	INTRODUCTION	1
1.1	Background	1
1.2	Municipal Overview.....	4
1.3	Required Contents of Housing Element.....	4
1.4	Consistency with the State Development and Redevelopment Plan	5
2.0	HOUSING ELEMENT	6
2.1	Housing Stock: Occupancy and Physical Characteristics	6
2.1.1.	Occupancy and Housing Unit Type	6
2.1.2.	Housing Units by Age	6
2.1.3.	Substandard Housing Conditions.....	7
2.2	Housing Stock: Value and Affordability	7
2.2.1	Owner-Occupied Units.....	7
2.2.2.	Rental Units	8
2.3	Demographics	8
2.3.1.	Population and age	8
2.3.2.	Household Size.....	9
2.3.3.	Household Income	11
2.4	Existing and Probable Future Employment and Population	11
2.4.1.	Employment Status	11
2.4.2.	Employment by Industry.....	12
2.4.3.	Population and Employment Projections	12
2.5	HOUSING STOCK PROJECTION.....	13
2.5.1	Building and Demolition Permits by Year	13
3.0	FAIR SHARE PLAN.....	14
3.1	Present Need	14
3.2	Prior Round Obligation (1987-1999)	15
3.3	Third Round Obligation (1999-2025) and Fourth Round Obligation (2025-2035)	15
3.3.2	Satisfaction of 308-unit RDP	15
3.4	Fulfillment of Unmet Need.....	16
4.0	APPENDIX	17

1.0 INTRODUCTION

1.1 Background

New Jersey affordable housing law began in 1975 when the Supreme Court decided *So. Burl. Cty. N.A.A.C.P. v. Tp. of Mt. Laurel*, 67 N.J. 151 (1975), commonly referred to as “Mount Laurel I.”. In Mount Laurel I, the Supreme Court ruled that the State Constitution required each “developing” municipality, through its land use regulations, to “make realistically possible the opportunity for an appropriate variety and choice of housing for all categories of people who may desire to live there”, including those of low and moderate income. Thus, the Supreme Court prohibited municipalities from using their zoning powers to prevent the development of affordable housing for low- and moderate-income households.

In 1983, displeased with progress of municipalities to zone for affordable housing in response to “Mount Laurel I”, the Supreme Court decided “to put some steel” into the doctrine. Specifically, it decided *So. Burlington Ct. N.A.A.C.P. v. Mount Laurel Tp.*, 92 N.J. 158 (1983), commonly referred to as “Mount Laurel II”. To facilitate the actual construction of affordable housing, the Court fashioned a judicial remedy, now commonly referred to as a “Builder’s Remedy”. That remedy created an incentive for developers to sue towns that had not complied with the doctrine and to force them to comply.

Mount Laurel II precipitated a flood of builder’s remedy suits creating pressure for a legislative solution to the Mount Laurel doctrine. Judge Serpentelli, one of three judges assigned to implement Mount Laurel II, decided the AMG case wherein he provided a fairly simple formula to enable any developer to easily determine a municipality’s fair share. This formula greatly simplified the process for developers to prove that a municipality was non-compliant and facilitated their ability to secure a builder’s remedy. The AMG decision dramatically increased the pressure for a legislative solution as developers sued municipalities across the state and stripped them of their home rule powers.

The pressure for a legislative solution culminated in the enactment of the Fair Housing Act (FHA) in 1985, roughly a year after Judge Serpentelli issued the AMG decision. The FHA created COAH, and conferred primary jurisdiction on COAH to administer the FHA and implement the affordable housing policies of our State. In January 1986, the Supreme Court decided *Hills Dev. Co. v. Bernards Twp.*, 103 N.J. 1 (1986), commonly referred to as “Mount Laurel III”, wherein the Court declared the FHA to be constitutional and directed trial judges to follow the decisions of COAH “wherever possible”.

The FHA, as enacted in 1985, gave municipalities six years of protection from when COAH certified their affordable housing plans. Consequently, the FHA directed COAH to promulgate regulations from “time to time” so that at any given time, there would be a body of regulations which any municipality could use to determine and satisfy its obligations. To implement the FHA, COAH adopted regulations for each housing cycle. It adopted regulations for Round One in 1986; for Round Two in 1994; and for the Round Three in 2004. The Appellate Division invalidated the first version of COAH’s Round 3 regulations in 2007 and COAH adopted new Round 3 regulations in 2008. In 2010, the Appellate Division invalidated the second iteration of COAH’s Round 3

regulations and, in 2013, the Supreme Court affirmed the Appellate Division's decision. The Supreme Court gave COAH five months to adopt valid regulations for Round 3 and then extended that deadline multiple times. After COAH failed to adopt Round 3 regulations a third time, the Supreme Court was out of patience. It decided *In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing*, 221 N.J. 1 (2015), commonly referred to as "Mount Laurel IV". In *Mount Laurel IV*, the Supreme Court declared COAH to be "moribund" and turned over the task of implementing the Mount Laurel doctrine back to the trial courts. This time, instead of having three specialized judges preside over Mount Laurel cases, the Supreme Court assigned the task to 15 judges throughout the State.

On March 20, 2024, this all changed once again when Governor Murphy signed, P.L. 2024, C.2, into law, which substantially amended the FHA and created an entirely new affordable housing regulatory plan approval process (hereinafter "FHA II"). FHA II provided that a municipality could secure immunity by adopting a resolution to commit to a present need and Round 4 prospective need by January 31, 2025 and by filing a declaratory judgment action within 48 hours of adoption of the resolution. FHA II provided that a municipality could maintain that immunity if it filed an adopted Housing Element and Fair Share Plan by June 30, 2025. FHA II introduced a comprehensive structure for municipalities to meet their obligations, with key provisions including, but not limited to, the following:

- The abolishment of COAH and reassigning affordable housing oversight to a new entity known as the Affordable Housing Dispute Resolution Program (the Program), which consists of seven retired Mount Laurel judges and their Special Adjudicators, previously known as Court Masters. FHA II provided that if the Program judges, with the assistance of Adjudicators, could not resolve dispute amicably, a vicinage area judge would decide the matter.
- FHA II also required the Department of Community Affairs (DCA) to take over the monitoring of affordable units in every municipality in the state, and to draft and release a non-binding report calculating Fourth Round municipal Present and Prospective Need obligation for every municipality in the state. The DCA released its report on October 18, 2024.
- FHA II also ordered the New Jersey Housing and Mortgage Finance Agency (NJHMFA) to adopt new Uniform Housing Affordability Controls, commonly referred to as the "UHAC" regulations.
- FHA II required 13% of the Fourth Round affordable units to be designated as very low-income units (30% of median income), half of which must be available to families with children.
- FHA II required 25% of affordable units to be rental housing units, half of which must be available to families with children.
- FHA II required 50% of the municipality's prospective need (exclusive of any bonus credits) to be available to families with children.
- FHA II required no more than 10% of the municipality's fair share obligation to be counted towards transitional housing.
- FHA II required no more than 30% of affordable housing units to be age-restricted (excluding bonus credits).

- FHA II required 40-year deed restrictions for new rental units, and 30-year deed restrictions for for-sale units.
- FHA II required any municipality that secures a vacant land adjustment (VLA) to provide realistic zoning through redevelopment for “at least 25 percent of the prospective need obligation that has been adjusted” or demonstrate why it is unable to do so.

The law also includes significant changes to the use of bonus credits which are now allocated based on the following:

- Special Needs/Permanent Supportive Housing: 1 bonus credit per 1 credit
- Housing created in partnership with a non-profit housing developer: ½ bonus credit per 1 credit
- Housing located within half a mile radius of public transit stations (or one mile in Garden State Growth Zones): ½ bonus credit per 1 credit
- Age-restricted housing: ½ bonus credit per 1 credit
- Family housing with at least 3 bedrooms, above the minimum number required by the bedroom distribution requirement determined pursuant to the Uniform Housing Affordability Controls: ½ bonus credit per 1 credit
- Redevelopment of sites previously used for retail, office, or commercial space: ½ bonus credit per 1 credit
- Extending affordability controls on existing low- or moderate-income rental units, with municipal financial support: ½ bonus credit per 1 credit
- For 100% affordable projects, municipalities that contribute land or at least 3% of the project’s cost to a fully affordable development: 1 bonus credit per 1 credit
- Very low-income housing for families beyond the required 13%: ½ bonus credit per 1 credit
- Converting market-rate housing to affordable units, provided the municipality secures an agreement with the property owner or owns the property: 1 bonus credit per 1 credit

Limitation to the bonus credits:

- Municipalities are prohibited from using more than one type of Bonus Credit for any unit.
- No more than 25% of a Municipality’s Prospective Need obligation can be satisfied through bonus credits
- Bonus credit for age-restricted is limited only to a maximum of 10% of the total age-restricted units

On December 13, 2024, the Administrative Office of the Courts issued Administrative Directive #14-24 which established guidelines implementing the Program pursuant to section 5 of P.L.2024, c.2 (N.J.S.A. 52:27D-313.2).

1.2 Municipal Overview

Little Egg Harbor Township is primarily located to the north of Great Bay and Little Egg Harbor in the southern part of Ocean County. Its total jurisdiction is about 74.0 square miles, though much of it is encompassed by Great Bay and Little Egg Harbor and only about 48.0 square miles is comprised of land area. It is bordered on the north and east by Stafford and Eagleswood Townships, on the south by Galloway Township and on the west by Bass River Township (Burlington County). The Borough of Tuckerton is located wholly within Little Egg Harbor Township. Per the 2020 Census, the Township had a population of 20,784¹.

The overwhelming majority of development in Little Egg Harbor Township is located to the south of the Garden State Parkway (GSP) and nearby US Route 9. The southernmost part of the Township is comprised of salt marsh islands, which contain no development except for a few small marinas, the Marine Field Station of Rutgers University, and related facilities. The northern part of the Township is predominantly located within the Pinelands Preservation Area and is predominantly forested with limited development.

1.3 Required Contents of Housing Element

The Municipal Land Use Law (N.J.S.A. 40:55D-1, et seq.) provides that a municipal Master Plan can include a housing element as the foundation for the municipal zoning ordinance. While the Housing Element is not identified under the Municipal Land Use Law as a required element of the master plan, it is nonetheless a required element of Little Egg Harbor Township's Master Plan inasmuch as the Township has an adopted zoning ordinance. Pursuant to N.J.S.A. 40:55D-62(a), a governing body may not adopt or amend a zoning ordinance, until and unless, the planning board would have adopted a land use plan element and housing plan element of the master plan.

FHA II provides that a housing element must be designed to provide access to affordable housing to meet present and prospective housing needs, with particular attention to low- and moderate-income housing. As per the FHA at N.J.S.A. 52:27D-310, the housing element must contain as follows:

- 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 conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;
- b. A projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;

¹ U.S. Census Bureau, 2020 Census Demographic and Housing Characteristics File (DHC), Table DP1, Profile of General Population and Housing Characteristics

- c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
- d. An analysis of the existing and probable future employment characteristics of the municipality;
- e. A determination of the municipality's present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing, as established pursuant to section 3 of P.L.2024, c.2 (C.52:27D-304.1); and
- f. A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing.
- g. An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L. 2021, c. 273 (C.52:27D-329.20);
- h. For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, established pursuant to section 4 of P.L. 2004, c. 120 (C.13:20-4), an analysis of compliance of the housing element with the Highlands Regional Master Plan of lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands-conforming municipalities. This analysis shall include consideration of the municipality's most recent Highlands Municipal Build Out Report, consideration of opportunities for redevelopment of existing developed lands into inclusionary or 100 percent affordable housing, or both, and opportunities for 100 percent affordable housing in both the Highlands Planning Area and Highlands Preservation Area that are consistent with the Highlands regional master plan; and
- i. An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.

1.4 Consistency with the State Development and Redevelopment Plan

With respect to the State Development and Redevelopment Plan (SDRP), lands within the Township are assigned to one of the following planning area classifications: Suburban Planning Area (PA2), Rural (PA4), Environmentally Sensitive Area (PA5), and Park. The intent of the Suburban classification is to encourage more efficient and serviceable development patterns and reduce future trends toward sprawl. The major thrust of the Rural classification is to support agriculture and other related economic development efforts. While wooded tracts are permitted, these areas are to serve as the greensward for the larger region and are not currently, nor intended to be, urban or suburban in nature. The Environmentally Sensitive classification seeks preservation of the ecological integrity of natural resources, while the Park classification seeks to promote recreation as well as the preservation of natural resources.² Those areas that fall within the New Jersey Pinelands Commission area (the western portion) are regulated by the Comprehensive Management Plan (CMP).

² *The New Jersey State Development and Redevelopment Plan*, p. 186

2.0 HOUSING ELEMENT

2.1 Housing Stock: Occupancy and Physical Characteristics

2.1.1. Occupancy and Housing Unit Type

The 2020 US Census reported that Little Egg Harbor Township had 10,812 dwelling units, about 81% of which were occupied.³ Of occupied units, about 55% were owner occupied with a mortgage or loan, about 26% owner occupied without a loan, and 19% renter occupied.⁴ While new units have been constructed, since 2010, the occupancy ratio has remained relatively consistent.⁵

The 2023 5-year American Community Survey (ACS) estimates that approximately 89% of all housing unit types are single-family detached, 6% are single-family attached, 4% are multifamily (3 or more units). Less than 1% are mobile homes are in the Township.⁶

Table 1: Units in Structure⁶

Unit Type	Number of Units	Percentage
1, Detached	9,708	89.1%
1, Attached	655	6.0%
2 units	68	0.6%
3 or 4 units	134	1.2%
5 to 9 units	138	1.3%
10 to 19 units	110	1.0%
20 or more	22	0.2%
Mobile Home	61	0.6%
Total	10,896	100.0%

2.1.2. Housing Units by Age

Approximately 28% of the Township's housing stock is older than 50 years (1975 or earlier). The Township has seen two substantial housing construction periods, one between 1976 and 1999 when 37% of houses were built, and post 2000 when 35% of homes were built.. The largest single decade, from a construction standpoint, was between 2000 and 2009, when 24% of the Township's current housing stock was constructed.

³ U.S. Census Bureau, 2020 Census, Table H3, Occupancy Status

⁴ U.S. Census Bureau, 2020 Census, Table H4, Tenure

⁵ U.S. Census Bureau, 210, Table H3, Occupancy Status

⁶ U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates, Table DP04, Selected Housing Characteristics

Table 2: Year Structure Built ⁶

Year Built	Number	Percent
1939 or earlier	161	1.5%
1940 to 1949	137	1.3%
1950 to 1959	294	2.7%
1960 to 1969	1,435	13.2%
1970 to 1979	1,909	17.5%
1980 to 1989	2,026	18.6%
1990 to 1999	1,115	10.2%
2000 to 2009	2,611	24.0%
2010 to 2019	1,119	10.3%
2020 and later	89	0.8%
Total	10,896	100.0%

2.1.3. Substandard Housing Conditions

P.L. 2024, C.2 requires that with respect to this calculation a methodology should be used that is “similar to the methodology used to determine third round municipal present need”. Third Round municipal present need calculations used three factors to calculate present need: the number of housing units lacking complete kitchen facilities, the number of units lacking complete plumbing facilities, and the number of overcrowded units. DCA issued Affordable Housing Obligations for 2025-2035 (Fourth Round), indicate that the Township has 32-unit rehabilitation obligation.

2.2 Housing Stock: Value and Affordability

2.2.1 Owner-Occupied Units

The 2023 ACS 5-year estimate indicates that the median value of an owner-occupied unit in the Township is \$326,200.⁶ Comparatively, the median value of owner-occupied housing in 2000 was \$98,800⁷ and \$262,000 in 2010.⁸ These values indicate that owner-occupied housing units have experienced a 230% increase in value since 2000 and about a 25% increase since 2010. Of those owner-occupied housing units estimated in 2023, about 73% were within the \$200,000 to \$499,999 value range, while homes with values greater than \$500,000 made up about 12% of the inventory.

Table 3: Value of Owner-Occupied Units ⁶

Value	Number of Units	Percent
Less than \$50,000	152	2.0%
\$50,000 to \$99,999	18	0.2%
\$100,000 to \$149,999	203	2.7%
\$150,000 to \$199,999	767	10.1%
\$200,000 to \$299,999	2,136	28.2%

⁷ US Census Bureau, Census 2000 Summary File 3, Table H076, Median Value (Dollars) For Specified Owner-Occupied Housing Units [1].

⁸ U.S. Census Bureau, 2006-2010 American Community Survey, Table DP04, Selected Housing Characteristics.

\$300,000 to \$499,999	3,362	44.4%
\$500,000 to \$999,999	863	11.4%
\$1,000,000 or more	78	1.0%
Total Owner-Occupied	7,579	100.0%
Median Value	\$326,200	

2.2.2. Rental Units

The 2023 ACS 5-year estimate indicated that the Township's median rent was \$1,773, with approximately 73% of units renting above \$1,500.⁶ This represents a 39% increase from the median rent indicated in 2010.⁸

Table 4: Gross Rent ⁶

Cost	Number of Units	Percent
Less than \$500	18	1.5%
\$500 to \$999	0	0.0%
\$1,000 to \$1,499	301	25.4%
\$1,500 to \$1,999	503	42.4%
\$2,000 to \$2,499	251	21.1%
\$2,500 to \$2,999	114	9.6%
\$3,000 or more	0	0.0%
Total Occupied Rental Units	1,187	100.0%
Median Rent	\$1,773	

2.3 Demographics

2.3.1. Population and age

Until the 1970 census, Little Egg Harbor Township had only modest population growth. Between 1960 and 1970, the population increased 250%. Between 1970 and 1980, the population again increased 185%. While growth continued, albeit at a slower pace, by 2020 growth had slowed to just 3.6%.

Table 5: Population Change by Decade ⁹

Year	Population	% Change
1940	577	---
1950	644	11.6%
1960	847	31.5%
1970	2,972	250.9%
1980	8,483	185.4%
1990	13,333	57.2%
2000	15,945	19.6%

⁹ For Years 1940 to 2000, NJSDC 2000 Census Publication, New Jersey Population Trends: 1790 to 2000, Table 6. New Jersey Resident Population by Municipality: 1940 - 2000, page 36, <https://www.nj.gov/labor/labormarketinformation/assets/PDFs/census/2kpub/njsdcp3.pdf>

2010 ¹⁰	20,065	25.8%
2020 ¹	20,784	3.6%

According to the 2020 Census, the median age in the Township was 50.2 years old¹. Comparatively, the median age in the 2000 and 2010 were 39.9¹¹ and 45.4¹², respectively. This pattern is directly correlated to a nationwide trend of aging baby boomers (born between 1946 and 1964).¹³

Table 6: Population by Age¹

Age	Total	Percent
Under 5 years	850	4.1%
5 to 9 years	957	4.6%
10 to 14 years	1,086	5.2%
15 to 19 years	1,023	4.9%
20 to 24 years	985	4.7%
25 to 29 years	1,084	5.2%
30 to 34 years	1,088	5.2%
35 to 39 years	1,072	5.2%
40 to 44 years	1,081	5.2%
45 to 49 years	1,103	5.3%
50 to 54 years	1,301	6.3%
55 to 59 years	1,533	7.4%
60 to 64 years	1,636	7.9%
65 to 69 years	1,627	7.8%
70 to 74 years	1,737	8.4%
75 to 79 years	1,234	5.9%
80 to 84 years	766	3.7%
85 years and over	621	3.0%
Total Population	20,784	100.0%
Median Age	50.2 years	

2.3.2. Household Size

Understanding household size can help determine future demand for different housing types and provide insight into changing demographic shifts. In 2010, the average household size within the

¹⁰ U.S. Census Bureau, *Census 2010 Summary File 1, Table P1*

¹¹ U.S. Census Bureau, *2000 Census Summary File 2 Demographic Profile, Table DP1*

¹² U.S. Census Bureau, *2010 Census, Table P13*.

¹³ U.S. Older Population Grew From 2010 to 2020 at Fastest Rate Since 1880 to 1890, May 25, 2023

Zoe Caplan, U.S. Census Bureau,

<https://www.census.gov/library/stories/2023/05/2020-census-united-states-older-population-grew.html>

Township was 2.46 while the average family size was 2.9. By 2023, the average size for both households and families had decreased to 2.35 and 2.77, respectively.

Table 7. Average Family & Household Size

	2010¹⁴	2023¹⁵
Average Household Size	2.46	2.35
Average Family Size	2.90	2.77

Of all occupied units, 81% are owner-occupied while the remaining are renter occupied. Of those that are owner-occupied, about 44% are occupied by 2-person households, and 25% by 1-person households. For renter-occupied units, 1-person households account for about 29% while 2-person households 27%.¹⁶

Table 8: Tenure by Household Size¹⁶

	Total Units	Percentage
Household Size	8,715	100%
Owner occupied:	7,067	81.1%
1-person household	1,798	25.4%
2-person household	3,132	44.3%
3-person household	956	13.5%
4-person household	721	10.2%
5-person household	265	3.7%
6-person household	113	1.6%
7-or-more-person household	82	1.2%
Renter occupied:	1,648	18.9%
1-person household	478	29.0%
2-person household	452	27.4%
3-person household	324	19.7%
4-person household	212	12.9%
5-person household	119	7.2%
6-person household	37	2.2%
7-or-more-person household	26	1.6%

¹⁴ U.S. Census Bureau, 2006-2010 American Community Survey, Households and Families, Table S1101

¹⁵ U.S. Census Bureau, 2019-2023 American Community Survey, Households and Families, Table S1101

¹⁶ U.S. Census Bureau, 2020 Census Demographic and Housing Characteristics File (DHC), Table H12, Tenure by Household Size

2.3.3. Household Income

In 2023, the median income in the Township was \$89,441 for households and \$108,960 for families.¹⁷ This represents a 51%, and approximately 64% increase from 2010, respectively.¹⁸

Table 9: Income¹⁷

	Households	Families
Less than \$10,000	3.6%	1.3%
\$10,000 to \$14,999	2.8%	3.1%
\$15,000 to \$24,999	5.5%	4.0%
\$25,000 to \$34,999	7.2%	3.5%
\$35,000 to \$49,999	7.6%	6.5%
\$50,000 to \$74,999	16.3%	13.9%
\$75,000 to \$99,999	11.0%	12.4%
\$100,000 to \$149,999	22.6%	27.5%
\$150,000 to \$199,999	11.6%	14.6%
\$200,000 or more	11.8%	13.2%
Total	100.0%	100%
Median Income	\$89,441	\$108,960

According to the 2024 Affordable Housing Regional Income Limits by Household Size, which was prepared by Affordable Housing Professionals of New Jersey (AHPNJ), the median income level for Region 4 (Mercer, Monmouth, and Ocean Counties) is \$91,038. This income level is set on a regional scale and established as an income level to determine moderate, low, and very low-income levels. In Region 4 of New Jersey, which includes Little Egg Harbor Township, the moderate household income limit for one person is \$72,830, for low-income is \$45,519, and for very low-income is \$27,311.¹⁹

2.4 Existing and Probable Future Employment and Population

2.4.1. Employment Status

About 58% of the Township's population over 16 years old is in the labor force, with 2% being unemployed.²⁰

¹⁷ U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates, Table S1901, Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars)

¹⁸ U.S. Census Bureau, 2006-2010 American Community Survey 5-Year Estimates, Table S1901, Income in the Past 12 Months (in 2010 Inflation-Adjusted Dollars)

¹⁹ Affordable Housing Professionals of New Jersey (AHPNJ), 2024 Affordable Housing Regional Income Limits by Household Size, April 12, 2024 https://ahpnj.org/member_docs/Income_Limits_2024_FINAL.pdf

²⁰ U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates, Table DP03, Selected Economic Characteristics

Table 10: Employment Status ²⁰

	Population	Percentage
Population 16 years and over	18,150	100%
In labor force		
Civilian labor force	10,470	57.7%
Employed	10,106	55.7%
Unemployed	364	2.0%
Armed Forces	0	0%
Not in labor force	7,680	42.3%
Unemployment Rate (Civilian Labor Force)	-	3.5%

2.4.2. Employment by Industry

About 23% of employed civilians work in the “Educational services, health care and social assistance” industry, about 15% work in the “Retail trade” industry, and about 13% in the “Arts, entertainment, and recreation, and accommodation and food services” industry.

Table 11: Employment by Industry ²⁰

Industry	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	46	0.5%
Construction	987	9.8%
Manufacturing	401	4.0%
Wholesale trade	140	1.4%
Retail trade	1,550	15.3%
Transportation and warehousing, and utilities	609	6.0%
Information	194	1.9%
Finance and insurance, and real estate and rental and leasing	526	5.2%
Professional, scientific, and management, and administrative and waste management services	846	8.4%
Educational services, health care and social assistance	2,362	23.4%
Arts, entertainment, and recreation, and accommodation and food services	1,286	12.7%
Other services, except public administration	356	3.5%
Public administration	803	7.9%
Total (Civilian employed population 16 years and over)	10,106	100.0%

2.4.3. Population and Employment Projections

The North Jersey Transportation Planning Authority (NJTPA) is the federally authorized Metropolitan Planning Organization (MPO) for 7 million people in the 13-county northern New Jersey region which includes Ocean County. The NJTPA completed its latest set of formal forecasts in 2021. According to NJTPA’s published population and employment projections for the years 2015-2050, Little Egg Harbor Township’s population and employment

will increase, albeit at a modest pace. The Township's population is expected to increase nearly 24.5% from 2015 to 2050, or an average of 0.7% per year. In line with the increase in population during this 35-year period, employment is projected to increase by 1,061 jobs, representing a 30.3% change.

Table 12: Population & Employment Projections²¹

Year	Population	% Change	Jobs	% Change
2015	20,836	----	3,497	----
2050	25,949	24.5%	4,558	30.3%

2.5 HOUSING STOCK PROJECTION

2.5.1 Building and Demolition Permits by Year

FHA II requires that Housing Plans include a projection of new housing units based on the number of building permits, development applications approved, and probable developments, as well as other indicators deemed appropriate. As Table 13 below shows, annual building permit issuance in Little Egg Harbor Township from 2013-2023 averaged 76 units, while annual demolition permit issuance averaged 63 units.

Table 13: Housing Unit Building and Demolition Permits by Year

Year	Building Permits Issued For New Construction ²²	Housing Demolition Permits Issued ²³
2013	113	316
2014	151	193
2015	125	102
2016	91	40
2017	193	40
2018	28	2
2019	28	0
2020	12	0
2021	32	0
2022	48	1
2023	15	1
Average	76	63
5-Year Projection (2030)	380	316
10-Year Projection (2035)	760	632

²¹ North Jersey Transportation Planning Authority Appendix E-2050 Demographic Forecasts

²² New Jersey Department of Community Affairs (NJDCA), Building Permits: Yearly Summary Data

²³ New Jersey Department of Community Affairs (NJDCA), Demolition Permits Yearly Summary Data

3.0 FAIR SHARE PLAN

This Fair Share Plan sets forth Little Egg Harbor's affordable housing obligations and explains how the Township is satisfying its obligation.

The Township's fair share is 1,025, consisting of a Present Need (Rehabilitation Obligation) of 32, a Prior Round Obligation (1987-1999) of 194, a Third Round Obligation (1999-2025) of 634 units²⁴ and a Fourth Round Obligation (2025-2035) of 165²⁵.

Another way to construe this 1,025 obligation is that 32 is the present need (or rehab obligation) and 993 is the prospective need otherwise, known as the new construction component. The new construction obligation can be further broken down into 829 for Rounds 1 through 3 and 164 for Round 4.

The Township has satisfied its new construction obligation of 194 for the Prior Round, however, lacks sufficient land to satisfy the 799 obligation assigned to it for the Third and Fourth Rounds.

Under Third Round Compliance, the Township applied the standards set forth in N.J.A.C. 5:93-4.2 to determine its entitlement to a vacant land adjustment (VLA) to the 634 Round 3 prospective need number (see Appendix). As a result of that analysis, and agreed to by both the Courts and FSHC, the Township was entitled to adjust the Third Round prospective need, resulting in a realistic development potential (RDP) of 308 and an unmet need of 326. Believing that the conditions on the ground warranted a change in the RDP, the Township further analyzed the previously completed VLA, specifically looking for adjustments. Through a review of changes in existing conditions, the Township has determined that a **revised RDP would be 284**. Recognizing that it is highly likely that an RDP or any measure of vacancy will be continuously reduced as any municipality becomes more built out, this plan will continue to provide the same number of credits as previously indicated and will continue to acknowledge the RDP as 308, while also providing additional measures towards addressing the increased unmet need.

3.1 Present Need

The Township accepts as its Rehabilitation Obligation of **32 units** as promulgated by the Department of Community Affairs (DCA).

For the satisfaction of the Rehabilitation Obligation, the Township will continue to participate in the Ocean County administered Housing Rehabilitation Program, a rehabilitation program for substandard units occupied by low and moderate income year-round residents. While Ocean County will continue to provide its service of rehabilitation of substandard units, the Township will use affordable housing trust funds, and, to the extent necessary, other municipal funds, to continue to implement a housing rehabilitation program that adheres to all requirements. The proposed housing rehabilitation program is administered by Rehabco, Inc. The Little Egg Harbor

²⁴ As agreed by Settlement Agreement with Fair Share Housing Center (FSHC) and approved by the court

²⁵ As agreed by Settlement Agreement with Fair Share Housing Center (FSHC) and approved by the court

Township Housing Rehabilitation Program continues to accept applications. A program website is maintained at: <https://www.rehabconj.com/housing-program-applications/little-egg-harbor/little-egg-harbor-housing-rehabilitation-program>.

3.2 Prior Round Obligation (1987-1999)

The Township's Prior Round Obligation is 194 units. The Township received COAH certification on September 8th, 2004. This obligation has been continuously recognized by both Fair Share Housing Center (FSHC), the State (COAH and DCA), and the Courts and was affirmed through approval of the Township's Third Round Judgement of Compliance and Repose (JOR).

3.3 Third Round Obligation (1999-2025) and Fourth Round Obligation (2025-2035)

3.3.1 Numeric Obligation as Recognized

The Township's Third Round Obligation of **634 units** was established through a Settlement Agreement between the Township and FSHC, as granted through a Third Round JOR.

In the Fourth Round, the Township adopted a binding resolution indicating an obligation of 142 units and submitted to the Program facts and figures to support this claim. While this number was lower than the 184 non-binding number presented by DCA, the Township participated in mediation with the FSHC and on March 17, reached a settlement which indicated a Fourth Round Prospective Need Obligation of **165 units**.

Collectively, the Third and Fourth Round have a **799-unit** prospective need obligation.

3.3.2 Satisfaction of 308-unit RDP

While the Township has determined that the RDP could be reduced to 284, the Township will continue to address the 308-unit RDP as previously determined. As such, the entirety of the Fourth Round obligation is unmet need and will be addressed under different mechanisms. With the exception of Oak Lane, which has since been completed, and NJDCA Special Needs Housing Partnership project, as indicated below, all projects indicated under the Third Round Plan were either completed, operational or rezoned prior to the granting of the Third Round JOR.

Oak Lane (100-Percent Affordable; 56 Credits and 56 Rental Bonus Credits)

As was indicated in the "Midpoint Review of Housing Element and Fair Share Plan Implementation" report dated July 1, 2020, the Oak Lane project (Block 292, lots 10, 11 and 12.01) has since been completed. This project, now referred to as The Willows, is a 100-percent affordable family rental housing development with a total of 56 units. The units, which are distributed across a series of six (6) buildings, received certificates of occupancy on April 23, 2018 (see appendix).

NJDCA Special Needs Housing Partnership

A memorandum of understanding (MOU) dated June 14, 2012 between the New Jersey Housing and Mortgage Finance Agency (HMFA), the New Jersey Department of Human Services, and the Township indicated that the Township would transfer \$375,000 to the State for the coordination and administration of this program. While a site has yet to be selected, the Township transferred funds to the State in January 2014 (as indicated in AHMS). The Township will continue to pursue this opportunity with the state or seek repayment of funds so that they could be utilized to provide an opportunity with an alternative group home operator.

3.4 Fulfillment of Unmet Need

As referenced above, the Township has a combined Third Round and Fourth Round obligation of 799 units and an RDP of 308 units. As such, the Township has an unmet need of 491 units (326 units from the Third Round and 165 units from the Fourth Round). The 326 units as indicated from the Third Round were addressed under the Court approved JOR and are not discussed further in this plan.

The Township will address the Fourth Round unmet need via a redevelopment overlay zone. The Township has identified sites, containing over 23 acres, that may redevelop in the future and will draft overlay zoning standards in order to address the requirement that any *“municipality that receives an adjustment of its prospective need obligations for the fourth round or subsequent rounds based on a lack of vacant land shall, as part of the process of adopting and implementing its housing element and fair share plan, identify sufficient parcels likely to redevelop during the current round of obligations to address at least 25 percent of the prospective need obligation that has been adjusted and adopt realistic zoning that allows for such adjusted obligation”*²⁶.

Proposed Redevelopment Overlay Zone

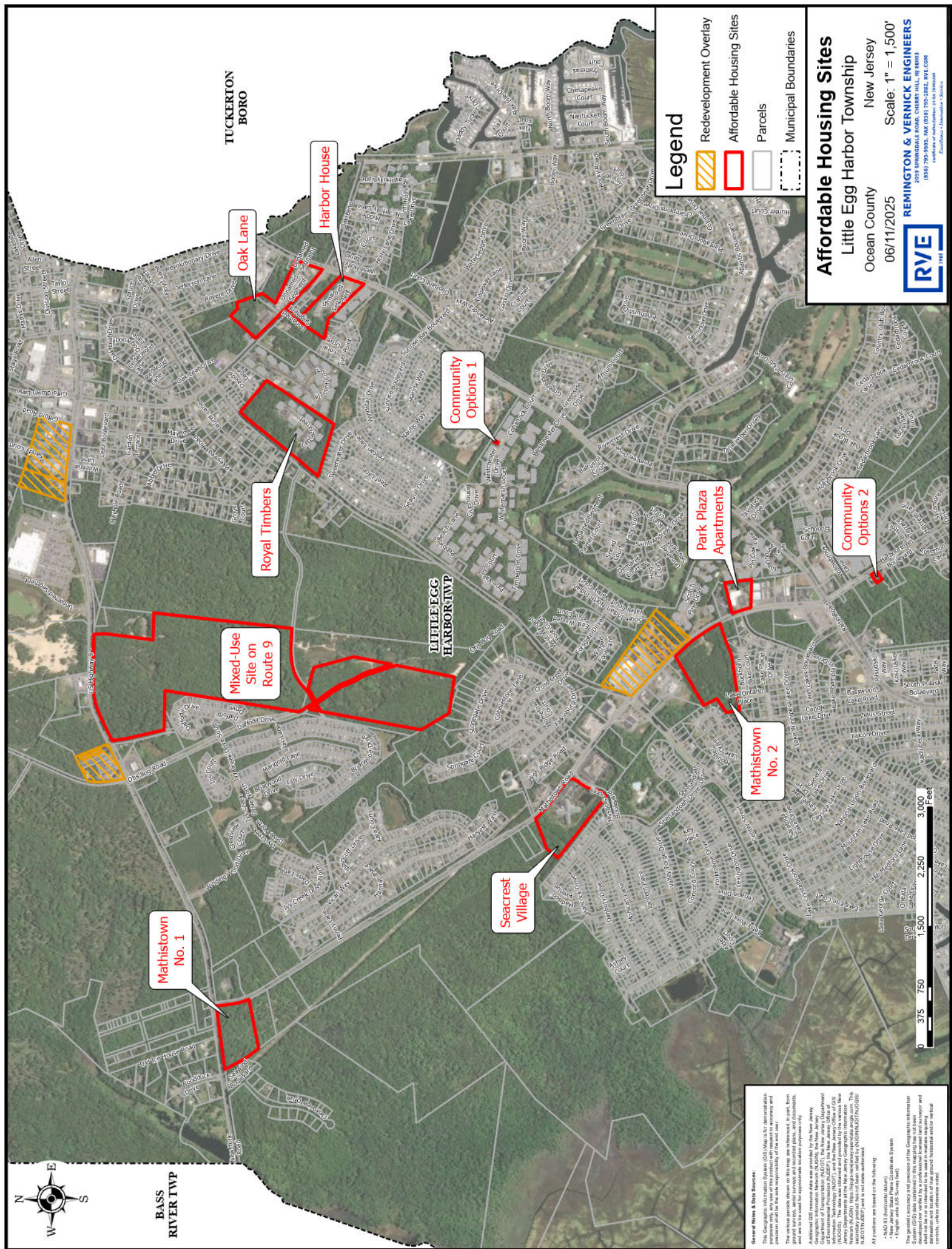
- Block 285, Lot 12
- Block 278, Lots 10.01, 17, 17.01, 17.02, 17.03
- Block 277, Lots 1.01, 2.01, 3, 4, 5, 6, 11

²⁶ Section 1 of P.L. 1995, c.231 (C.52:27D-310.1)

4.0 APPENDIX

- 1. MAP OF AFFORDABLE HOUSING SITES**
- 2. OAK LANE CO'S**
- 3. THIRD ROUND PLAN**
- 4. FOURTH ROUND VLA ADJUSTMENT**
- 5. SPENDING PLAN**

1. MAP OF AFFORDABLE HOUSING SITES



2. OAK LANE CO'S



Little Egg Harbor Township
665 Radio Rd
Little Egg Harbor, NJ 08087

Certificate

Construction Code Division
(Certificate of Occupancy)

Date Issued 4/23/2018
Control Number
Permit Number 17-0475
Permit Issue Date 5/2/2017
Certificate Number 17-0475

Identification

Block: 292 Lot: 10, 11 Qual: _____

Work Site Location: 180 OAK BLDG A, NJ

Owner in Fee: OAK LANE LEH, LLC

Owner Address: 5 POWELL LANE COLLINGSWOOD NJ 08108

Telephone: (973) 296-0181

Contractor OAK LANE LEH, LLC

Address 5 POWELL LANE COLLINGSWOOD NJ 08108

Telephone: (973) 296-0181 Fax: _____

License Number or Builders Registration Number: _____

Federal Emp. Number: _____

☒ Certificate of Occupancy

This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

☐ Certificate of Approval

This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of inspection.

☐ Certificate of Continued Occupancy

This serves notice that based on a general inspection of the visible parts of the building there are no imminent hazards and the building is approved for continued occupancy.

☐ Temporary Certificate of Compliance

The following conditions must be met no later than _____ or the owner will be subject to fine or order to vacate:
This certificate has an expiration date of: _____

Conditions to be met:

Home Warranty Number: _____

Type of Warranty Plan: ☐ State ☐ Private

Construction Classification: _____

Use Group: R-2

Maximum Occupancy Load: 0

Maximum Live Load: 0

Description of Work/Use: _____

COMMUNITY BUILDING

Certificate Comments: _____

☐ Certificate of Clearance - Lead Abatement 5:17

This serves notice that based on written certification, lead abatement was performed as per NJAC5:17 to the following extent.

☐ Total removal of lead-based paint hazards in scope of work

☐ Partial or limited time period (_____ years); see file

☐ Certificate of Clearance - Asbestos Abatement

This serves notice that based on written certification, asbestos abatement was performed to the following extent.

☐ Total removal of asbestos hazards in scope of work

☐ Partial or limited time period (_____ years); see file

☐ Certificate of Compliance

This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until _____

☐ Temporary Certificate of Occupancy

The following conditions must be met no later than: _____ or the owner will be subject to fine or order to vacate:
This certificate has an expiration date of: _____

Conditions to be met:

Date Printed: 6/16/2020

Page 1

Check Number: 2552

Collected By: _____

Fee: \$30.00

U.C.C. F260 (rev. 08/05)

Construction Official



Little Egg Harbor Township
665 Radio Rd
Little Egg Harbor, NJ 08087

Certificate

Construction Code Division
(Certificate of Occupancy)

Date Issued 4/23/2018
Control Number
Permit Number 17-0480
Permit Issue Date 5/2/2017
Certificate Number 17-0480

Identification

Block: 292 Lot: 10, 11 Qual: _____
Work Site Location: 180 OAK BLDG B , NJ

Owner in Fee:

OAK LANE LEH, LLC
Owner Address: 5 POWELL LANE COLLINGSWOOD NJ 08108
Telephone: (856) 662-1730

Contractor

OAK LANE LEH, LLC
Address 5 POWELL LANE COLLINGSWOOD NJ 08108
Telephone: (856) 662-1730 Fax: _____

License Number or Builders Registration Number: _____
Federal Emp. Number: _____

☒ Certificate of Occupancy

This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

☐ Certificate of Approval

This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of inspection.

☐ Certificate of Continued Occupancy

This serves notice that based on a general inspection of the visible parts of the building there are no imminent hazards and the building is approved for continued occupancy.

☐ Temporary Certificate of Compliance

The following conditions must be met no later than _____ or the owner will be subject to fine or order to vacate:
This certificate has an expiration date of: _____
Conditions to be met:

Home Warranty Number: _____

Type of Warranty Plan: ☐ State ☐ Private

Construction Classification: _____

Use Group: R-2

Maximum Occupancy Load: 0

Maximum Live Load: 0

Description of Work/Use:

3 STORY 10 UNIT APARTMENT BUILDING

Certificate Comments:

☐ Certificate of Clearance - Lead Abatement 5:17

This serves notice that based on written certification, lead abatement was performed as per NJAC5:17 to the following extent.

☐ Total removal of lead-based paint hazards in scope of work
☐ Partial or limited time period (_____ years); see file

☐ Certificate of Clearance - Asbestos Abatement

This serves notice that based on written certification, asbestos abatement was performed to the following extent.

☐ Total removal of asbestos hazards in scope of work
☐ Partial or limited time period (_____ years); see file

☐ Certificate of Compliance

This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until _____

☐ Temporary Certificate of Occupancy

The following conditions must be met no later than: _____ or the owner will be subject to fine or order to vacate:
This certificate has an expiration date of: _____
Conditions to be met:

Date Printed: 6/16/2020

Page 1

Check Number: 2547

Collected By: _____

Fee: \$30.00

U.C.C. F260 (rev. 08/05)

Construction Official



Little Egg Harbor Township
665 Radio Rd
Little Egg Harbor, NJ 08087

Certificate

Construction Code Division
(Certificate of Occupancy)

Date Issued 4/23/2018
Control Number
Permit Number 17-0479
Permit Issue Date 5/2/2017
Certificate Number 17-0479

Identification

Block: 292 Lot: 10, 11 Qual: _____
Work Site Location: 180 OAK BLDG C, NJ

Owner in Fee:

OAK LANE LEH, LLC

Owner Address:

5 POWELL LANE COLLINGSWOOD NJ 08108

Telephone:

856 6621730

Contractor

INGERMAN CONSTRUCTION

Address

5 POWELL LANE COLLINGSWOOD NJ 08108

Telephone:

(856) 662-1730

Fax:

License Number or Builders Registration Number: _____

Federal Emp. Number: _____

☒ Certificate of Occupancy

This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

☐ Certificate of Approval

This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of inspection.

☐ Certificate of Continued Occupancy

This serves notice that based on a general inspection of the visible parts of the building there are no imminent hazards and the building is approved for continued occupancy.

☐ Temporary Certificate of Compliance

The following conditions must be met no later than _____ or the owner will be subject to fine or order to vacate:
This certificate has an expiration date of: _____
Conditions to be met:

Home Warranty Number: _____

Type of Warranty Plan: ☐ State ☐ Private

Construction Classification: _____

Use Group: R-2

Maximum Occupancy Load: 0

Maximum Live Load: 0

Description of Work/Use:

3 STORY 10 UNIT APARTMENT BUILDING

Certificate Comments:

☐ Certificate of Clearance - Lead Abatement 5:17

This serves notice that based on written certification, lead abatement was performed as per NJAC5:17 to the following extent.

☐ Total removal of lead-based paint hazards in scope of work

☐ Partial or limited time period (_____ years); see file

☐ Certificate of Clearance - Asbestos Abatement

This serves notice that based on written certification, asbestos abatement was performed to the following extent.

☐ Total removal of asbestos hazards in scope of work

☐ Partial or limited time period (_____ years); see file

☐ Certificate of Compliance

This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until _____

☐ Temporary Certificate of Occupancy

The following conditions must be met no later than: _____ or the owner will be subject to fine or order to vacate:
This certificate has an expiration date of: _____
Conditions to be met:

Date Printed: 6/16/2020

Page 1

Check Number: 2551

Collected By: _____

Fee: \$30.00

U.C.C. F260 (rev. 08/05)

Construction Official



Little Egg Harbor Township
665 Radio Rd
Little Egg Harbor, NJ 08067

Certificate

Construction Code Division
(Certificate of Occupancy)

Date Issued 4/23/2018
Control Number
Permit Number 17-0478
Permit Issue Date 5/2/2017
Certificate Number 17-0478

Identification

Block: 292 Lot: 10, 11 Qual: _____

Work Site Location: 180 OAK LANE BLDG D , NJ

Owner in Fee: OAK LANE LEH, LLC
Owner Address: 5 POWELL LANE COLLINGSWOOD NJ 08108
Telephone: (856) 662-1730

Contractor INGERMAN CONSTRUCTION
Address 5 POWELL LANE COLLINGSWOOD NJ 08108
Telephone: (856) 662-1730 Fax: _____
License Number or Builders Registration Number: _____
Federal Emp. Number: _____

Certificate Comments:

3 STORY 12 UNIT APARTMENT BUILDING

Home Warranty Number: _____

Type of Warranty Plan: ☐ State ☐ Private

Construction Classification: _____ Use Group: R-2

Maximum Occupancy Load: 0 Maximum Live Load: 0

Description of Work/Use:

☒ Certificate of Occupancy

This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

☐ Certificate of Approval

This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of inspection.

☐ Certificate of Continued Occupancy

This serves notice that based on a general inspection of the visible parts of the building there are no imminent hazards and the building is approved for continued occupancy.

☐ Temporary Certificate of Compliance

The following conditions must be met no later than _____ or the owner will be subject to fine or order to vacate:
This certificate has an expiration date of: _____
Conditions to be met:

☐ Certificate of Clearance - Lead Abatement 5:17

This serves notice that based on written certification, lead abatement was performed as per NJAC5:17 to the following extent.

- ☐ Total removal of lead-based paint hazards in scope of work
- ☐ Partial or limited time period (_____ years); see file

☐ Certificate of Clearance - Asbestos Abatement

This serves notice that based on written certification, asbestos abatement was performed to the following extent.

- ☐ Total removal of asbestos hazards in scope of work
- ☐ Partial or limited time period (_____ years); see file

☐ Certificate of Compliance

This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until _____

☐ Temporary Certificate of Occupancy

The following conditions must be met no later than: _____ or the owner will be subject to fine or order to vacate:
This certificate has an expiration date of: _____
Conditions to be met:



Little Egg Harbor Township
665 Radio Rd
Little Egg Harbor, NJ 08087

Certificate

Construction Code Division
(Certificate of Occupancy)

Date Issued 4/23/2018
Control Number
Permit Number 17-0477
Permit Issue Date 5/2/2017
Certificate Number 17-0477

Identification

Block: 292 Lot: 10 11 Qual: _____
Work Site Location: 180 OAK BLDG E , NJ

Owner in Fee:

OAK LANE LEH, LLC

Owner Address:

5 POWELL LANE COLLINGSWOOD NJ 08108

Telephone:

(856) 662-1730

Contractor

INGERMAN CONSTRUCTION

Address

5 POWELL LANE COLLINGSWOOD NJ 08108

Telephone:

(856) 662-1730

Fax:

License Number or Builders Registration Number: _____

Federal Emp. Number: _____

☒ Certificate of Occupancy

This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

☐ Certificate of Approval

This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of inspection.

☐ Certificate of Continued Occupancy

This serves notice that based on a general inspection of the visible parts of the building there are no imminent hazards and the building is approved for continued occupancy.

☐ Temporary Certificate of Compliance

The following conditions must be met no later than _____ or the owner will be subject to fine or order to vacate:
This certificate has an expiration date of: _____
Conditions to be met:

Home Warranty Number: _____

Type of Warranty Plan: ☐ State ☐ Private

Construction Classification: _____

Use Group: R-2

Maximum Occupancy Load: 0

Maximum Live Load: 0

Description of Work/Use:

Imported from UCCARS I

WORKTYPE: BEPF

WORKDESC: 3 STORY 12 UNIT APARTMENT BUILDING

Certificate Comments:

☐ Certificate of Clearance - Lead Abatement 5:17

This serves notice that based on written certification, lead abatement was performed as per NJAC5:17 to the following extent.

☐ Total removal of lead-based paint hazards in scope of work

☐ Partial or limited time period (_____ years); see file

☐ Certificate of Clearance - Asbestos Abatement

This serves notice that based on written certification, asbestos abatement was performed to the following extent.

☐ Total removal of asbestos hazards in scope of work

☐ Partial or limited time period (_____ years); see file

☐ Certificate of Compliance

This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until _____

☐ Temporary Certificate of Occupancy

The following conditions must be met no later than _____ or the owner will be subject to fine or order to vacate:
This certificate has an expiration date of: _____
Conditions to be met:

Date Printed: 6/16/2020

Page 1

Check Number: 2549

Collected By: _____

Fee: \$39.00

U.C.C. F260 (rev. 08/05)

Construction Official



Little Egg Harbor Township
665 Radio Rd
Little Egg Harbor, NJ 08087

Certificate

Construction Code Division
(Certificate of Occupancy)

Date Issued 4/23/2018
Control Number
Permit Number 17-0476
Permit Issue Date 5/2/2017
Certificate Number 17-0476

Identification

Block: 292 Lot: 10 11 Qual: _____
Work Site Location: 180 OAK BLDG F, NJ

Owner in Fee: OAK LANE LEH, LLC
Owner Address: 5 POWELL LANE COLLINGSWOOD NJ 08108
Telephone: (856) 662-1730

Contractor INGERMAN CONSTRUCTION
Address 5 POWELL LANE COLLINGSWOOD NJ 08108
Telephone: (856) 662-1730 Fax: _____
License Number or Builders Registration Number: _____
Federal Emp. Number: _____

Certificate Comments:

Home Warranty Number: _____
Type of Warranty Plan: ☐ State ☐ Private
Construction Classification: _____ Use Group: R-2
Maximum Occupancy Load: 0 Maximum Live Load: 0
Description of Work/Use:
NEW 3 STORY APARTMENT BUILDING (12 UNITS)

☒ Certificate of Occupancy

This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

☐ Certificate of Approval

This serves notice that the work completed has been constructed or installed in accordance with the New Jersey Uniform Construction Code and is approved. If the permit was issued for minor work, this certificate was based upon what was visible at the time of inspection.

☐ Certificate of Continued Occupancy

This serves notice that based on a general inspection of the visible parts of the building there are no imminent hazards and the building is approved for continued occupancy.

☐ Temporary Certificate of Compliance

The following conditions must be met no later than _____ or the owner will be subject to fine or order to vacate:
This certificate has an expiration date of: _____
Conditions to be met:

☐ Certificate of Clearance - Lead Abatement 5:17

This serves notice that based on written certification, lead abatement was performed as per NJAC5:17 to the following extent.

☐ Total removal of lead-based paint hazards in scope of work
☐ Partial or limited time period (_____ years); see file

☐ Certificate of Clearance - Asbestos Abatement

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☐ Total removal of asbestos hazards in scope of work
☐ Partial or limited time period (_____ years); see file

☐ Certificate of Compliance

This serves notice that said potentially hazardous equipment has been installed and/or maintained in accordance with the New Jersey Uniform Construction Code and is approved for use until _____

☐ Temporary Certificate of Occupancy

The following conditions must be met no later than: _____ or the owner will be subject to fine or order to vacate:
This certificate has an expiration date of: _____
Conditions to be met:

3. THIRD ROUND PLAN

Master Plan Amendment Housing Plan Element and Fair Share Plan

Township of Little Egg Harbor Ocean County, New Jersey

Prepared: February 2017
Amended: June 2017

Prepared for:
Little Egg Harbor Township Planning Board

Prepared by:



T&M Associates
11 Tindall Road
Middletown, NJ 07748

Martin P. Truscott, PP, AICP, LEED-GA
NJ Professional Planner No.: 2443

Originally Adopted by the Little Egg Harbor Township Planning Board on March 2, 2017.
Originally Endorsed by the Little Egg Harbor Township Committee on March 9, 2017.

Amendment Adopted by the Little Egg Harbor Township Planning Board on July 6, 2017.
Amendment Endorsed by the Little Egg Harbor Township Committee on July 13, 2017.

*The original of this document has been signed
and sealed in accordance with New Jersey Law.*

Table of Contents

Housing Element	1
Background to Little Egg Harbor’s Housing Element and Fair Share Plan	1
Mandatory Contents of the Housing Element	3
Analysis of Demographic, Housing, and Employment Characteristics	3
Little Egg Harbor’s Demographics	4
Little Egg Harbor’s Housing Stock.....	6
Little Egg Harbor’s Employment and Income Characteristics	9
Forecast.....	10
Sandy’s Impacts on the Township	11
Impacts on Residential Structures.....	11
Affordable Housing Obligation	12
Present Need.....	12
Prior Round Obligation.....	12
Prospective Need	12
Vacant Land Adjustment	12
Ability to Accommodate Affordable Housing Obligation	13
Anticipated Land Use Patterns.....	13
Constraints on Development	13
Economic Development Policies	14
Identification of Affordable Housing Sites	14
Fair Share Plan.....	15
Municipal Affordable Housing Obligation	15

Rehabilitation Obligation (Present Need)	15
Ocean County CDBG Housing Rehabilitation Program.....	15
Proposed Efforts.....	15
1987 to 1999 Prior Round Obligation.....	16
Park Plaza Apartments (Prior Cycle Credits; 50 Credits)	16
Harbor House (100-Percent Affordable; 36 Credits and 36 Rental Bonus Credits).....	16
Royal Timbers (100-Percent Affordable; 104 Units Total, Seeking 72 Credits)	17
Summary of 1987 to 1999 Prior Round Obligation Compliance	17
Third Round Prospective Need for 1999-2025	18
Royal Timbers (100-Percent Affordable; 104 Units Total, Seeking 32 Credits and 20 Rental Bonus Credits).....	18
Oak Lane (100-Percent Affordable; 56 Credits and 56 Rental Bonus Credits)	19
Mathistown No. 1 (Inclusionary; 25 Credits).....	19
Mathistown No. 2 (Inclusionary; 25 Credits).....	19
Mixed-Use Site on Route 9 (Inclusionary; 75 Credits)	20
Seacrest Village (Assisted Living; 8 Credits)	20
Community Options 1 (Special Needs; 2 Credits).....	20
Community Options 2 (Special Needs; 3 Credits).....	21
Special Needs Housing Partnership (Special Needs; 6 Credits)	21
Summary of Third Round Prospective Need for 1999-2025 Compliance.....	21
RDP Compliance	21
Fulfillment of Unmet Need.....	23
Right to Additional Credits	23
Right to Use Other Compliance Mechanisms.....	23

Fair Share Plan Implementation Schedule 23

Capturing Future Affordable Housing Development Opportunities 24

Provision of Affordability Assistance 24

List of Figures

Table 1: Population Trends, 1990-2015 4

Table 2: Demographic Indicators, 2015..... 5

Table 3: Population by Age, 2010..... 6

Table 4: Housing Characteristics, 2010 8

Table 4: Housing Characteristics, 2014 (Continued) 9

Table 5: Occupation of Employed Civilian Population, 16 and Over 9

Table 6: Household Income, American Community Survey (2011-2015 Five-Year
Estimates)..... 10

Table 7: Forecasts of Population, Household and Employment 11

Table 8: Prior Round Compliance Summary..... 17

Table 9: RDP Compliance Summary 22

Table 10: Plan Implementation Schedule..... 24

List of Appendices

Appendix A: Vacant Land Adjustment

Appendix B: Affordable Housing Sites Map

Appendix C: Site Suitability Report (Oak Lane Site)

Appendix D: Site Suitability Report (Mathistown No. 1 Site)

Appendix E: Site Suitability Report (Mathistown No. 2 Site)

Appendix F: Site Suitability Report (Mixed-Use Site)

Appendix G: Mandatory Affordable Housing Set-Aside Requirement Ordinance

Appendix H: Affordable Housing Overlay Zone Ordinance

Appendix I: Operating Manual

Appendix J: Request for Proposals

Appendix K: Affordable Housing Trust Fund Spending Plan

Appendix L: Resolution of Intent to Bond

Appendix M: Affirmative Marketing Plan

Housing Element

The Township of Little Egg Harbor, Ocean County, has prepared this Housing Element and Fair Share Plan as an amendment to the Municipal Master Plan in accordance with the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) and the New Jersey Fair Housing Act (N.J.S.A. 52:27D-310 et seq.).

The Municipal Land Use Law requires that a municipal master plan include a housing element to enable the municipality to exercise the power to zone and regulate land use. The housing element is adopted by the municipal planning board and endorsed by the municipal governing body, and is prepared to achieve the goal of meeting the municipal obligation to provide for a fair share of the regional need for affordable housing.

This Housing Element and Fair Share Plan amends the Township's master plan to address current affordable housing planning requirements. It addresses the Township's cumulative fair share obligation for the period from 1987 through 2025, and supersedes and replaces the Housing Element and Fair Share Plan that was previously adopted by the Little Egg Harbor Township Planning Board on December 4, 2008 and endorsed by the Little Egg Harbor Township Committee on December 11, 2008.

The rules and regulations that have been followed to prepare this plan are the applicable provisions of the substantive rules of the New Jersey Council on Affordable Housing (COAH) for the periods beginning on June 6, 1994 (N.J.A.C. 5:93-1.1 et seq.) and on June 2, 2008 (N.J.A.C. 5:91-1.1 et seq.), as impacted and influenced by the March 10, 2015 decision of the New Jersey Supreme Court in the matter of the adoption of N.J.A.C. 5:96 and 5:97 by COAH.

Background to Little Egg Harbor's Housing Element and Fair Share Plan

As noted above, Little Egg Harbor last prepared a housing element and fair share plan in 2008. The 2008 Housing Plan Element and Fair Share Plan addressed the three components of the Township's cumulative need for affordable housing. Specifically, it addressed: components of the Township's rehabilitation share, which is a measure of overcrowded and deficient housing that is occupied by low- and moderate-income

households in need of rehabilitation¹; the prior round obligation for the period from 1987 through 1999; and, the municipal “growth share” need for the period from 2004 to 2018. However, the Township’s prospective need for the period from 2004 to 2018 has since been invalidated due to the fact that COAH’s methodology for determining said need was invalidated by an October 2010 Appellate Division decision in the matter of the adoption of N.J.A.C. 5:96 and N.J.A.C. 5:97 by COAH.

In 2013, the New Jersey Supreme Court upheld and modified the aforementioned 2010 Appellate Division ruling, which partially invalidated COAH’s rules for the period from 2004 through 2018 (viz., N.J.A.C. 5:96 and N.J.A.C. 5:97). As a result, COAH was then charged with the task of adopting new affordable housing rules.

The New Jersey Council on Affordable Housing (COAH) failed to adopt new rules. Due to COAH’s failure to adopt new rules, the New Jersey Supreme Court ruled on March 10, 2015 that there no longer exists a legitimate basis to block access to the courts, which was the original intent of the COAH process. The New Jersey Supreme Court’s March 10 ruling notes that: “parties concerned about municipal compliance with constitutional affordable housing obligations are [now] entitled to such access, and municipalities that believe they are constitutionally compliant[,] or that are ready and willing to demonstrate ... compliance [with such obligations,] should be able to secure declarations that their housing plans and implementing ordinances are presumptively valid in the event they ... must defend [themselves] against exclusionary zoning litigation.”

Under the New Jersey Supreme Court’s March 10 ruling, municipalities are afforded an opportunity to file declaratory judgment actions in order to validate their affordable housing plans as compliant with constitutional affordable housing obligations. On June 8, 2015, the Township filed such a declaratory judgment action. The Township also filed a motion for immunity from builder’s remedy lawsuits while it prepared this Housing Element and Fair Share Plan.

The court granted the Township five months of temporary immunity from the filing of its declaratory judgment action on June 8, 2015. The original term of immunity was to end on December 8, 2015. However, it was subsequently extended to December 16, 2016. On December 16, 2016, the Township’s fairness hearing on its proposed compliance plan and settlement with Fair Share Housing Center was held and temporary immunity was extended again through the final compliance hearing, which is scheduled for April 21, 2017.

¹ It is acknowledged that a January 18, 2017 ruling of the New Jersey Supreme Court has modified the definition of “present need”. However, the township entered into a settlement agreement with the Fair Share Housing Center that was approved by the court before the January 18, 2017 New Jersey Supreme Court ruling. Consequently, this Housing Plan Element and Fair Share Plan continues to define “present need” as a measure of overcrowded and deficient housing that is occupied by low- and moderate-income households and in need of rehabilitation.

Mandatory Contents of the Housing Element

Pursuant to the New Jersey Fair Housing Act, the essential components of a municipal 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 next six 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.

This Housing Element and Fair Share Plan addresses these requirements.

Analysis of Demographic, Housing, and Employment Characteristics

As required by N.J.S.A. 52:27D-310, all housing elements must contain a discussion of the municipality's demographic, housing, and economic characteristics. The following subsections fulfill this requirement by providing a profile of the Township of Little Egg Harbor with information from the United States Census Bureau, the New Jersey Department of Labor and Workforce Development, and the North Jersey Transportation Planning Authority.

Little Egg Harbor's Demographics

At the time of the 2010 U.S. Census, the Township of Little Egg Harbor had a population of 20,065 residents. This figure represents a 25.8 percent increase over the population of 15,945 residents that was reported in 2000, which represented a 19.6 percent increase over the 1990 U.S. Census population figure of 13,333. By comparison, the population of Ocean County grew by 12.8 percent during the period from 2000 and 2010 and 17.9 percent between 1990 and 2000. The U.S. Census Bureau estimated the July 1, 2015 population of the Township to be 20,632 persons, which is a 2.8 percent increase in the five years since the last census. Table 1 shows the rate of growth experienced by the Township of Little Egg Harbor and Ocean County from 1990 through 2015.

Table 1: Population Trends, 1990-2015

	1990	2000	2010	2015	Percent Change 1990-2000	Percent Change 2000-2010	Percent Change 2010-2015
Township of Little Egg Harbor	13,333	15,945	20,065	20,632	19.6	25.8	2.8
Ocean County	433,203	510,916	576,565	588,721	17.9	12.8	2.1

Source: US Census Bureau, 1990, 2000 and 2010 Census and 2015 American Community Survey.

According to the 2015 American Community Survey of the U.S. Census Bureau, the Township of Little Egg Harbor's population is composed of 8,377 households, with an average household size of 2.40 members. The average household size is smaller than that of Ocean County's average of 2.59, and also smaller than the State of New Jersey's average of 2.73 persons per household. Little Egg Harbor's percentage of population aged 65 years and over in 2015, 21.6 percent, is similar to the same percentage at the county-level, but lower than at the state-level proportion.

Table 2: Demographic Indicators, 2015

	Number of Households	Average Household Size	Median Age	Percent of Population ≥ 65 years 2010	Median Household Income
Township of Little Egg Harbor	8,377	2.4	45.4	21.6%	\$60,014
Ocean County	222,494	2.59	43.0	21.0%	\$61,994
New Jersey	3,214,360	2.73	39.6	26.9%	\$72,222

Source: US Census Bureau, 2011-2015 American Community Survey 5 Year Estimates. Percent of Persons over 65 years is from the 2010 Census.

According to the 2015 American Community Survey of the U.S. Census Bureau, the Township's median age of 45.4 years is older than both the statewide median age of 39.6 and the County's median age of 43.0 years (Table 2) The median household income in Little Egg Harbor is lower than those of the County and State.

As shown in Table 3, there were 1,054 pre-school-age residents in 2010, or 5.3 percent of the Township's population. School age children accounted for 3,424 residents, or 17.1 percent of the total population. Working age persons accounted for 56.1 percent of the Township's population with 11,256 individuals. Seniors aged 65 years and older accounted 21.6 percent of Little Egg Harbor's population.

Table 3: Population by Age, 2010

	Number	Percent
Pre-School Age		
Under 5 Years	1,054	5.3
School Age		
5 to 9 Years	1,111	5.5
10 to 14 Years	1,154	5.8
15 to 19 Years	1,159	5.8
Working Age		
20 to 24 Years	964	4.8
25 to 34 Years	2,055	10.3
35 to 44 Years	2,422	12.0
45 to 54 Years	2,949	14.7
55 to 59 Years	1,332	6.6
60 to 64 Years	1,534	7.6
Seniors		
65 Years and Older	4,331	21.6

Source: US Census Bureau

Little Egg Harbor's Housing Stock

According to the 2010 U.S. Census, Little Egg Harbor has a total of 10,324 housing units. This represents an increase of 2,303 units since the 2000 census and an overall increase of 3,130 units since 1990, a 43.5 percent increase from 1990 to 2010. Of the 2010 total, 8,060 units were listed as occupied; owners occupied 78.1 percent of units, and renters occupied 21.9 percent of units in Little Egg Harbor.

Of the total 8,060 households reported in the 2010 U.S. Census, the average household size was 2.46 and the average family size was 2.9 persons. The average family size in Little Egg Harbor Township was smaller than that of the County (3.16) and the State (3.22). However, the Township's average household size was smaller than Ocean County's (2.58), and larger than that of New Jersey's (3.22). Of the total number of households, family households accounted for 5,674 households or 70.4 percent; non-family households accounted for 2,386 or 29.6 percent of households in the Township of Little Egg Harbor. Householders of 65 years of age or older were present in 951 (11.8 percent) of households.

Regarding the age of the Township's housing stock, it is noted that a total of 78 percent of all housing units were constructed after 1980. Housing construction was strong during the 1960s, 1970s and 1980s, when a combined total of 56.3 percent of the township's housing was constructed, and then after 2000, during which time 26.9 percent of the township's housing was constructed. In addition, many of the seasonal units on Mystic Island were converted to year-round housing during the 1970s and 1980s. The combination of these factors fueled the township's growth prior to 1990.

At the time of the 2014 American Community Survey, it was estimated that there were only a few substandard housing units in the Township of Little Egg Harbor, with just 40, or 0.5 percent of all housing units, lacking complete kitchen facilities, and the same number of units lacking complete plumbing facilities. Additionally, only 17, or 0.7 percent of all housing units, lacked telephone service. None of the housing units exhibited overcrowded conditions (i.e., 1.01 person or more per room).

The 2014 American Community Survey 5-year estimates found the median value of owner-occupied housing units in the Township of Little Egg Harbor to be \$229,900. This is lower than both the Ocean County and New Jersey median values of \$262,700 and \$319,900, respectively. Little Egg Harbor's median gross rent of \$1,316 per month was lower than that of the County (\$1,337), but higher than that of the State, (\$1,241).

Table 4: Housing Characteristics, 2010

	Number	Percent
I. Housing Units		
Number of units	10,324	100.0
Occupied Housing Units	8,060	78.1%
Vacant Housing Units (Note 1)	2,264	21.9%
Number of units (1990)	7,194	Not Applicable
Number of units (2000)	7,931	Not Applicable
II. Households		
Number of Households	8,060	100.0
Persons Per Household	2.46	Not Applicable
Family Households	5,674	70.4%
Non-Family Households	2,386	29.6%
Households with a householder 65 and over	951	11.8%
III. Year Structure Built (Note 2)		
2010 or Later	146	1.4
2000 to 2009	2,729	25.5
1990 to 1999	989	9.2
1980 to 1989	1,978	18.5
1970 to 1979	2,180	20.4
1960 to 1969	1,857	17.4
1950 to 1959	596	5.6
1940 to 1949	84	0.8
1939 or earlier	142	1.3
IV. Plumbing and Kitchen Facilities		
Lacking complete plumbing facilities	40	0.5
Lacking complete kitchen facilities	40	0.5

Source: US Census Bureau (unless otherwise noted)

Note 1: Vacant units also include seasonally vacant units

Note 2: Source is 2010-2014 American Community Survey

Table 4: Housing Characteristics, 2014 (Continued)

	Number	Percent
V. Median Home Value (Owner-Occupied Units)		
Median Value	\$229,900	N/A
VI. Median Gross Rent (Renter-Occupied Units)		
Median Gross Rent	\$1,316	N/A

Source: US Census Bureau, ACS, 2010-2014

Little Egg Harbor's Employment and Income Characteristics

As per the 2015 American Community Survey, a total of 8,735 of Little Egg Harbor's residents (58.4 percent) aged 16 and over were employed in the civilian labor force (Table 5). About one-third (33.1 percent) of the civilian labor force was involved in management, business, science, and arts occupations; while approximately 26.7 percent of those employed in the civilian labor force were employed in sales and office occupations. Service occupations employed 20.9 percent of Little Egg Harbor residents that were employed in the civilian labor force. Natural resources, construction, and maintenance occupations employed 11.6 percent of the Township's residents, whereas production, transportation, and material moving occupations employed 7.6 percent of the township's residents that were employed in the civilian labor force.

Table 5: Occupation of Employed Civilian Population, 16 and Over

	Number	Percent
Management, Business, Science, and Arts Occupations	2,892	33.1%
Service Occupations	1,825	20.9%
Sales and Office Occupations	2,333	26.7%
Natural Resources, Construction, and Maintenance Occupations	1,018	11.6%
Production, Transportation, and Material Moving Occupations	667	7.6

Source: US Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

With regard to household income, it is noted that Little Egg Harbor's median household income was \$60,014 at the time of the 2015 American Community Survey of the US Census. The number of households in the Township by income range is provided in Table 6.

Based upon information from the New Jersey Department of Labor and Workforce Development, there was an average of 2,634 jobs located in the township during 2015. This figure reflects the number of jobs covered by unemployment insurance.

Table 6: Household Income, American Community Survey (2011-2015 Five-Year Estimates)

	Number	Percent
Less than \$10,000	310	3.7
\$10,000 to \$14,999	268	3.2
\$15,000 to \$24,999	754	9.0
\$25,000 to \$34,999	1,014	12.1
\$35,000 to \$49,999	1,072	12.8
\$50,000 to \$74,999	1,675	20.0
\$75,000 to \$99,999	1,240	14.8
\$100,000 to \$149,999	1,326	15.8
\$150,000 to \$199,999	545	6.5
\$200,000 or More	176	2.1
Median Household Income (Dollars)	\$60,014	NA

Source: US Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

Forecast

Forecasts of the population, households and employment are provided in Table 7. The data, which is sourced from the North Jersey Transportation Planning Authority, indicates that the population of Little Harbor is forecast to grow at a rate of 1.5 percent annually, while employment is expected to increase at a rate of 2.4 percent annually. By comparison, the population of Ocean County is forecast to grow at an annual rate of 1.1 percent, while employment in Ocean County is forecast to grow at an annual rate of 1.3 percent.

Table 7: Forecasts of Population, Household and Employment

Little Egg Harbor Township, Ocean County	2010	2040	Annualized Percent Change, 2010-2040
Population	20,070	30,930	1.5%
Households	8,060	12,590	1.5%
Employment	2,990	6,080	2.4%

Source: North Jersey Transportation Planning Authority (April 26, 2013)

Sandy's Impacts on the Township

Impacts on Residential Structures

In late October 2012, coastal New Jersey was severely impacted by Hurricane Sandy. Ocean and Monmouth counties were at the center of the devastation. There was significant damage in the township to homes, commercial buildings and infrastructure.

Approximately 4,000 homes in Little Egg Harbor Township sustained damage during Hurricane Sandy, which is about 40 percent of the housing stock. Of these, 800 homes sustained substantial damage. Damage occurred as a result of flooding and high winds.

Many of the residences that were impacted by Superstorm Sandy were occupied by seniors. Since that time, many of the homes have been repaired and/or elevated. Many of the substantially damaged homes were demolished and replaced by new residences. There were over 300 homes demolished in 2013, almost 200 demolished in 2014 and over 100 homes demolished in 2015. By comparison, in the two years before Hurricane Sandy, there were 16 homes demolished in 2011 and 5 homes demolished in 2012.

The areas of Little Egg Harbor Township that are situated to the east of the Garden State Parkway were most impacted by Superstorm Sandy. These areas received up to four feet of storm surge and floodwater. They were also impacted by: storm-generated debris, which impeded the proper functioning of drainage structures and created roadway obstacles; winds; and, wave action.

Affordable Housing Obligation

The Township's affordable housing obligation is described in the following subsections.

Present Need

The present need is a measure of overcrowded and deficient housing that is occupied by low- and moderate-income households². The present need has previously been called "rehabilitation share". Little Egg Harbor's assumed present need is 124 units, as established by a settlement agreement with Fair Share Housing Center and approved by the Court.

Prior Round Obligation

The prior round obligation covers the period from 1987 through 1999. The Township's prior round obligation is 194 units, as specified in Little Egg Harbor's previous Housing Plan submitted to COAH in 2008, wherein the obligation for Cycles 1 & 2 was identified as 194 units based upon COAH's 5:97 regulations. The Township's prior round obligation has also been recognized as 194 units by the Fair Share Housing Center.

Prospective Need

The prospective need is a measure of low- and moderate-income housing needs, based on development and growth that occurred or is reasonably likely to occur in a region or municipality. The prospective need covers the period from 1999 through 2025. The Township's prospective need is 634 units, as established by a settlement agreement with the Fair Share Housing Center and approved by the Court.

Based on the above, the Township's total obligation is 828 units (Prior Round Obligation of 194 + Prospective Need Obligation of 634 = 828). The Township notes that its fair share plan is designed to address its obligation of 828 units, as described herein.

Vacant Land Adjustment

The Township notes that it is entitled to and has prepared a vacant land adjustment. This vacant land adjustment, which is provided in Appendix A of this Housing Element and Fair Share Plan, yields a realistic development potential (RDP) of 308 units. The realistic

² It is acknowledged that a January 18, 2017 ruling of the New Jersey Supreme Court has modified the definition of "present need". However, the township entered into a settlement agreement with the Fair Share Housing Center that was approved by the court before the January 18, 2017 New Jersey Supreme Court ruling. Consequently, this Housing Plan Element and Fair Share Plan continues to define "present need" as a measure of overcrowded and deficient housing that is occupied by low- and moderate-income households and in need of rehabilitation.

development potential of 308 units results in an unmet need for the 2015-2025 period of 326 units.

The difference between the Township's current obligation and its RDP is known as the unmet need. In the case of Little Egg Harbor, the RDP of 308 is first subtracted from the Total Prospective Need Obligation of 634 to yield an unmet need of 326 units. The RDP of 308-units and unmet need of 326 units are addressed in this Housing Element and Fair Share Plan.

Ability to Accommodate Affordable Housing Obligation

The plan includes a determination of the town's present and prospective fair share for low- and moderate-income housing and an analysis of how existing or proposed present zoning will provide adequate capacity to accommodate residential and non-residential growth.

Anticipated Land Use Patterns

While Little Egg Harbor Township may appear to have an abundance of vacant, unimproved land, the potential developed lands are limited by development (i.e., regulatory) and environmental constraints. The nature of these constraints is described in the next section. The township will continue to be limited by these constraints, which are recognized in municipal planning documents.

Constraints on Development

The entirety of Little Egg Harbor Township is located in either: the area subject to the New Jersey Coastal Area Facility Review Act (i.e., the CAFRA Zone); or, within the Pinelands Protection Area and, therefore, subject to the Pinelands Comprehensive Management Plan that is administered by the New Jersey Pinelands Commission.

In terms of location, the entire area west of the Garden State Parkway and some state-owned lands located to the east of the Garden State Parkway are situated in the aforementioned Pinelands Protection Area. The regulations of the New Jersey Pinelands Commission render the development of affordable housing unrealistic.

The balance of the Township is located in the CAFRA Zone. The constraints on development within the CAFRA Zone include floodplains, wetlands, stream corridors, threatened and endangered species habitats and areas outside of the approved sewer service area. In addition, there are regulatory constraints for residential development in excess of 24 units. Pursuant to the regulations governing CAFRA Permits, the New Jersey Department of Environmental Protection has established centers and coastal planning areas which correspond to the Policy Map of the New Jersey State Development and

Redevelopment Plan, and has established maximum impervious coverage limits for each of the respective centers and coastal planning areas. Development in areas of Little Egg Harbor Township that are situated within the CAFRA-regulated area but not within a designated center (e.g., the Mystic Island Town Center, the Tuckerton Town Center or the Parkertown Village Center) or an area designated as Planning Area 2 are, under the CAFRA rules, limited to a three-percent maximum impervious coverage. Therefore, affordable housing development is impractical in such regulated areas.

Economic Development Policies

The municipal master plan articulates the economic goals, objectives and development policies of the township. The 1999 Township Master Plan included an Economic Plan Element, which indicated that there was not a lack of employment opportunities for its residents nor a lack of growth in employment. The critical economic issue for Little Egg Harbor, as addressed in the 1999 Township Master Plan, was the formation of ratable development for the support of municipal services. The Economic Plan Element identified several strategies to achieve that objective.

In addition, the Township pursued and realized Plan Endorsement with the New Jersey State Planning Commission to provide consistency between the land development policies of the municipalities, as well as the CAFRA Zone to minimize impediments to future growth.

Identification of Affordable Housing Sites

The Township has identified sites for the production of affordable housing to meet its prior round obligation and prospective need obligation (including the RDP and unmet need) for affordable housing. The locations of the existing and proposed affordable housing sites are shown on the Affordable Housing Sites Map, which is part of this Housing Element and Fair Share Plan (Appendix B). Complete details of each site are provided in the township's fair share plan.

It is noted that during the preparation of this Housing Element and Fair Share Plan no other affordable housing sites beyond those listed identified in Appendix B and outlined in the township's fair share plan were offered for consideration by developers who have expressed a commitment to provide low- and moderate-income housing.

Fair Share Plan

The fair share plan outlines the mechanisms by which the township proposes to fulfill its: present need, which is a measure of overcrowded and deficient housing that is occupied by low- and moderate-income households; prior round obligation; and, prospective need (including the RDP and unmet need), which is a measure of low- and moderate-income housing needs based on development and growth that occurred or is reasonably likely to occur in a region or municipality. The following subsections provide complete details on the Township's proposals to fulfill its present, prior round, and prospective needs.

Municipal Affordable Housing Obligation

The township has an obligation to plan for its fair share of the regional need for low- and moderate-income housing. As has been described in the Housing Element, the township's affordable housing obligation consists of the following components:

- Rehabilitation Obligation (Present Need): 124 units
- 1987 to 1999 Prior Round Obligation: 194 units
- 1999 to 2025 Third Round Obligation: 634 units

This report outlines the township's proposed affordable housing compliance strategy.

Rehabilitation Obligation (Present Need)

The Present Need assigned to the township is 124 units. Little Egg Harbor Township is working to address its rehabilitation obligation as described in the following subsections.

Ocean County CDBG Housing Rehabilitation Program

Little Egg Harbor Township participates in the Ocean County CDBG Housing Rehabilitation Program. The purpose of the CDBG Housing Rehabilitation Program is to bring dwellings, including owner-occupied and rental units, up to local and state building codes. All funding under this program is in the form of a ten-year deferred loan. Since January 1, 2010, a total of three units have been rehabilitated in the township, as follows:

- 24 Cherry Street: Rehabilitated in 2014, \$30,275 expended
- 269 Valley Forge Drive: Rehabilitated in 2016, \$27,800 expended
- 238 Lexington Drive: Rehabilitated in 2016, \$24,600 expended

Proposed Efforts

The township will use affordable housing trust funds, and, to the extent necessary, other municipal funds, to implement a housing rehabilitation program that adheres to all regulatory

requirements in order to complete a minimum of an additional 121 housing rehabilitations (incl., the rehabilitation of rental units) to meet its complete present need. The proposed housing rehabilitation program will be administered through a qualified consultant, and both owner- and renter-occupied housing units will be eligible to receive funding for rehabilitation, provided that: the occupants of such units are determined to be classifiable as low- or moderate-income; and, the units are determined to be substandard (i.e., the units require repair or replacement of at least one major system [e.g.: roof; plumbing; heating; electrical system; etc.]). Up to \$10,000 will be provided for the rehabilitation of each unit, and ten-year controls on affordability will be required. Appendix I, *Draft Operating Manual*, provides complete details of the township's proposed housing rehabilitation program.

Please note that, as of the preparation of this Housing Element and Fair Share Plan, the township had not appointed an administrator for the proposed housing rehabilitation program, but had issued a request for proposals from qualified consultants to provide services for the administration of this program, as well as the township's affordability assistance program. A copy of the request for proposals and governing body authorization are provided in Appendix J.

1987 to 1999 Prior Round Obligation

The prior round obligation assigned to the township is 194 units. Little Egg Harbor Township has addressed its prior round obligation with the projects that are described in the following subsections.

Park Plaza Apartments (Prior Cycle Credits; 50 Credits)

Park Plaza Apartments is located at 150 Mathistown Road, on Block 285, Lot 13. It consists of 50 age-restricted rental units. The project is occupied and received a certificate of occupancy on March 28, 1984. It was financed with a Section 221 mortgage, which restricts occupancy to low- and moderate- income households. Per HUD's records, the first mortgage payment was made on September 1, 1984 and the mortgage will mature in 2024.

The township is seeking 50 prior cycle credits for Park Plaza Apartments.

Harbor House (100-Percent Affordable; 36 Credits and 36 Rental Bonus Credits)

Harbor House is located at 320 Radio Road, on Block 285, Lot 5. It consists of 36 family-rental units. The development is occupied, and certificates of occupancy were issued in Spring 1990.

Harbor House was financed through the USDA's Farm Home Program, which offered low- or no-interest mortgages for housing developments for very low- to moderate-income households. According to the USDA, Harbor House's mortgage is dated January 26, 1990 and matures in 2040. Affordability controls will be in place until 2040.

The township is seeking 36 credits and 36 rental bonus credits under the terms of N.J.A.C. 5:93-5.15(d)1 for Harbor House.

Royal Timbers (100-Percent Affordable; 104 Units Total, Seeking 72 Credits)

Royal Timbers is located on Wild Oaks Court, which is off Center Street, on Block 285.11, Lot 11. It consists of 104 family-rental units, and received certificates of occupancy between July 1, 1997 and October 30, 1998.

The Construction of Royal Timbers was financed via a Low-Income Housing Tax Credit (LIHTC) that was delivered through the New Jersey Housing and Mortgage Finance Agency. The LIHTC requires 15-year low- to moderate-income affordability controls that are typically extended for a total of 30 years.

All 104 units in Royal Timbers are restricted to households with incomes that are no more than 60 percent of Ocean County's median household income.

While all 104 affordable, family-rental units in Royal Timbers are creditworthy, the township requests that only 72 credits be applied to its prior round obligation.

Summary of 1987 to 1999 Prior Round Obligation Compliance

Based on the above, Little Egg Harbor Township requests a total of 194 credits to address its 194-unit prior round obligation. Of the requested credits: 50 are prior cycle credits; 108 are family-rental credits; and, 36 are rental bonus credits.

A summary of the township's prior round compliance strategy is provided in Table 8.

Table 8: Prior Round Compliance Summary

Mechanism	Completed Units	Units/Credits
Prior Cycle Credits		
Park Plaza Apartments (Age-restricted Rental)	50	50
100-Percent Affordable		
Harbor House (Family Rental)	36	36
Royal Timbers (Family Rental)	72	72
Rental Bonus Credits		
Harbor House (Family Rental)	--	36
Total Prior Round Credits	158	194

In addition to the above, it is noted that the township's prior round obligation compliance strategy conforms with all applicable caps and requirements. This is demonstrated below:

- Rental Obligation – 25 Percent of Obligation After Application of Prior Cycle Credits:
 - Minimum: 36 Units

- Provided: 108 Units
- Maximum Rental Bonus Credits – 25 Percent of Obligation After Application of Prior Cycle Credits:
 - Maximum: 36 Units
 - Provided: 36 Units
- Maximum Senior Units – 25 Percent of Obligation After Application of Prior Cycle Credits:
 - Maximum: 36 Units
 - Provided: 0 Provided

Third Round Prospective Need for 1999-2025

Little Egg Harbor Township has been assigned a total third round prospective need of 608 units. However, as has been previously noted, the township is entitled to and has prepared a vacant land adjustment. The township's vacant land adjustment indicates that there is a RDP of 308 units. The unmet need is, therefore, 326 units.

The township assumes the following caps and requirements, which are applicable to its 308-unit RDP:

- Rental Obligation (25 Percent of Obligation, Rounded Up): 77 Units
- Bonus Credit Maximum (25 Percent of Obligation, Rounded Down): 77 Credits
- Age-Restricted Maximum (25 Percent of Obligation, Rounded Down): 77 Credits

Little Egg Harbor Township proposes to address its third round prospective need as described in the following subsections.

Royal Timbers (100-Percent Affordable; 104 Units Total, Seeking 32 Credits and 20 Rental Bonus Credits)

As has been noted in the section entitled "1987 to 1999 Prior Round Obligation" (above), Royal Timbers is located on Wild Oaks Court, which is off Center Street, on Block 285.11, Lot 11. It consists of 104 family-rental units, and received certificates of occupancy between July 1, 1997 and October 30, 1998.

The construction of Royal Timbers was financed via a low-income housing tax credit (LIHTC) that was delivered through the New Jersey Housing and Mortgage Finance Agency. The LIHTC requires 15-year low- to moderate-income affordability controls that are typically extended for a total of 30 years.

All 104 units in Royal Timbers are restricted to households with incomes that are no more than 60 percent of Ocean County's median household income.

All 104 affordable, family-rental units in Royal Timbers are creditworthy. The township has requested that 72 credits be applied to its prior round obligation. The township requests that the

remaining 32 credits be applied to its third round obligation. The township also requests a total of 20 rental bonus credits for units in Royal Timbers under the terms of N.J.A.C. 5:93-5.15(d)1.

Oak Lane (100-Percent Affordable; 56 Credits and 56 Rental Bonus Credits)

Oak Lane is proposed to be located at 190 Oak Lane, on Block 292, lots 10, 11 and 12.01. It will consist of 56 affordable, family-rental units, and will be located in the Tuckerton CAFRA Town Center and Planning Area 2.

Oak Lane is a proposed as a 100-percent affordable family rental development on a 4.2-acre site. The project is approved for a total of 56 family rental units, and will be funded as part of Round 3A of the CDBG-DR Fund for Restoration of Multifamily Housing.

The project has received all requisite approvals from the Little Egg Harbor Township Zoning Board of Adjustment. The township is seeking 56 credits and 56 rental bonus credits under the terms of N.J.A.C. 5:93-5.15(d)1 for Oak Lane.

A site suitability report for this project is appended to this Housing Element and Fair Share Plan.

Mathistown No. 1 (Inclusionary; 25 Credits)

Mathistown No. 1 is proposed to be located along Mathistown Road, on Block 325, lots 4.01, 4.02, and 4.03. It will consist of a total of 125 units, of which 25 will be affordable family rental units. The proposed set-aside is 20 percent. The site contains a total of approximately 14.7 acres.

The site is located in Mystic Island CAFRA Town Center and Planning Area 2.

The township is seeking 25 credits for the proposed inclusionary family rental development on the Mathistown No. 1 site.

A site suitability report for this project is appended to this Housing Element and Fair Share Plan.

Mathistown No. 2 (Inclusionary; 25 Credits)

Mathistown No. 2 is proposed to be located along Mathistown Road, on Block 325.20, Lot 11. It will consist of a total of 125 units, of which 25 will be affordable family rental units. The proposed set-aside is 20 percent. The site contains a total of approximately 14.3 acres.

The site is located in Mystic Island CAFRA Town Center and Planning Area 2.

The township is seeking 25 credits for the proposed inclusionary family rental development on the Mathistown No. 2 site.

A site suitability report for this project is appended to this Housing Element and Fair Share Plan.

Mixed-Use Site on Route 9 (Inclusionary; 75 Credits)

The mixed-use site on Route 9 is proposed to be located on: Block 283, Lot 2; Block 284, Lot 2; Block 286, Lot 1; and, Block 287, lots 2 and 3. It will be an inclusionary site with a total of 75 affordable family-sale and -rental units.

The project is unconstructed. The frontage will be along Route 9, and the tract is located in: Tuckerton Town Center; Tuckerton CAFRA Town Center; and, Planning Area 2.

The Mixed-Use Site on Route 9 contains a total of 94.27 acres, of which 62.79 acres will be used for the development of market rate and affordable family sale and rental units, and the remaining 31.48 acres will be used for the development of retail space. In total, the development will have a minimum of 400 units, of which 75 will be affordable.

The township is seeking 75 credits for the proposed inclusionary development on the Mixed-Use Site on Route 9.

A site suitability report for this project is appended to this Housing Element and Fair Share Plan.

Seacrest Village (Assisted Living; 8 Credits)

Seacrest Village is located at the corner of Mathistown Road and Mystic Shores Boulevard, on Block 325, Lot 7.05. It is a licensed assisted living facility with a total capacity of 88 beds over 62,000 square feet.

The project is complete and operational. It received 80 percent of its funding from HUD, and 10 percent of its population is required to be Medicaid patients (i.e., recipients of Medicaid waivers). The township is seeking a total of eight (8) credits for assisted living bedrooms. In addition, because the residents of these assisted living bedrooms are recipients of Medicaid waivers, they are classified as very low-income.

Community Options 1 (Special Needs; 2 Credits)

The Community Options 1 site is located at 129 Westchester Drive, on Block 285, Lot 206. It contains a licensed special needs (adult) group home facility with two bedrooms. The project is complete and operational.

Funding is provided through the Division of Developmental Disabilities of the New Jersey Department of Human Services. The group home's license is renewed annually, and its residents are classified as very low-income. New residents are referred from the Division of Developmental Disability's residential services waiting list or from the state's residential developmental centers.

The township is seeking two credits for the special needs housing on the Community Options 1 site.

[Community Options 2 \(Special Needs; 3 Credits\)](#)

The Community Options 2 site is located at 214 Harbortown Drive, on Block 326.16, Lot 9. It contains a licensed special needs (adult) group home facility with three bedrooms. The project is complete and operational.

Funding is provided through the Division of Developmental Disabilities of the New Jersey Department of Human Services. The group home's license is renewed annually, and its residents are classified as very low-income. New residents are referred from the Division of Developmental Disability's residential services waiting list or from the state's residential developmental centers.

The township is seeking three credits for the special needs housing on the Community Options 2 site.

[Special Needs Housing Partnership \(Special Needs; 6 Credits\)](#)

Special Needs Housing Partnership will develop a licensed group home with a total of 6 bedrooms on a to-be-determined site in Little Egg Harbor Township.

The development of this group home was foreseen by the 2012 Spending Plan, which dedicated \$375,000 for the creation of appropriate housing for individuals with developmental disabilities through the purchase and conversion of an existing residential structure within the municipality.

A memorandum of understanding dated June 14, 2012 and made between the New Jersey Housing and Mortgage Finance Agency, the New Jersey Department of Human Services, and Little Egg Harbor Township provides for the transfer of the \$375,000 to the State for the coordination and administration of this program.

The residents of the special needs project will be classified as very low-income.

[Summary of Third Round Prospective Need for 1999-2025 Compliance](#)

As has been previously noted, Little Egg Harbor Township has been assigned a total third round prospective need of 608 units. However, the township is entitled to and has prepared a vacant land adjustment. The township's vacant land adjustment indicates that there is a RDP of 308 units. The unmet need is, therefore, 326 units.

[RDP Compliance](#)

Based on the above, Little Egg Harbor Township requests a total of 308 credits to address its 308-unit RDP. Of the requested credits: 232 are for affordable units; and, 76 are rental bonus credits. This compliance strategy conforms with all applicable caps and requirements, as indicated below:

- Rental Obligation Minimum (77 Units): 113 provided
- Bonus Credit Maximum (77 Credits): 76 provided
- Age-Restricted Maximum (77 Credits): 8 provided

A summary of the township's RDP compliance strategy is provided in Table 9.

Table 9: RDP Compliance Summary

Mechanisms	Affordable Units	Rental Bonus Credits	Total Credits
Units Carried Forward from Prior Period			
<i>Tall Timbers</i>	32	20	75
Inclusionary Developments			
<i>Route 9 Mixed-Use Development (Family for-Sale/Rental)</i>	75	—	75
<i>Mathistown No. 1 (Family Rental)</i>	25	—	25
<i>Mathistown No. 2 (Family For-Sale)</i>	25	—	25
100-Percent Affordable Development			
<i>Oak Lane (Family Rental)</i>	56	56	112
Supportive/Special Needs Housing			
<i>Community Options 1 (Westchester Drive.)</i>	2	—	2
<i>Community Options 2 (Harbortown Drive)</i>	3	—	3
<i>Seacrest Village (Assisted Living)</i>	8	—	8
<i>NJDCA Special Needs Housing Partnership</i>	6	—	6
Total Third Round Credits	232	76	308
Total RDP	—	—	308

In addition to the above, the township notes that at least 50 percent of the units addressing the township's new construction obligation will be affordable to low-income households in accordance with applicable rules and regulations.

With regard to the township's compliance with P.L. 2008, c. 46, the township further notes that it estimates its very low-income requirement to be 40, which is 13 percent of the portion of the third round obligation that can be attributed to the period from 2008 through 2025 (i.e., 13 percent of 308). The township has identified at least nineteen credits that are attributable to very low-income housing units (viz., Seacrest Village, Community Options 1, Community Options 2, and Special Needs Housing Partnership). The township will fulfill the remainder of its very low-income requirement on proposed affordable housing sites that have been outlined in this fair share plan, as follows: eight very low-income family units on the Oak Lane site; four very low-income family units on the Mathistown No. 1 site; four very low-income family units on the Mathistown No. 2 site; and, ten very low-income family units on the Mixed-Use on Route 9 site. In total, with very low-income units on both existing and proposed affordable housing sites taken into consideration, there are then 45 very low-income units, which exceeds the requirement of 40 units and includes 26 very low-income units for families.

With further regard to the township's compliance with P.L. 2008, c. 46, it is noted that generation of very low-income units on the proposed affordable housing sites that are identified in this Housing Element and Fair Share Plan, as well as on future affordable housing sites that are not specifically identified herein, will result from the application of Section 15-21(E)3 of the Little Egg Harbor Township Code, which stipulates that: 13 percent of all affordable units in developments with at least eight affordable units constructed onsite must be reserved for very low-income households; and, at least 50 percent of all very low-income units shall be reserved for very low-income families.

Fulfillment of Unmet Need

As has been previously noted the Township has an unmet need of 326 units. Little Egg Harbor Township proposes to fulfill its unmet need of 326 units with a municipal-wide requirement that any new multifamily development with five or more units shall include a 15-percent set-aside for rental units, and 20-percent for sale units. This requirement is in accordance with the courts settlement agreement.

Right to Additional Credits

The Township reserves its right to identify and claim any additional credits to which it may be entitled pursuant to applicable law, rules and regulations. Such additional credits may include, but shall not be limited to, credits without controls, or credits for supportive and special needs housing.

Right to Use Other Compliance Mechanisms

The Township reserves its right to use any permissible technique to address its fair share housing obligation including, but not limited to, mandatory set-aside requirements and the acceptance of payments in lieu of construction of affordable housing.

Fair Share Plan Implementation Schedule

The Township will provide for the construction and reconstruction, as well as the required documentation of affordable units, in accordance with the implementation schedule provided in Table 10.

Table 10: Plan Implementation Schedule

Project	Anticipated Year of Construction Commencement	Anticipated Year of Construction Completion
Oak Lane	2018	2019
Mathistown No. 1	2020	2021
Mathistown No. 2	2020	2021
Mixed-Use Site on Route 9	2019	2022

Capturing Future Affordable Housing Development Opportunities

Little Egg Harbor will adopt a mandatory affordable housing requirement for new multi-family residential development requiring a 15-percent set-aside for rental and 20-percent set-aside for for-sale projects in excess of five units.

Provision of Affordability Assistance

In addition to addressing its present and prospective needs, Little Egg Harbor, as detailed in its Affordable Housing Trust Fund Spending Plan (Appendix K), will allocate approximately \$336,466 to the provision of affordability assistance, including approximately \$112,155 in affordability assistance for very low-income households.

The township's affordability assistance program will be implemented and administrated through a qualified consultant, and provide security deposit assistance and down payment/closing cost assistance in the form of low- and no-interest loans, respectively. Eligible participants must be income-qualified by the township's administrative agent and must be under contract to purchase or rent a deed-restricted unit within the township. Properties for which affordability assistance is sought must be single- or two-family homes, attached or detached, within the township and subject to affordability controls and monitoring requirements. Appendix I, *Draft Operating Manual*, provides complete details of the township's proposed affordability assistance program.

Please note that, as of the preparation of this Housing Element and Fair Share Plan, the township had not appointed an administrator for the proposed affordability assistance program, but had issued a request for proposals from qualified consultants to provide services for the administration of this program, as well as the township's housing rehabilitation program. A copy of the request for proposals is provided in Appendix J.

Appendix A: Vacant Land Adjustment

Vacant Land Analysis of Sewer Service Area

Prepared for:
Little Egg Harbor Township
Ocean County, New Jersey

Revised:
November 16, 2016



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Introduction

This document provides an analysis of the development potential of vacant and undeveloped land that is located within the sewer service area of Little Egg Harbor Township. It has been prepared for the purpose of ascertaining the realistic affordable housing development potential (hereinafter referred to as Realistic Development Potential) of said lands.

Identification of Vacant Land

This inventory reviewed the 2015 MOD IV Tax Data records for Vacant (Property Class 1), Regular Farmland (Property Class 3A), Qualified Farmland (Property Class 3B), and Public (Property Class 15C), Township-owned lands in the sewer service area of Little Egg Harbor Township. All such properties are listed in the accompanying Vacant Land Inventory Table in Appendix A. These sites were joined to available parcel data in a Geographic Information System (GIS) in order to review development capability and potential.

Environmental Encumbrances and Other Exclusions

Environmentally sensitive areas (incl., flood hazard areas and wetlands) and dedicated recreation and open space areas have been excluded from the calculation of the municipality's Realistic Development Potential (RDP). In addition, small isolated lots having an insufficient acreage to generate an affordable housing set-aside as part of an inclusionary development have been excluded from the calculation of the RDP, as have been landlocked parcels or sites with limited or no access. Furthermore, threatened and endangered species habitat preservation requirements and CAFRA impervious cover limits have been observed. With regard to CAFRA impervious cover limits, it is noted that: sites within CAFRA Planning Area 2 were assumed to have an impervious coverage limit of 30 percent; sites within the Parkertown Village Center were assumed to have an impervious coverage limit of 60 percent; sites within the Mystic Island Town Center and Tuckerton Town Center were assumed to have an impervious coverage limit of 70 percent. Please note that when a site was located within more than one CAFRA planning area, the impervious surface coverage limit of the CAFRA planning area comprising the majority of the site was observed. With regard to threatened and endangered species habitat, it is noted that the developable acreage of sites that had a total gross yield of 25 or more units (incl., market rate and affordable units) and at least 50-percent coverage of potential threatened and endangered



species habitat, as mapped by the Landscape Project of the New Jersey Department of Environmental Protection, were reduced to address threatened and endangered species habitat preservation requirements.

Appendix B maps the individual environmental constraints described above in relation to the properties in the Township that were assessed as: Class 1; Class 3A; Class 3B; or, Class 15C and Township-owned. Appendix A further outlines any applicable remarks pertaining to the need to exclude any of these properties from the Township's RDP and states a final calculation of developable acres for each property. The site number that is listed in Appendix A coincides with the mapping in Appendix B.

[Vacant Land as RDP](#)

The assessment of vacant land and application of permitted exclusions results in a RDP of 308 units. These 308 units are distributed among 49 sites (n.b., a site may contain one or more tax parcels), including four (4) affordable housing sites that are part of the township's preliminary fair share compliance plan, and encompass a total developable area of approximately 247 acres, exclusive of developable acreage within the aforementioned affordable housing sites. To arrive at an RDP of 308 units, a density of at least six (6) units per acre was applied to each site. The specific density applied to each site was determined by: applying 120 percent of the prevailing density in the respective census block group (n.b., the census block group is the smallest geographical unit for which the United States Census Bureau publishes sample data) at the time of, and as reported by, the 2010 US Census and rounding up to the nearest whole number; the permitted density of the respective zone district; or, a presumptive density of six [6] units per acre, whichever of the three options resulted in the highest density. However, for sites located within Mystic Island Town Center or Tuckerton Town Center with a minimum of 3.5 developable acres, the presumptive density was assumed to be 12 units per acre (n.b., for sites with less than 3.5 developable acres, presumptive densities were determined in the same manner as for all other portions of the sewer service area, which has been described above). The presumptive set-aside was 20 percent. The sites that contribute to the Township's RDP are identified in Appendix A by an RDP value that is greater than or equal to 1.

Vacant Land Analysis of Sewer Service Area
Little Egg Harbor Township



Appendix A: Vacant Land Inventory Table

[illegible]

SITE NO.	BLOCK	LOT	PROPERTY CLASS	OWNER	GROSS AREA (SQ. FT.)	PRESERVED (HABITAT) (ACRES)	WETLAND AREA (ACRES)	FLOOD HAZARD AREA (ACRES)	HISTORIC SITE (ACRES)	OTHER SPACE AND RECREATION (ACRES)	TOTAL CONFINED AREA (ACRES)	NET AREA (ACRES)	SWIMMING AREA (YARDS)	VACANT	ZONING	PRESUMPTIVE DENSITY	CARA IMPROVEMENT COVER LIMIT	BIODIVERSITY TOTAL UNITS (BEFORE THE HABITAT PRESERVATION)	BIODIVERSITY TOTAL UNITS (OCCUPIED BY HABITAT)
129	302	2	1	1	BLACKWELL CAROL N. BLACKWELL, MARIE	0.36	-	0.36	-	-	-	0.16	-	NOT EXAMINED AND/OR LESS THAN 100 ACRES OF ONE NUMBERED LAND	R-50	6.00	0.30	2	FALSE
130	150	24	1	1	BLACKWELL CAROL N. BLACKWELL, MARIE	0.36	-	-	-	-	-	0.36	-	VACANT APPLICABLE	R-50	6.00	0.30	2	FALSE
131	150	24	1	1	BLACKWELL CAROL N. BLACKWELL, MARIE	0.36	-	-	-	-	-	0.36	-	VACANT APPLICABLE	R-50	6.00	0.30	2	FALSE
132	302	2	1	1	BLACKWELL CAROL N. BLACKWELL, MARIE	0.36	-	0.36	-	-	-	0.16	-	NOT EXAMINED AND/OR LESS THAN 100 ACRES OF ONE NUMBERED LAND	R-50	6.00	0.30	2	FALSE
133	302	2	1	1	BLACKWELL CAROL N. BLACKWELL, MARIE	0.36	-	0.36	-	-	-	0.16	-	NOT EXAMINED AND/OR LESS THAN 100 ACRES OF ONE NUMBERED LAND	R-50	6.00	0.30	2	FALSE
134	302	2	1	1	BLACKWELL CAROL N. BLACKWELL, MARIE	0.36	-	0.36	-	-	-	0.16	-	NOT EXAMINED AND/OR LESS THAN 100 ACRES OF ONE NUMBERED LAND	R-50	6.00	0.30	2	FALSE
135	302	2	1	1	BLACKWELL CAROL N. BLACKWELL, MARIE	0.36	-	0.36	-	-	-	0.16	-	NOT EXAMINED AND/OR LESS THAN 100 ACRES OF ONE NUMBERED LAND	R-50	6.00	0.30	2	FALSE
136	302	2	1	1	BLACKWELL CAROL N. BLACKWELL, MARIE	0.36	-	0.36	-	-	-	0.16	-	NOT EXAMINED AND/OR LESS THAN 100 ACRES OF ONE NUMBERED LAND	R-50	6.00	0.30	2	FALSE
137	302	2	1	1	BLACKWELL CAROL N. BLACKWELL, MARIE	0.36	-	0.36	-	-	-	0.16	-	NOT EXAMINED AND/OR LESS THAN 100 ACRES OF ONE NUMBERED LAND	R-50	6.00	0.30	2	FALSE
138	302	2	1	1	BLACKWELL CAROL N. BLACKWELL, MARIE	0.36	-	0.36	-	-	-	0.16	-	NOT EXAMINED AND/OR LESS THAN 100 ACRES OF ONE NUMBERED LAND	R-50	6.00	0.30	2	FALSE
139	302	2	1	1	BLACKWELL CAROL N. BLACKWELL, MARIE	0.36	-	0.36	-	-	-	0.16	-	NOT EXAMINED AND/OR LESS THAN 100 ACRES OF ONE NUMBERED LAND	R-50	6.00	0.30	2	FALSE
140	302	2	1	1	BLACKWELL CAROL N. BLACKWELL, MARIE	0.36	-	0.36	-	-	-	0.16	-	NOT EXAMINED AND/OR LESS THAN 100 ACRES OF ONE NUMBERED LAND	R-50	6.00	0.30	2	FALSE
141	302	2	1	1	BLACKWELL CAROL N. BLACKWELL, MARIE	0.36	-	0.36	-	-	-	0.16	-	NOT EXAMINED AND/OR LESS THAN 100 ACRES OF ONE NUMBERED LAND	R-50	6.00	0.30	2	FALSE
142	302	2	1	1	BLACKWELL CAROL N. BLACKWELL, MARIE	0.36	-	0.36	-	-	-	0.16	-	NOT EXAMINED AND/OR LESS THAN 100 ACRES OF ONE NUMBERED LAND	R-50	6.00	0.30	2	FALSE
143	302	2	1	1	BLACKWELL CAROL N. BLACKWELL, MARIE	0.36	-	0.36	-	-	-	0.16	-	NOT EXAMINED AND/OR LESS THAN 100 ACRES OF ONE NUMBERED LAND	R-50	6.00	0.30	2	FALSE
144	302	2	1	1	BLACKWELL CAROL N. BLACKWELL, MARIE	0.36	-	0.36	-	-	-	0.16	-	NOT EXAMINED AND/OR LESS THAN 100 ACRES OF ONE NUMBERED LAND	R-50	6.00	0.30	2	FALSE
145	302	2	1	1	BLACKWELL CAROL N. BLACKWELL, MARIE	0.36	-	0.36	-	-	-	0.16	-	NOT EXAMINED AND/OR LESS THAN 100 ACRES OF ONE NUMBERED LAND	R-50	6.00	0.30	2	FALSE
146	302	2	1	1	BLACKWELL CAROL N. BLACKWELL, MARIE	0.36	-	0.36	-	-	-	0.16	-	NOT EXAMINED AND/OR LESS THAN 100 ACRES OF ONE NUMBERED LAND	R-50	6.00	0.30	2	FALSE
147	302	2	1	1	BLACKWELL CAROL N. BLACKWELL, MARIE	0.36	-	0.36	-	-	-	0.16	-	NOT EXAMINED AND/OR LESS THAN 100 ACRES OF ONE NUMBERED LAND	R-50	6.00	0.30	2	FALSE
148	302	2	1	1	BLACKWELL CAROL N. BLACKWELL, MARIE	0.36	-	0.36	-	-	-	0.16	-	NOT EXAMINED AND/OR LESS THAN 100 ACRES OF ONE NUMBERED LAND	R-50	6.00	0.30	2	FALSE
149	302	2	1	1	BLACKWELL CAROL N. BLACKWELL, MARIE	0.36	-	0.36	-	-	-	0.16	-	NOT EXAMINED AND/OR LESS THAN 100 ACRES OF ONE NUMBERED LAND	R-50	6.00	0.30	2	FALSE
150	302	2	1	1	BLACKWELL CAROL N. BLACKWELL, MARIE	0.36	-	0.36	-	-	-	0.16	-	NOT EXAMINED AND/OR LESS THAN 100 ACRES OF ONE NUMBERED LAND	R-50	6.00	0.30	2	FALSE
151	302	2	1	1	BLACKWELL CAROL N. BLACKWELL, MARIE	0.36	-	0.36	-	-	-	0.16	-	NOT EXAMINED AND/OR LESS THAN 100 ACRES OF ONE NUMBERED LAND	R-50	6.00	0.30	2	FALSE
152	302	2	1	1	BLACKWELL CAROL N. BLACKWELL, MARIE	0.36	-	0.36	-	-	-	0.16	-	NOT EXAMINED AND/OR LESS THAN 100 ACRES OF ONE NUMBERED LAND	R-50	6.00	0.30	2	FALSE
153	302	2	1	1	BLACKWELL CAROL N. BLACKWELL, MARIE	0.36	-	0.36	-	-	-	0.16	-	NOT EXAMINED AND/OR LESS THAN 100 ACRES OF ONE NUMBERED LAND	R-50	6.00	0.30	2	FALSE
154	302	2	1	1	BLACKWELL CAROL N. BLACKWELL, MARIE	0.36	-	0.36	-	-	-	0.16	-	NOT EXAMINED AND/OR LESS THAN 100 ACRES OF ONE NUMBERED LAND	R-50	6.00	0.30	2	FALSE

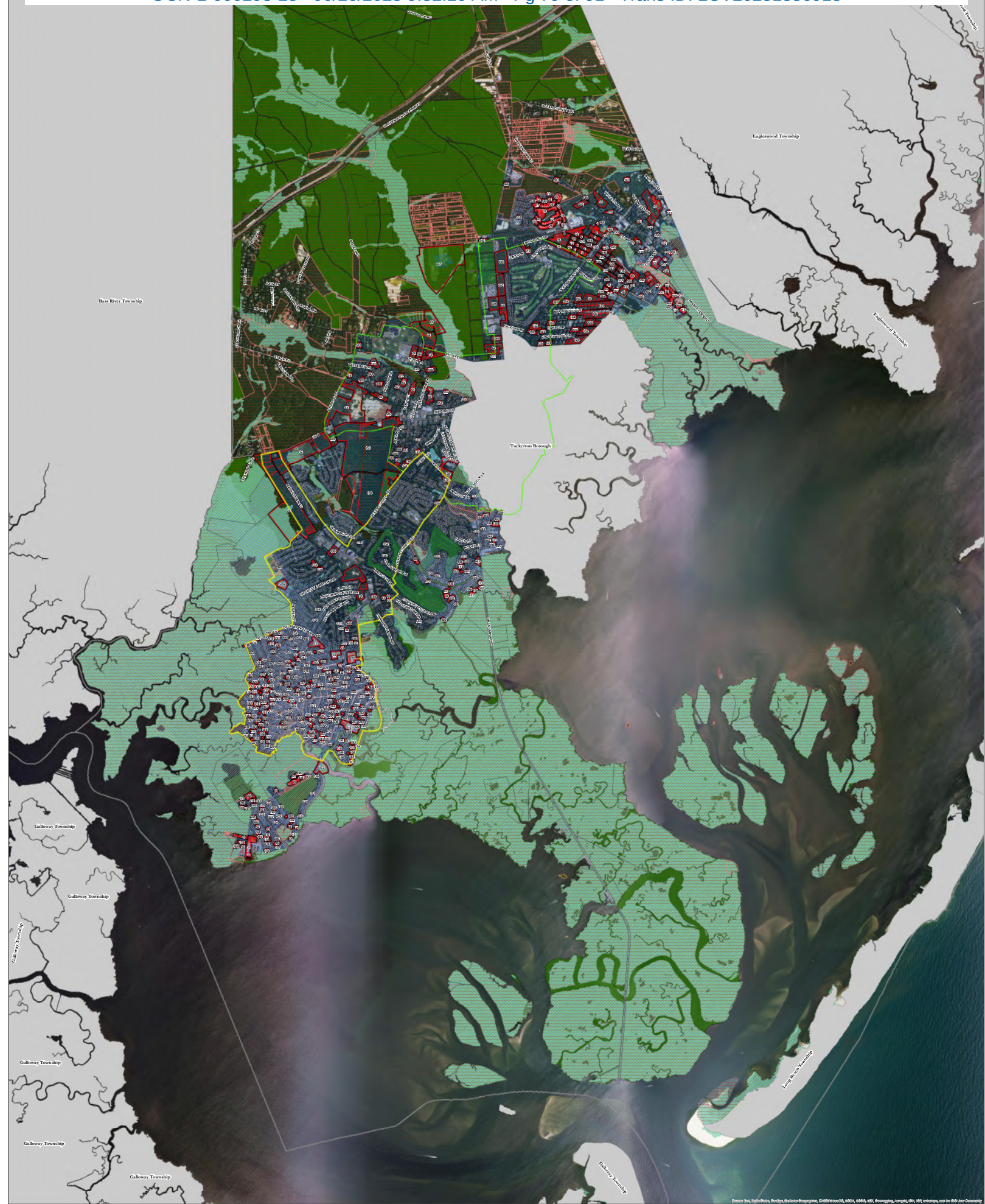
SITE NO.	BLOCK	LOT	PROPERTY CLASS	OWNER	GROSS AREA (ACRES)	PRESERVED (FARMLAND) (ACRES)	WETLAND AREA (ACRES)	FLOOD HAZARD AREA (ACRES)	HISTORIC SITE (ACRES)	OPEN SPACE AND RECREATION (ACRES)	TOTAL CONTRAIND AREA (ACRES)	NET AREA (ACRES)	TOTAL NET AREA (ACRES IN SITS)	SEWER SERVICE AREA (1/8"=40')	VACANT	ZONING	PRESUMPTIVE DENSITY	CANAL IMPROVEMENTS (BROWNS TOWN MAP) (COVER LIMIT)	GROSS TOTAL UNITS 2 (BROWNS TOWN MAP) (COVER LIMIT)	REP
432	325.9	1	Dams 1-5C, Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.08	-	-	0.08	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
433	326.2	30	Dams 1 - Wetland Land	GRANTON, EDWARD B & WENDY M	0.10	-	-	0.10	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
434	326.2	31	Dams 1 - Wetland Land	GRANTON, EDWARD B & WENDY M	0.12	-	-	0.12	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
435	326.2	32	Dams 1 - Wetland Land	GRANTON, EDWARD B & WENDY M	0.12	-	-	0.12	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
436	325.5	40	Dams 1 - Wetland Land	PAZDRO, JACQUELINE COS	0.11	-	-	0.11	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
437	325.5	41	Dams 1 - Wetland Land	PAZDRO, JACQUELINE COS	0.12	-	-	0.12	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
438	325.5	42	Dams 1 - Wetland Land	PAZDRO, JACQUELINE COS	0.12	-	-	0.12	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
439	325.07	2	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
440	325.07	3	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
441	325.07	4	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
442	325.07	5	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
443	325.07	6	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
444	325.07	7	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
445	325.07	8	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
446	325.07	9	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
447	325.07	10	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
448	325.07	11	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
449	325.07	12	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
450	325.07	13	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
451	325.07	14	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
452	325.07	15	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
453	325.07	16	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
454	325.07	17	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
455	325.07	18	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
456	325.07	19	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
457	325.07	20	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
458	325.07	21	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
459	325.07	22	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
460	325.07	23	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
461	325.07	24	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
462	325.07	25	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
463	325.07	26	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
464	325.07	27	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
465	325.07	28	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
466	325.07	29	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
467	325.07	30	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
468	325.07	31	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
469	325.07	32	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
470	325.07	33	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
471	325.07	34	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
472	325.07	35	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
473	325.07	36	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
474	325.07	37	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
475	325.07	38	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
476	325.07	39	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
477	325.07	40	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
478	325.07	41	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
479	325.07	42	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
480	325.07	43	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
481	325.07	44	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
482	325.07	45	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
483	325.07	46	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
484	325.07	47	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
485	325.07	48	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
486	325.07	49	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
487	325.07	50	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
488	325.07	51	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
489	325.07	52	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
490	325.07	53	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
491	325.07	54	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
492	325.07	55	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
493	325.07	56	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
494	325.07	57	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
495	325.07	58	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
496	325.07	59	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH
497	325.07	60	Dams 1 - Wetland Land	WILCOX, CAROL DORR	0.21	-	-	0.21	-	-	-	-	-	YES	NOT EXAMINED AND OR LESS THAN 0.00 ACRES OF JUNE NCAMBEREILAND	R-50	5.00	0.75	0	FALSH</

SITE NO.	BLOCK	LOT	PROPERTY CLASS	OWNER	GROSS AREA (ACRES)	PREVIOUS FARM/ACRES	W/ LAMP AREA (ACRES)	FLOOD HAZARD AREA (ACRES)	HISTORIC SITE (ACRES)	OPEN SPACE AND RECREATION (ACRES)	TOTAL CONTAINED AREA (ACRES)	NET LAKES (ACRES)	TOTAL NET AREA (ACRES IN SFT)	SEWER SERVICE AREA (TH/100)	VACANT	ZONING	PRELIMINARY DENSITY	CARA IMPROVEMENTS COST/LINFT	GROSS TOTAL INFTS (BEFORE TAIL HAZARD PRESERVATION)	GROSS TOTAL LAKES 25 AND 50% OF SITE AREA OCCUPIED BY PRESERVATION (TH/100/ACRES)	REP
528	378	820	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	0.17	-	-	-	-	-	-	0.17	0.17	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
529	378	821	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	0.18	-	-	-	-	-	-	0.18	0.18	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
530	378	822	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	0.18	-	-	-	-	-	-	0.18	0.18	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
531	378	823	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	0.21	-	-	-	-	-	-	0.21	0.21	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
532	378	824	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	0.21	-	-	-	-	-	-	0.21	0.21	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
533	378	825	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	0.21	-	-	-	-	-	-	0.21	0.21	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
534	378	826	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	0.21	-	-	-	-	-	-	0.21	0.21	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
535	378	827	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	0.21	-	-	-	-	-	-	0.21	0.21	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
536	378	828	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	0.21	-	-	-	-	-	-	0.21	0.21	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
537	378	829	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	0.22	-	-	-	-	-	-	0.22	0.22	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
538	378	830	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	0.24	-	-	-	-	-	-	0.24	0.24	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
539	378	831	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	0.24	-	-	-	-	-	-	0.24	0.24	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
540	378	832	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	0.24	-	-	-	-	-	-	0.24	0.24	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
541	378	833	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	0.24	-	-	-	-	-	-	0.24	0.24	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
542	378	834	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	0.25	-	-	-	-	-	-	0.25	0.25	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
543	378	835	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	0.27	-	-	-	-	-	-	0.27	0.27	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
544	378	836	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	0.27	-	-	-	-	-	-	0.27	0.27	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
545	378	837	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	0.31	-	-	-	-	-	-	0.31	0.31	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
546	378	838	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	0.27	-	-	-	-	-	-	0.27	0.27	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
547	378	839	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	0.28	-	-	-	-	-	-	0.28	0.28	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
548	378	840	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	0.30	-	-	-	-	-	-	0.30	0.30	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
549	378	841	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	0.31	-	-	-	-	-	-	0.31	0.31	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
550	378	842	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	0.34	-	-	-	-	-	-	0.34	0.34	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
551	378	843	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	0.34	-	-	-	-	-	-	0.34	0.34	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
552	378	844	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	0.37	-	-	-	-	-	-	0.37	0.37	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
553	378	845	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	0.37	-	-	-	-	-	-	0.37	0.37	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
554	378	846	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	0.45	-	-	-	-	-	-	0.45	0.45	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
555	378	847	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	0.46	-	-	-	-	-	-	0.46	0.46	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
556	378	848	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	0.46	-	-	-	-	-	-	0.46	0.46	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
557	378	849	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	0.49	-	-	-	-	-	-	0.49	0.49	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
558	378	850	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	0.55	-	-	-	-	-	-	0.55	0.55	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
559	378	851	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	0.58	-	-	-	-	-	-	0.58	0.58	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
560	378	852	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	0.58	-	-	-	-	-	-	0.58	0.58	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
561	378	853	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	0.58	-	-	-	-	-	-	0.58	0.58	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
562	378	854	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	0.58	-	-	-	-	-	-	0.58	0.58	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
563	378	855	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	0.58	-	-	-	-	-	-	0.58	0.58	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
564	378	856	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	0.58	-	-	-	-	-	-	0.58	0.58	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
565	378	857	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	0.58	-	-	-	-	-	-	0.58	0.58	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
566	378	858	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	0.58	-	-	-	-	-	-	0.58	0.58	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
567	378	859	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	0.58	-	-	-	-	-	-	0.58	0.58	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
568	378	860	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	0.71	-	-	-	-	-	-	0.71	0.71	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
569	378	861	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	0.71	-	-	-	-	-	-	0.71	0.71	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
570	378	862	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	0.83	-	-	-	-	-	-	0.83	0.83	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
571	378	863	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	0.86	-	-	-	-	-	-	0.86	0.86	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
572	378	864	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	0.86	-	-	-	-	-	-	0.86	0.86	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
573	378	865	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	0.95	-	-	-	-	-	-	0.95	0.95	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
574	378	866	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	0.95	-	-	-	-	-	-	0.95	0.95	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
575	378	867	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	0.97	-	-	-	-	-	-	0.97	0.97	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
576	378	868	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	1.07	-	-	-	-	-	-	1.07	1.07	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
577	378	869	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	1.12	-	-	-	-	-	-	1.12	1.12	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
578	378	870	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	1.12	-	-	-	-	-	-	1.12	1.12	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
579	378	871	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	1.23	-	-	-	-	-	-	1.23	1.23	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
580	378	872	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	1.25	-	-	-	-	-	-	1.25	1.25	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
581	378	873	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	1.25	-	-	-	-	-	-	1.25	1.25	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
582	378	874	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	1.25	-	-	-	-	-	-	1.25	1.25	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
583	378	875	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	1.25	-	-	-	-	-	-	1.25	1.25	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
584	378	876	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	1.25	-	-	-	-	-	-	1.25	1.25	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
585	378	877	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	1.25	-	-	-	-	-	-	1.25	1.25	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
586	378	878	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	1.25	-	-	-	-	-	-	1.25	1.25	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
587	378	879	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	1.25	-	-	-	-	-	-	1.25	1.25	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
588	378	880	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	1.25	-	-	-	-	-	-	1.25	1.25	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
589	378	881	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	1.25	-	-	-	-	-	-	1.25	1.25	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
590	378	882	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	1.25	-	-	-	-	-	-	1.25	1.25	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
591	378	883	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	1.25	-	-	-	-	-	-	1.25	1.25	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
592	378	884	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	1.25	-	-	-	-	-	-	1.25	1.25	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
593	378	885	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	1.25	-	-	-	-	-	-	1.25	1.25	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
594	378	886	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	1.25	-	-	-	-	-	-	1.25	1.25	165	VACANT APARTMENTS	GB	6.00	6.00	0	FALSB	
595	378	887	Zone 1 - Water/Land	STRATHE BROAD CT N WAGG & LILLY DONN	1.25	-	-	-	-	-	-	1.25	1.25	16							

Vacant Land Analysis of Sewer Service Area
Little Egg Harbor Township



Appendix B: Vacant Land Mapping

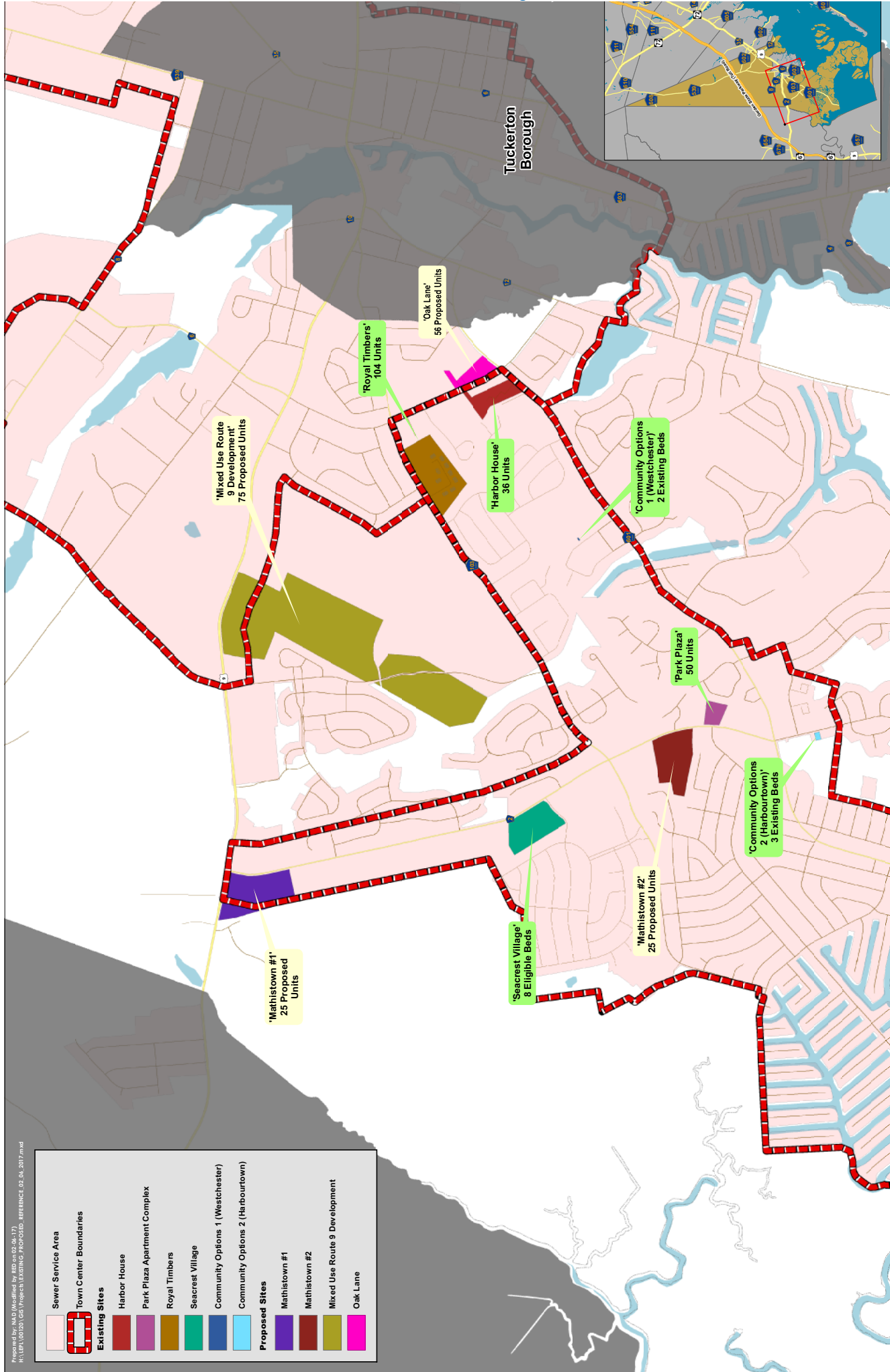


TM
11 Tindall Road
Middletown, NJ 07748-2792
Phone: 732-671-6400
FAX: 732-671-7365
ASDCIAT'S
0 750 1500 3000 Feet
Prepared by: H2O Systems
Source: NJDEP NJDOT Ocean County GIS, ESRI, FEMA, TSM Associates
File Path: T:\LDP\GIS\2025\Projects\LEH_Vacant_Land_2.mxd

- | | | | |
|--|--------------------|---------------------------|---|
| Site Boundary (Site Number) | Tax Parcel | Preserved Farm | Threatened and Endangered Species Habitat |
| Vacant Land (in Sewer Service Area) | Sewer Service Area | Historic Property | Mythic Island Town Center |
| Unpreserved Farm (in Sewer Service Area) | | Wetland Area | Tuckerton Town Center |
| Vacant Land (Not in Sewer Service Area) | | Flood Hazard Area | |
| Unpreserved Farm (Not in Sewer Service Area) | | Open Space and Recreation | |

Vacant Land Inventory
Little Egg Harbor Township
Ocean County, New Jersey
NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System data. It is a secondary product that has not been verified by NJDEP and is not State-certified.

Appendix B: Affordable Housing Sites Map



Appendix B: Affordable Housing Site Little Egg Harbor Township Ocean County, New Jersey

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

4. FOURTH ROUND VLA ADJUSTMENT

Site No.	Block	Lot	Acres	Third Round RDP	Adjusted RDP	Built	Presumptive Density	CAFRA Impervious Cover Limit	Gross Total Units	Adjusted Gross Total Units	Recalculated RDP (Third and Fourth Round Combined)																		
2		152	6	1	0	Parker's Run Redevelopment Area	6	0.3	7	4.04	1																		
		152	9			Parker's Run Redevelopment Area																							
		152	1			Parker's Run Redevelopment Area																							
		151	22			Parker's Run Redevelopment Area																							
		151	3			Parker's Run Redevelopment Area																							
		152	8			Parker's Run Redevelopment Area																							
		152	5			Parker's Run Redevelopment Area																							
		152	2			Parker's Run Redevelopment Area																							
		152	4			Parker's Run Redevelopment Area																							
		151	5			Parker's Run Redevelopment Area																							
		151	30			Parker's Run Redevelopment Area																							
		151	1			Parker's Run Redevelopment Area																							
		130	2.02			Parker's Run Redevelopment Area																							
		151	11			Parker's Run Redevelopment Area																							
6		145	57	1	0	VACANT (APPARENT)	6	0.7	5	1.42	1																		
		145	69			VACANT (APPARENT)																							
		145	70			VACANT (APPARENT)																							
		145	67			VACANT (APPARENT)																							
		145	74			VACANT (APPARENT)																							
		145	65			VACANT (APPARENT)																							
		145	72			VACANT (APPARENT)																							
		145	51			VACANT (APPARENT)																							
		145	58			VACANT (APPARENT)																							
		132	11			VACANT (APPARENT)																							
		132	15			VACANT (APPARENT)																							
		133	17			VACANT (APPARENT)																							
		133	21			VACANT (APPARENT)																							
		132	12			VACANT (APPARENT)																							
10		133	7	1	0	VACANT (APPARENT)	6	0.3	8	4.9	1																		
		133	21			VACANT (APPARENT)																							
		132	12			VACANT (APPARENT)																							
		133	7			VACANT (APPARENT)																							
		133	21			VACANT (APPARENT)																							
		132	12			VACANT (APPARENT)																							
		133	7			VACANT (APPARENT)																							
		131	1			VACANT (APPARENT)																							
		132	1			VACANT (APPARENT)																							
		196	5.08			VACANT (APPARENT)																							
		133	1			VACANT (APPARENT)																							
		14				137						42	2	0	VACANT (APPARENT)	6	0.7	12	3.03	2									
						137						48			VACANT (APPARENT)														
						137						47			VACANT (APPARENT)														
137	43			VACANT (APPARENT)																									
137	49			VACANT (APPARENT)																									
137	29			VACANT (APPARENT)																									
137	35			VACANT (APPARENT)																									
137	44			VACANT (APPARENT)																									
137	31			VACANT (APPARENT)																									
137	38			VACANT (APPARENT)																									
137	1			VACANT (APPARENT)																									
15				136	26	3	2	VACANT (APPARENT)	6	0.3	16	13.626			1														
				134	21			VACANT (APPARENT)																					
				134	18			VACANT (APPARENT)																					
		136	65	VACANT (APPARENT)																									
		136	7	VACANT (APPARENT)																									
		134	23	VACANT (APPARENT)																									
		136	56	VACANT (APPARENT)																									
		134	1.01	VACANT (APPARENT)																									
		196	5.11	Yes-1 SF home																									
		196	5.12	Yes-1 SF home																									
		196	5.1(5.10)	VACANT (APPARENT)																									
		196	5.13	Yes-Cleared next to SF home																									
		136	27	VACANT (APPARENT)																									
		135	1.01	VACANT (APPARENT)																									
34		136	1.01	3	0	VACANT (APPARENT)	6	0.3	19	11.06	3																		
		282	9.01			No-Wooded																							
		282	1.02			No-Wooded																							
		282	1.01			No-Wooded																							
		282	8.04			Existing Approval (Storage Facility)																							
		282	6.02			Existing Approval (Commercial)																							
		190.07	1			VACANT (APPARENT)																							
		190.07	19			VACANT (APPARENT)																							
		190.07	2			VACANT (APPARENT)																							
		190.07	3			VACANT (APPARENT)																							
		190.07	4			VACANT (APPARENT)																							
		44				278						1	26	0	VACANT (APPARENT)	12	0.7	399	47.61	26									
						278						2			VACANT (APPARENT)														
						278						17.03			VACANT (APPARENT)														
278	18			VACANT (APPARENT)																									
278	13.03			VACANT (APPARENT)																									
278	22			VACANT (APPARENT)																									
278	20.01			VACANT (APPARENT)																									
50				183	10	1	0	VACANT (APPARENT)	6	0.3	5	3.25			1														
				183	12			VACANT (APPARENT)																					
				189	3.02			VACANT (APPARENT)																					
				126	30			VACANT (APPARENT)																					
				55				126													32.03	1	0	Yes-1 SF home	6	0.3	8	2.538	1
								264													11.2			Yes-1 SF home					
								264													11.21			Yes-2 SF homes					
		172	10.12					Yes-1 SF home																					
		172	10.14					Yes-1 SF home																					
		172	10.13					Yes-1 SF home																					
		172	10.1					Yes-1 SF home																					
		172	10.11					Yes-1 SF home																					
		172	10.05					Harbor Bay Residential (Approved Development)																					
		172	8.01					VACANT (APPARENT)																					
172	10.04	Harbor Bay Residential (Approved Development)																											
172	8	VACANT (APPARENT)																											
172	9	VACANT (APPARENT)																											
60		264	11.14			9	9	Yes-1 SF home	6	0.6	48	48.24	0																
		264	11.11	VACANT (APPARENT)																									
		264	11.12	VACANT (APPARENT)																									
		270	1	VACANT (APPARENT)																									
		270	8	Yes-1 SF home																									
		64		269	11			2						1	VACANT (APPARENT)	6	0.7	10	7.644	1									
				270	1.01										Yes-1 SF home														
				269	1.01										VACANT (APPARENT)														
				325.2	15.02										VACANT (APPARENT)														
				325.2	15.03										VACANT (APPARENT)														
				74											265						7	2	0	Yes-1 SF home	12	0.7	36	6.636	1
															265						1			VACANT (APPARENT)					
															178						32			VACANT (APPARENT)					
															178						28.02			VACANT (APPARENT)					
178	28.03					VACANT (APPARENT)																							
178	42					VACANT (APPARENT)																							
178	30					Yes-1 SF home																							
178	45					VACANT (APPARENT)																							
178	44					VACANT (APPARENT)																							
178	43	VACANT (APPARENT)																											
85		178	29			1	0	Yes-1 SF home	6	0.3	7	3.258	1																
		254	7					VACANT (APPARENT)																					
		254	9					VACANT (APPARENT)																					
		254	2					VACANT (APPARENT)																					
		94		192	14			3						0	VACANT (APPARENT)	12	0.7	57	6.87	3									
				192	14										VACANT (APPARENT)														
				192	14										VACANT (APPARENT)														
				191	16.13										VACANT (APPARENT)														
				99											191						16.01	2	0	VACANT (APPARENT)	6	0.7	11	2.84	2
															190.04						18			VACANT (APPARENT)					

5. SPENDING PLAN

Little Egg Harbor Township Affordable Housing Trust Fund Spending

INTRODUCTION

The Township of Little Egg Harbor Fourth Round Housing Element and Fair Share Plan was prepared in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), the Fair Housing Act (N.J.S.A. 52:27D-301), section 3 of P.L.2024, c.2, and N.J.A.C. 5:93-1 et seq. A development fee ordinance creating a dedicated revenue source for affordable housing was approved by the Superior Court of New Jersey and adopted by the municipality on May 8, 2008 by Ord. No. 2008-06. The ordinance establishes the Little Egg Harbor Township Affordable Housing Trust Fund for which this spending plan is prepared. This spending plan is intended to project anticipated affordable housing trust fund revenues, expenditures, and the mechanisms for expenditure through December 31, 2035.

As of December 31, 2024, Little Egg Harbor Township had collected \$1,774,926 (of which \$22,056 is interest collected to date) and expended \$1,339,824, thereby resulting in a balance of \$435,102. Pursuant to the Appellate Division authorization allowing for the adoption of a Development Fee Ordinance and restriction on expenditure of collected fees in the absence of a spending plan approved by the Court, no fees have been expended, aside from administrative costs. All development fees and interest earned by the fees were deposited in a separate interest-bearing Affordable Housing Trust Fund in Sun Bank, located at 226 Landis Avenue, Vineland City. These funds shall be spent in accordance with N.J.A.C. 5:93-8.16 as described in the sections below.

1. REVENUES FOR CERTIFICATION PERIOD

To calculate a projection of revenue anticipated through December 31, 2035 the Township of Little Egg Harbor considered the following:

- (a) Development fees:
 - 1. Residential and nonresidential projects which have had development fees imposed upon them at the time of preliminary or final development approvals;
 - 2. All projects currently before the planning and zoning boards for development approvals that may apply for building permits and certificates of occupancy; and
 - 3. Future development that is likely to occur based on historical rates of development.
- (b) Payment in lieu (PIL):

Actual and committed payments in lieu (PIL) of construction from developers To date, there are no actual or committed payments in lieu (PIL) of construction from developers.

(c) Other funding sources:

Funds from other sources, including, but not limited to, the sale of units with extinguished controls, repayment of affordable housing program loans, rental income, and proceeds from the sale of affordable units.

(d) Projected interest:

Affordable Housing Trust Fund interest is based on the current rate of interest of 0.27%.

Table 1 below shows the anticipated revenue to be generated from development fees. Little Egg Harbor Township projects that a subtotal of \$825,484 will be collected between January 1, 2025 and December 31, 2035 for affordable housing purposes, based on the assumptions that immediately follow the table. These projections are essentially extrapolations of historic trends. After adding in the funds currently in the account, the total is projected to be \$1,260,586.

Table 1: Projected Revenues, Housing Trust Fund- 2025 through 2035

Year Source of Funds	2024	2025	2026-2027	2028-2029	2030-2031	2032-2033	2034-2035	2025-2035 Total
Projected Residential Development	STARTING BALANCE \$435,102 (12/31/24)	\$66,560	\$133,120	\$133,120	\$133,120	\$133,120	\$133,120	\$732,160
Projected Non-Residential Development		\$8,282	\$16,564	\$16,564	\$16,564	\$16,564	\$16,564	\$91,102
Interest		\$202	\$404	\$04	\$04	\$04	\$04	\$2,222
Total	\$435,102	\$375044	\$150,088	\$150,088	\$150,088	\$150,088	\$150,088	\$1,260,586

Based on the vacant land analysis done in 2017 all vacant parcels, not already allocated for future affordable housing, could accommodate 127 affordable units. Assuming a 20% set-aside this would equate to 635 units that could be contained in a major subdivision. If we assume that it might take 20 years for all of those parcels to be built out, we can assume that this is about 32 houses

a year. Assuming 32 units were multiplied by \$208,000, the Township’s approximate equalized value for an average dwelling unit as indicated by the tax assessor, approximately \$6,656,000 in yearly construction value would be created. If this figure was multiplied by 0.01 (1% residential development fee), \$66,560 would be generated in residential construction fees.

Projected non-residential development is based on an estimate derived from the trend of development fees collected by the Borough from years 2014-2024. A total of \$91,102, provided by AHMS, was collected in non-residential development fees over the past 11 years, making the estimated average annual development fee \$8,282 to be collected.

As indicated in the Table above, Little Egg Harbor Township anticipates that a total of \$825,484 in revenue will be collected between January 1, 2025 and December 31, 2035 (\$732,160+ \$91,102+\$2,222).

2. ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS

Little Egg Harbor Township may use the monies in the trust fund for any of the following items, pursuant to N.J.A.C. 5:93-8.16(a) and (c):

- New construction of affordable housing and related development costs; eligible costs for inclusionary development shall be pro-rated based on the proportion of affordable housing units that are included in the development
- Extensions and/or improvements of roads and infrastructure to low- and moderate-income housing sites; costs for inclusionary development shall be pro-rated based on the proportion of affordable housing units that are included in the development
- Purchase and/or improvement of land to be used for low- and moderate-income housing
- Market-to-affordable programs
- Green building strategies designed to save money for low- and moderate-income households, either for new construction not funded by other sources, or as part of necessary maintenance or repair of existing units
- Maintenance and repair or affordable housing units
- Repayment of municipal bonds issued to finance affordable housing activity
- Affordability assistance to very low-, low- and moderate-income buyers and renters of affordable housing units to lower the cost of homeownership, subsidize closing costs, or reduce the capitalized basis of rent payments
- Affordability assistance to create very low-income and low-income units
- Any other activity as specified herein

3. AFFORDABILITY ASSISTANCE (N.J.A.C. 5:93-8.16(c))

At least 30% of collected development fees shall be used to create very low-income units and provide affordability assistance to low- and moderate-income households in affordable units included in the Fair Share Plan.

Table 2 below shows the minimum amount anticipated being available for affordability assistance to low- and moderate-income households, including very low-income households.

Table 2: Projected Minimum Affordability Assistance Requirement

Actual development fees through 12/31/24		\$925,684
Other		\$827,186
Development fees projected, 2025-2035	+	\$823,262
Interest earned, July 17, 2008 to December 31, 2024	+	\$22,056
Interest projected, 2025-2035	+	\$2,222
Total	=	\$2,600,410
Calculate 30 percent	x .30 =	\$780,123
Less Affordability assistance expenditures through 12/31/2024	-	0
PROJECTED MINIMUM Affordability Assistance Requirement 2025-2035	=	\$780,123
PROJECTED MINIMUM Very Low-Income Affordability Assistance Requirement	÷ 3 =	\$260,041

The Township of Little Egg Harbor will dedicate a minimum of \$780,123 from the affordable housing trust fund to render units more affordable, including at least \$260,041 to render units more affordable to households earning no more than 30 percent of median income by region. Programs and activities for which funds will be spent will be determined from the following list:

- Affordability assistance to very low-, low- and moderate-income buyers and renters of affordable housing units to lower the cost of homeownership, subsidize closing costs and down payments, security deposits, emergency repairs funding and/or reduce the capitalized basis of the rent payments.
- Assistance with homeowners association or condominium fees and special assessments
- Affordability assistance to create very low-income and low-income units

4. ADMINISTRATIVE EXPENSES (N.J.A.C. 5:93-8.16.e)

Table 3: Projected Allowed Administrative Expense

Development fees + interest collected, 7/17/08 thru 12/31/24	+	\$1,752,870
Actual interest earned thru 12/31/24	+	\$22,056
Projected development fees, 2025-2035	+	\$823,262
Projected Interest from 2025-2035	+	\$2,222
Total	=	\$2,600,410
Calculate 20 percent	x .20 =	\$520082
Less administrative expenditures thru 12/31/2024	-	\$214,824
PROJECTED MAXIMUM available for administrative expenses 1/1/25 thru 12/31/35	=	\$305,258

The Township of Little Egg Harbor projects that \$305,258 will be available from the affordable housing trust fund to be used for administrative purposes. Projected administrative expenditures, which are subject to the 20 percent cap, include:

- Administrative costs to underwrite professional consulting fees relating to the preparation and implementation of the Township’s Fair Share Plan and any amendments thereto;
- Professional, legal, and court fees as they relate to affordable housing;
- Administrative fees related to the Municipally-sponsored new construction program; and
- Underwrite fees associated with the retention of a qualified administrative agent as may be found necessary.

The Township will not expend for administrative purposes in excess of the formula in Table 3 above

5. EXPENDITURE SCHEDULE

The Township of Little Egg Harbor anticipates using affordable housing trust fund revenues to the benefit of low-, moderate-, and very low-income households, as set forth in the table below. In preparing this spending plan, it should be noted that, the Township is committed to expending the funds in the municipal trust fund within four years of the date of collection or within four years after the Township receives a Compliance certification in accordance with section 3 of P.L.2024, c.2, whichever is later.

Table 4: Projected Expenditure Schedule, 2025 through 2035

Projects/Programs	2025	2026-2027	2028-2029	2030-2031	2032-2033	2034-2035	Total
Affordability Assistance	\$-	\$156,026	\$156,025	\$156,024	\$156,024	\$156,024	\$780,123
Rehabilitation	\$-	\$35,042	\$35,042	\$35,041	\$35,040	\$35,040	\$175,205
Administration	\$125,000	\$18,000	\$18,000	\$18,000	\$18,000	\$108,258	\$305,258
Total	\$125,000	\$209,068	\$209,067	\$209,065	\$209,064	\$299,322	\$1,260,586

6. SUMMARY

The Township of Little Egg Habor intends to spend affordable housing trust fund revenues as approved under N.J.A.C. 5:93-8.16 and consistent with the programs described in the Township’s Housing Element and Fair Share Plan.

The Township of Little Egg Harbor has a balance of \$435,102 as of December 31, 2024 and anticipates an additional \$825,484 in revenues through December 31, 2035, for a total of \$1,260,586. The municipality will dedicate, \$780,123 towards homeowner/tenant affordability assistance, \$305,258 towards administrative costs and \$175,205 towards housing rehabilitation.

Table 5: Spending Plan Summary

Balance as of December 31, 2024		\$ 435,102
PROJECTED REVENUE 2011-2018		
Development fees	+	\$ 823,262
Interest	+	\$ 2,222
TOTAL REVENUE	=	\$ 1,260,586
EXPENDITURES		
Funds used for Rehabilitation	-	\$ 175,205
Affordability Assistance	-	\$ 780,123
Administration	-	\$ 305,258
TOTAL PROJECTED EXPENDITURES	=	\$ 1,260,586
REMAINING BALANCE	=	\$ 0