



Engineering
& Design

Fourth Round Housing Element & Fair Share Plan

Township of Manchester

June 18, 2025

Prepared for:

Township of Manchester
Ocean County, New Jersey

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Adopted by the Planning Board: **June 18, 2025**

Endorsed by the Mayor and Council: _____



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

MCT-0089

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I. Introduction

According to the New Jersey Fair Housing Act of 1985 (L. 1985, c. 222, s. 1, eff. July 2, 1985), a Housing Plan Element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low- and moderate-income housing.

This report is the Township of Manchester's Housing Element and Fair Share Plan ("HEFSP") for the period between 2025 and 2035 (known as the Fourth Round). Manchester Township seeks to voluntarily comply with its constitutional obligation to provide a realistic opportunity for affordable housing. This HEFSP is prepared utilizing the Prior Round Rules¹, Third Round Rules² (as applicable), and the amendments implemented in P.L. 2024, c.2. Each municipality in the State has a four-part obligation:

1. Rehabilitation Obligation
2. Prior (First and Second Round) Obligations (1987-1999)
3. Third Round Obligation (1999-2025)
4. Fourth Round Obligation (2025-2035)

Affordable Housing History

Mount Laurel Doctrine

Affordable housing planning in New Jersey dates back to 1975, when the New Jersey Supreme Court ruled in *Southern Burlington County NAACP v. the Township of Mount Laurel* 67 N.J. 151 (1975), 336 A.2d 713, that each municipality within New Jersey has a constitutional obligation to provide a realistic opportunity for the construction of their fair share of affordable housing. This landmark decision is commonly referred to as "Mount Laurel I" or the "Mount Laurel Doctrine". The court found that Mount Laurel Township's zoning ordinance only permitted one type of housing—single-family detached dwellings, while all other types of multi-family housing, such as garden apartments, townhomes, or mobile home parks, were prohibited, which the court determined resulted in economic discrimination and exclusion of substantial segments of the area population, and therefore the zoning ordinance was unconstitutional and invalid.

In 1983, the New Jersey Supreme Court issued another monumental decision in *Southern Burlington County NAACP v. Mt. Laurel*, 92 N.J. 158 (1983) 456 A.2d 390, which became known as the "Mount Laurel II" decision. In this case, the Supreme Court upheld and expanded upon the Mount Laurel I decision. Mount Laurel II clarified that the constitutional obligation applies to all municipalities, not just the "developing" municipalities as referenced in Mount Laurel I. Each municipality is required to establish zoning that provides a realistic opportunity for the construction of affordable housing to comply with the municipality's fair share obligation. Mount Laurel II established the "Builder's Remedy" as a judicial mechanism to enforce the Mount Laurel Doctrine. A Builder's Remedy lawsuit allows a plaintiff (typically a developer) to challenge a municipality's zoning ordinance if it fails to create a realistic opportunity to provide affordable housing units to meet the constitutional fair share obligation.

¹ NJAC 5:91 (Procedural) and NJAC 5:93 (Substantive) Rules. They can be found at: [New Jersey Department of Community Affairs | Second Round Regulations](#)

² NJAC 5:96 (Procedural) and NJAC 5:97 (Substantive) Rules, which can be found at: <https://nj.gov/dca/dlps/hss/thirdroundregs.shtml>

In 1985, the Fair Housing Act ("FHA") was enacted in response to the court decisions, which provided an administrative process for municipal compliance. The FHA also created the New Jersey Council on Affordable Housing ("COAH"), which was the governmental agency responsible for promulgating municipal obligations, adopting regulations, and administering the compliance process.

Prior Rounds (1993-1999)

Under COAH, the First Round of affordable housing spanned from 1987 to 1993, followed by the Second Round from 1993 to 1999. The First Round Substantive Rules were enacted under N.J.A.C. 5:92 and the Second Round Substantive Rules were enacted under N.J.A.C. 5:93.

Manchester Township's Prior Round Compliance

December 19, 1986	Housing Element and Fair Share Plan prepared by E. Eugene Oross Associates.
1987	Township adopted Round 1 Housing Plan.
October 27, 1993	Township adopted revised Round 1 Housing Plan.
1993	Hovson, Inc. brought a Mount Laurel Complaint against the Township (OCN-L-3457-93 PW).
October 18, 1994	Township adopted Development Fee Ordinance #94-235.
June 2, 1995	Township petitioned COAH for Round 2 certification
September 18, 1995	Revised Round 2 Housing Plan adopted.
December 6, 1995	COAH issued final certification of Round 2 Housing Plan.
February 28, 1999	Revised Round 2 Housing Plan adopted.
March 15, 1999	Revised Round 2 Housing Plan adopted.
December 20, 1999	Township received Judgement of Partial Repose and Compliance for Beckerville Apartments (Block 79, Lot 31).
2000	Manchester Development Group, LLC (MDG), Stavola Construction Materials Inc., filed Mount Laurel suit. Pulte Homes of NJ became a party to the suit.
March 27, 2002	Township established Affordable Housing Trust Fund, which was authorized by Ordinance 94-035 and formally established in 2002.
August 2002 through 2013	Settlement of Developers Agreements: <ul style="list-style-type: none"> • Woodland Properties (aka Kokes Organization) and Wranglebrook Associates re: Meadows West or The Reserve • County Walk LLC re: Country Walk • Cherry Street Associates re: The Woodlands

June 22, 2004	Fairness Hearing held re: Agreement between MDG, Stavola and Pulte Homes of NJ for three affordable housing sites.
July 27, 2005	Township Second Round Certification expired.

Third Round (1999-2025)

The Third Round of affordable housing commenced in 1999, which was supposed to end in 2018; however, due to numerous legal challenges and court orders, the Third Round was ultimately extended through 2025.

The first version of COAH's Third Round Substantive Rules was enacted under N.J.A.C. 5:94 in 2004. This version of the rules was challenged and in January 2007 the Appellate Court issued a decision requiring COAH to revise its rules.

In October 2008, COAH adopted numerous amendments to its substantive and procedural regulations to address the Third Round fair housing requirements. The Third Round methodology, adopted in September 2008, required that a municipality's fair share consist of three elements: the 1) rehabilitation share, 2) any remaining Prior Round obligation that was not provided for, and 3) the Growth Share or Third Round, which is based upon one affordable housing unit for every four market-rate units built and one affordable unit for every 16 new jobs created. In addition to these new rules, COAH assigned new rehabilitation, Prior Round and Third Round obligation numbers to each municipality. Additionally, the State legislature passed Assembly Bill A-500 (now P.L. 2008), which made significant changes to COAH's rules.

In 2009, appeals were filed regarding the new Third Round Rules' growth share methodology. The case worked its way through the Appellate Division and finally went before the Supreme Court. The Supreme Court issued a decision on September 26, 2013, finding that the key set of rules establishing the growth share methodology as the mechanism for calculating "fair shares" was inconsistent with the FHA and the Mount Laurel Doctrine. The Supreme Court instructed COAH "to adopt new third round rules that use a methodology for determining prospective need similar to the methodologies used in the first and second rounds," within five months, which was later extended to November 2014.

In July 2014, COAH proposed new Third Round under N.J.A.C. 5:98 and 5:99. However, the new rules were never formally adopted by COAH.

After COAH failed to promulgate its revised rules by the November 2014 deadline, the Supreme Court made a ruling on March 10, 2015, which allows for judicial review for constitutional compliance, as was the case before the FHA was enacted. The ruling allowed low- and moderate-income families and their advocates to challenge exclusionary zoning in court, rather than having to wait for COAH to issue rules that may never come. The process provides a municipality that had sought to use the FHA's mechanisms the opportunity to demonstrate constitutional compliance to a court's satisfaction before being declared noncompliant and then being subjected to the remedies available through exclusionary zoning litigation, including a builder's remedy.

The transitional process created by the Supreme Court tracked the FHA procedures for compliance. In this regard, the process permitted municipalities to file a Declaratory Judgment Action during a

30-day window between June 8 and July 8, 2015 that sought an adjudication as to their fair share. This would enable the municipality to comply voluntarily with its constitutional obligation to provide a realistic opportunity for the construction of its fair share of the regions' low- and moderate-income households.

On January 18, 2017, the Supreme Court ruled that municipalities are responsible for obligations accruing during the so-called "gap period," the period between 1999 and 2015. However, the Court stated that the gap obligation should be calculated as a never-before calculated component of Present Need (also referred to as Rehabilitation Obligation), which would serve to capture Gap Period households that were presently in need of affordable housing as of the date of the Present Need calculation (i.e. that were still income eligible, were not captured as part of traditional present need, were still living in New Jersey and otherwise represented a Present affordable housing need).

Between 2015 and 2024, municipalities that elected to voluntarily comply with their constitutional obligation participated in mediation sessions, reached settlement agreements, adopted Housing Element and Fair Share Reports, and most municipalities concluded the process with a judgment of repose and compliance ("JOR") from the courts. As a result of COAH's inability to function, the Third Round period spanned from 1999 to 2025, a 26-year long period as opposed to the 6-year periods for the first and second rounds. The Third Round is set to expire on June 30, 2025.

Manchester Township's Third Round Compliance

November 18, 2005	Settlement Agreement with Heritage Minerals, Hovson, Inc., and Homeland Corp.
April 9, 2007	Township adopted revised Development Fee Ordinance (Ordinance # 07-011).
September 8, 2008	Township revised Development Fee Ordinance (Ordinance # 08-036).
January 18, 2009	Draft Round 3 Housing Plan prepared. Housing Plan was forwarded to Court and Court Appointed Special Master. Township petitioned Court for protection from Builders Remedy Lawsuits. Draft Round 3 Housing Plan was not adopted due to Court Order invalidating Round 3 Rules.
April 14, 2009	Manchester granted protection against exclusionary lawsuits by the Court (Docket # OCN-L-2905-08).
May 4, 2012	Superior Court Order issued approving Development Fee Spending Plan for specific group home at 1941 Trenton Avenue.
July 16, 2012	Township prepared revised Spending Plan.
November 15, 2012	Township adopts amended Spending Plan
December 27, 2013	COAH approved Spending Plan.
February 14, 2014	Court approved Spending Plan.

August 11, 2014	Township adopts amended Spending Plan.
October 29, 2014	Township adopts amended Spending Plan.
January 23, 2015	Court Order approved Amended Spending Plan dated October 29, 2014.
July 7, 2015	Township filed Declaratory Judgement with Court.
December 8, 2015	Township filed 3rd Round Plan with Court
December 18, 2015	Township resubmits 3rd Round Plan with Court
February 17, 2016	Trial Court issues Opinion on Gap
July 11, 2016	Appellate Division issues Gap decision
July 27, 2016	Judge extended immunity through November 30, 2016
October 19, 2016	Judge extended immunity through December 31, 2016
December 16, 2016	Judge extended immunity through February 10, 2017
January 18, 2017	Supreme Court issued Gap decision
February 6, 2017	Settlement Agreement with Township and Fair Share Housing Center
February 6, 2017	Settlement Agreement with Township and MDG
April 7, 2017	Court holds Fairness Hearing; immunity extended through Sep. 1, 2017
July 10, 2017	Township Council adopts Ordinance 17-008, amending zoning for Manchester Development Group pursuant to Settlement Agreement
August 7, 2017	Township Planning Board adopts Housing Element and Fair Share Plan
September 15, 2017	Court holds Compliance Hearing, granting conditional immunity through 2025
October 23, 2017	Judge Mark A. Troncone, J.S.C. entered an Order granting Conditional Judgement of Compliance and Repose and extended the Township's period of immunity.
December 11, 2017	Township Planning Board adopts Updated Housing Element and Fair Share Plan
December 11, 2017	Township Council Endorses Housing Element and Fair Share Plan and adopts Affordable Housing Ordinance, Spending Plan, Rehabilitation Manual, Affordability Assistance Manual
January 30, 2018	Court Master issued Final Compliance Review No. 3.
February 20, 2018	the Court issued the Final Judgement of Compliance and Repose ("JOR"). through June 30, 2025

Fourth Round (2025-2035)

On March 20, 2024, Governor Murphy signed legislation that dramatically modified the State's affordable housing regulations. The 75-page bill, known as A4, abolished COAH, modified the process of affordable housing compliance, amended bonus credits, and, among other changes, set forth several important deadlines. P.L. 2024, c.2 ("Amended FHA") charged the Department of Community Affairs ("DCA") with the preparation of Fourth Round obligations and set forth aggressive timelines for compliance. In October 2024, DCA published a report on its calculations of regional need and municipal present need (Rehabilitation Obligation) and prospective fair share obligations (Fourth Round Obligation). The report is entitled "Affordable Housing Obligation of 2025-2035 (Fourth Round) Methodology and Background".

The DCA calculated Manchester Township's present need obligation as 154 units and its Fourth Round prospective need obligation as 412 units. Municipalities were required to adopt a binding resolution outlining their present and prospective fair share obligations by January 31, 2025. On January 27, 2025, the Township Council adopted Resolution 25-80 accepting the DCA's calculations.

The Township also filed a "Complaint for a Declaratory of Compliance with the Fair Housing Act" as part of the compliance certification process outlined in the Director of the Administrative Office of the Courts Directive #14-24.

During the 30-day challenge window, Manchester Township did not receive any challenges. The Honorable Judge Sean D. Gertner, J.S.C. issued an order on March 27, 2025 ordering that Manchester Township's present need shall be 154 units and the prospective need for the Fourth Round housing cycle shall be 412 units (Docket No. OCN-285-25).

Municipal Summary

Manchester Township contains approximately 82.4 square miles (or 52,756.5 acres), situated in the north-central part of Ocean County, New Jersey. Manchester's northern and western boundaries are formed by the Brendan T. Byrne State Forest, Joint Base McGuire-Dix-Lakehurst, and the Manchester Wildlife Management Area. Manchester Township shares municipal borders with the Townships of Plumsted, Jackson, Toms River, Berkeley, and Lacey in Ocean County, as well as Woodland and Pemberton Townships in Burlington County. Additionally, the Borough of Lakehurst is surrounded by Manchester Township and situated in the north-eastern part of the Township.

The Township is readily accessible to the regional highway network which serves the New York and Philadelphia metropolitan areas. Manchester Township's primary thoroughfares are County Road 539, NJ State Highway Route 70, and NJ State Highway Route 37. Route 70 traverses the Township in a northeasterly/southwesterly direction, whereas CR 539 and Route 37 cross through Manchester in a southeasterly/northwesterly direction.

Affordable Housing Goals

It is the overall goal of the HEFSP, in combination with the Land Use Plan, to provide the planning context in which access to low and moderate income housing can be provided in accordance with the requirements of the Fair Housing Act and the laws of the State of New Jersey, while respecting the character and density of Manchester Township.

The Township's goals and objectives as it relates to the Housing Plan are as follows:

- a. To conserve and improve the existing housing stock through housing rehabilitation from various funding sources, including the Township Housing Trust Fund.
- b. To provide for a variety of housing types and choices in the Master Plan and provide for Manchester's fair share of low and moderate-income housing as set forth in the Housing Plan.
- c. To preserve and conserve existing viable residential neighborhoods and to encourage upgrading residential neighborhoods as needed.

Affordable Housing Obligation

Manchester Township's four-part affordable housing obligation is as follows:

- 1. Present Need (Rehabilitation Obligation): 154 units
- 2. Prior Round Obligation: 370 units
- 3. Third Round Obligation: 340 units
- 4. Fourth Round Obligation: 412 units

HOUSING ELEMENT

II. Required Content of Housing Element

The Amended Fair Housing Act requires that “the housing element be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low and moderate income housing”. As per the Municipal Land Use Law (“MLUL”), specifically N.J.S.A. 52:27D-310, a housing element must contain at least the following items:

- 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 conducting this 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;
- c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
- d. An analysis of the existing and probable future employment characteristics of the municipality;
- e. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing, as established pursuant to section 3 of P.L.2024, c.2 (C.52-27D-304.1);
- f. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing;
- g. An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c.273 (C.52D-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.

III. Population Demographics

The Township of Manchester's population saw rapid growth through the 1980s. During the 1970s, Manchester gained 3,771 new residents followed by 20,437 new residents during the 1980s. Since 1990, the Township's population has continued to gradually grow, adding more than 2,000 residents per decade. As of the 2023 Census, the population of Manchester was 45,527. See the table below for additional details.

Population Growth

Year	Population	Change	Percent
1940	918	--	--
1950	1,758	840	91.5%
1960	3,779	2,021	115.0%
1970	7,550	3,771	99.8%
1980	27,987	20,437	270.7%
1990	35,976	7,989	28.5%
2000	38,928	2,952	8.2%
2010	43,070	4,142	10.6%
2020	45,115	2,045	4.7%

Source: 2010 & 2020 Census Table P1; New Jersey Population Trends, 1790 to 2000,
<https://www.nj.gov/labor/labormarketinformation/assets/PDFs/census/2kpub/njsdcp3.pdf>

The NJTPA projects that the Township's population will grow to 56,967 residents by 2050 from their baseline 2015 population of 43,430. This represents an increase of 13,537 residents, or an average increase of approximately 386 residents annually over 35 years. However, as noted above, the Township's estimated population according to the 2023 ACS is 45,527, which is 991 less than projected by the NJTPA. This translates to an average annual increase of approximately 423 residents over the next 27 years.

Population Projection

Year	Population	Change	Percent
2015	43,430	---	---
2020	45,115	1,685	3.9%
2050	56,967	11,852	26.3%

Source: NJTPA Plan 2050, Appendix E, 2050 Demographic Forecasts,
<https://www.njtpa.org/plan2050>; 2020 Census Table P1

Age Distribution of Population

The 2023 ACS estimates 47.8% of Manchester's population was 65 years or older, while just 10.5% of the population was 19 years or younger. The largest age cohort was estimated to be those aged 65 to 69 years, which comprised 11.9% (5,402) of the Township's population. Residents aged 70 to 79

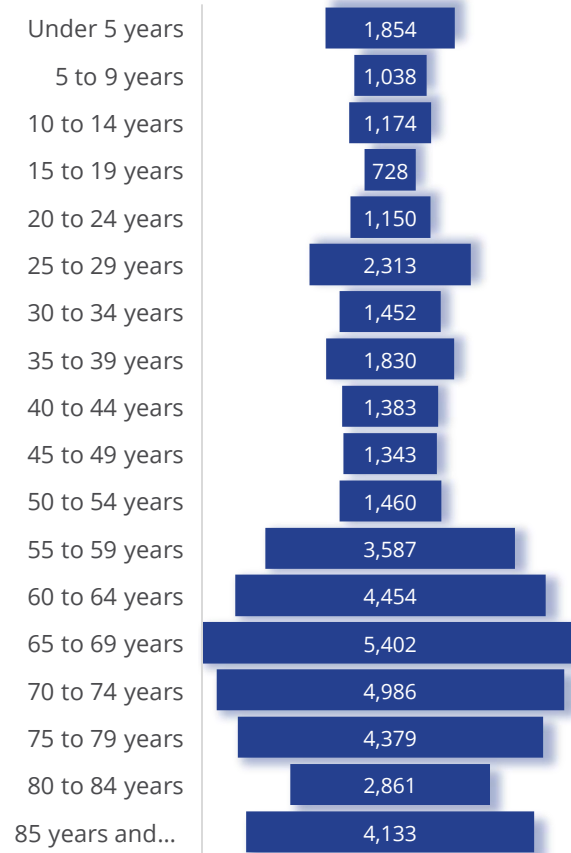
years comprised the second-largest age cohort at 11.0% (4,986) of the population, followed by those aged 75 to 80 years at 9.8% (4,379) of the population. The median age was estimated at 64 years in the 2023 ACS. See the table and chart below for further details.

Population by Age Cohort

Age	Total	Percent
Under 5 years	1,854	4.1%
5 to 9 years	1,038	2.3%
10 to 14 years	1,174	2.6%
15 to 19 years	728	1.6%
20 to 24 years	1,150	2.5%
25 to 29 years	2,313	5.1%
30 to 34 years	1,452	3.2%
35 to 39 years	1,830	4.0%
40 to 44 years	1,383	3.0%
45 to 49 years	1,343	2.9%
50 to 54 years	1,460	3.2%
55 to 59 years	3,587	7.9%
60 to 64 years	4,454	9.8%
65 to 69 years	5,402	11.9%
70 to 74 years	4,986	11.0%
75 to 79 years	4,379	9.6%
80 to 84 years	2,861	6.3%
85 years and over	4,133	9.1%
Total	45,527	100%

Source: 2023 ACS Table S0101

Population by Age Cohort



Household Size & Type

According to the 2023 ACS, Manchester had 23,654 households of various types. A majority were married-couple households, which comprised just over 39.8% of all households. Of those, 1,557 had children under 18 years old. Male householders with no spouse present comprised 16% of all households, while female householders with no spouse present comprised only 39.9%. Of all households with no spouse present, 119 had children under the age of 18 (0.5%), while 10,689 were living alone (45.2%). See the table on the following page for complete details.

Household Type

Type	Number	Percent
Married-couple	9,407	39.8%
with children under 18	1,557	6.6%
Cohabiting couple	1,005	4.2%
with children under 18	204	0.9%
Male householder, no spouse	3,796	16.0%
with children under 18	24	0.1%
living alone	3,055	12.9%
Female householder, no spouse	9,446	39.9%
with children under 18	95	0.4%
living alone	7,634	32.3%
Total	23,654	100%

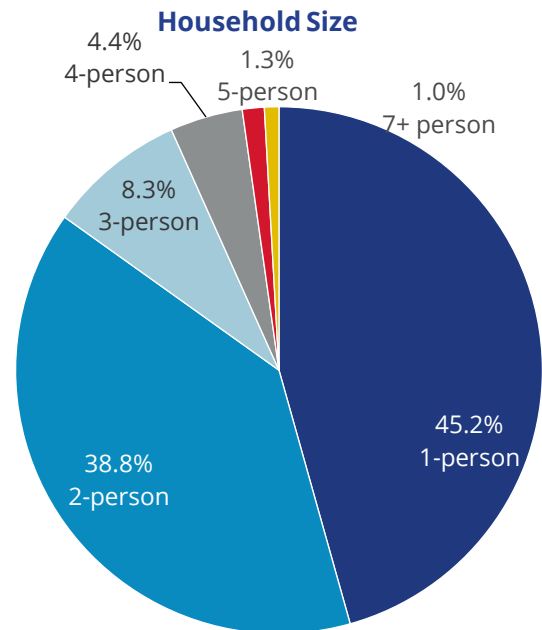
Source: 2023 ACS Table DP02

The most common household size in Manchester was estimated to be one-person households, which comprised 45.2% of households in 2023. Two-person households comprised the second-largest number of households at just under 38.8%. Finally, three-person households comprised 8.3% of the 23,654 households in Manchester. It should be noted that 208 households contained seven or more people. The table and pie chart below graphically illustrate the household size composition in Manchester. Additionally, the 2023 ACS estimated the average household size at 1.90 persons, which is slightly more than reported in the 2010 Census (1.85 persons).

Household Size

Size	Total	Percent
1-person	10689	45.2%
2-person	9,186	38.8%
3-person	1975	8.3%
4-person	1046	4.4%
5-person	315	1.3%
6-person	235	1.0%
7+ person	208	0.9%
Total	23,654	100%

Source: 2023 ACS Table B11016



Income & Poverty Status

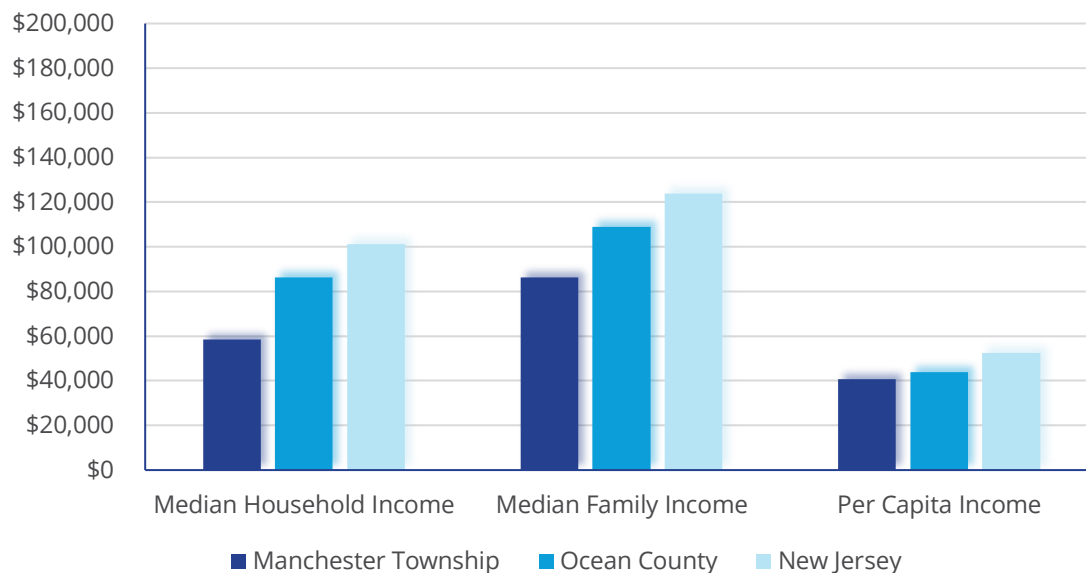
The 2023 ACS estimated the median household income for the Township of Manchester to be \$58,612, which is over \$27,000 less than Ocean County's and over \$42,000 less than the State's. Similarly, the median family income for Manchester was estimated at \$86,304, which is over \$22,000 below the County's and over \$37,000 less than the State's. Finally, the Township's per capita income was estimated at \$40,782, which is less than the County's and less than the State's. Based on this data, residents of Manchester represent the lower end of the high incomes of Ocean County and the State's median incomes. This is reflected in the poverty rates of individuals and families estimated in the 2023 ACS. Manchester's poverty rate for individuals was estimated at 9%, which is slightly less State's by 0.8% and 1.4% less than the County's. The Township's poverty rate for families was estimated at 4.5%, which is 2% less than the County's and less than the State's by 3.5%. The table and bar chart below provide a comparison between income and poverty characteristics.

Income and Poverty Characteristics

Income Type	Manchester Township	Ocean County	New Jersey
Median Household Income	\$58,612	\$86,411	\$101,050
Median Family Income	\$86,304	\$108,905	\$123,892
Per Capita Income	\$40,782	\$43,900	\$52,583
Poverty Status (Percent of People)	9.0%	10.4%	9.8%
Poverty Status (Percent of Families)	4.5%	6.5%	7.0%

Source: 2023 ACS Table DP03

Income Characteristics



According to the 2023 ACS, nearly 5.9% of households in Manchester (1,403) earn over \$200,000 annually. Household earning \$100,000 or more annually were estimated to include 6,296 households or 26.6% of all households in Manchester. Over 43% of household in Ocean County earned at least \$100,000 annually, including 13.5% earning more than \$200,000. Households in New Jersey earning \$100,000 or more according to the 2023 ACS included 48.8% of households. It should be noted that over 44% of households in Manchester earned less than \$50,000. See the table below for additional details.

Household Income

Income Range	Manchester Township		Ocean County		New Jersey	
	Total	Percent	Total	Percent	Total	Percent
Less than \$10,000	986	4.2%	8,000	3.3%	140,262	4.0%
\$10,000 to \$14,999	1,017	4.3%	5,750	2.4%	99,362	2.9%
\$15,000 to \$24,999	2,519	10.6%	14,101	5.8%	175,402	5.0%
\$25,000 to \$34,999	2,911	12.3%	16,522	6.8%	184,753	5.3%
\$35,000 to \$49,999	3,108	13.1%	23,445	9.7%	276,601	8.0%
\$50,000 to \$74,999	4,105	17.4%	38,360	15.9%	448,192	12.9%
\$75,000 to \$99,999	2,712	11.5%	29,753	12.3%	397,939	11.4%
\$100,000 to \$149,999	3,246	13.7%	46,092	19.1%	627,526	18.0%
\$150,000 to \$199,999	1,647	7.0%	26,902	11.1%	407,723	11.7%
\$200,000 or more	1,403	5.9%	32,596	13.5%	720,595	20.7%
Total	23,654	100%	241,521	100%	3,478,355	100%

Source: 2023 ACS Table DP03

IV. Housing Demographics

Housing Type

The 2023 ACS estimated the Township's housing stock at 26,438 units, which contains a variety of residential dwellings. Single-family, detached dwellings comprised a majority of the housing stock with 12,255 units or 46.4% of all dwellings. One-unit, attached dwellings (e.g. townhomes) comprised 5,847 units (22.1%), while two-family dwellings comprised 2,338 units (8.8%) of the housing stock. The Township contains 1,844 multi-family units (6.9%), which are buildings containing five or more dwelling units. It should be noted that the 2023 ACS estimated 1,688 dwellings to be mobile homes. See the table below for details.

Housing Units in Structure

Structure	Number of Units	Percent
1-unit, detached	12,255	46.4%
1-unit, attached	5,847	22.1%
2 units	2,338	8.8%
3 or 4 units	2,466	9.3%
5 to 9 units	488	1.8%
10 to 19 units	395	1.5%
20 or more units	961	3.6%
Mobile Home	1688	6.4%
Other (boat, RV, van, etc.)	0	0.0%
Total	26,438	100%

Source: 2023 ACS Table DP04

Occupancy Status

Of the 26,438 residential units, 23,654 units, or 89.5% of the housing stock, was occupied. This includes 20,346 owner-occupied units and 3,308 rental units. The 2,784 vacant units includes properties classified as "For-Rent", "For Sale", "Sold, Not Occupied", "Seasonal", and "Other". See the table on the following page for details.

The 2023 ACS estimated the average household size in Manchester was 1.90 persons, while the average family size was 2.64 persons. Comparing tenure, the average owner-occupied household was 1.90, while the average renter-occupied household was 1.84 persons.

Occupancy Status

Status	Units	Percent
Occupied Total	23,654	89.5%
Owner Occupied	20,346	86.0%
Renter Occupied	3,308	14.0%
Vacant Total	2,784	10.5%
For rent	15	0.5%
Rented, not occupied	0	0.0%
For Sale	156	5.6%
Sold, not occupied	201	7.2%
Seasonal	743	26.7%
For migrant workers	0	0.0%
Other	1,669	59.9%
Total	26,438	100%

Source: 2023 ACS Tables DP04 & B25004

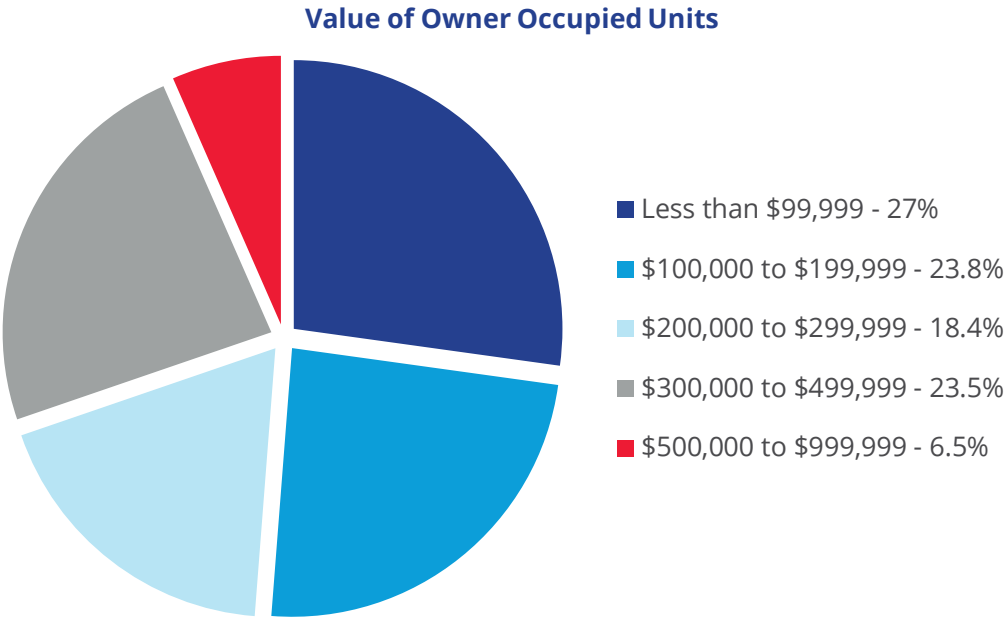
Value & Rent of Housing Stock

The 2023 ACS provided estimates for owner-occupied housing units in Manchester. According to the data, a plurality of homes in the Township were worth less than \$99,999 (27%). Homes worth between \$300,000 and \$499,999 comprised 23.5% of the owner-occupied housing units, while 23.8% of homes were estimated to be worth between \$100,000 and \$199,999. Only 6.5% of homes (80 units) were valued between \$500,000 and \$999,999, while only 0.8% homes were estimated to be worth more than \$1 million. The median home value estimated in the 2023 ACS was \$196,300. See the table below and chart on the following page for details.

Value of Owner Occupied Units

Value	Number of Units	Percent
Less than \$99,999	5,488	27.0%
\$100,000 to \$199,999	4,851	23.8%
\$200,000 to \$299,999	3,736	18.4%
\$300,000 to \$499,999	4,779	23.5%
\$500,000 to \$999,999	1,327	6.5%
\$1,000,000 or more	165	0.8%
Total	20,346	100%
Median Value	\$196,300	

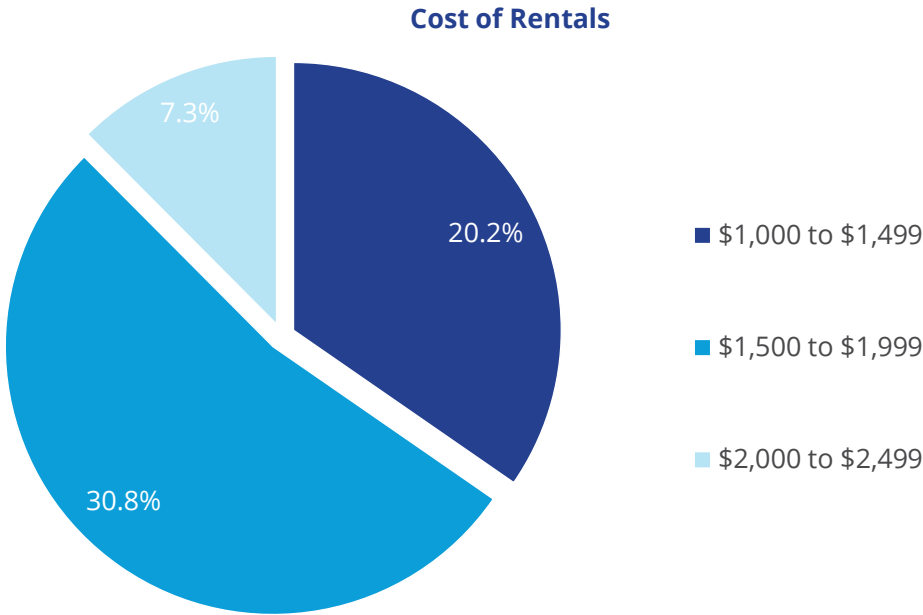
Source: 2023 ACS Table DP04



The median rent in the Township was estimated at \$1,520 per the 2023 ACS. Looking at the rent ranges, over 30% Township’s rental units fell between \$1,500 and \$1,999 per month. Units that cost between \$1,000 and \$1,499 comprised only 20.2% of rentals (667 units), while 25.5% (842 units) cost less than \$1,000. See the table below and chart on the following page for more information.

Cost of Rentals		
Cost	Number of Units	Percent
Less than \$1,000	842	25.5%
\$1,000 to \$1,499	667	20.2%
\$1,500 to \$1,999	1,019	30.8%
\$2,000 to \$2,499	240	7.3%
\$2,500 to \$2,999	11	0.3%
\$3,000 or more	322	9.7%
No rent paid	207	6.3%
Total	3,308	100%
Median (in dollars)	\$1,520	

Source: 2023 ACS Table DP04



Condition of Housing Stock

The Census does not classify housing units as standard or substandard, but it can provide an estimate of the substandard housing units that are occupied by low and moderate income households. The Appellate Division upheld COAH’s use of three indicators to determine substandard housing in the State. Those three indicators are:

- Houses built before 1970, and which are overcrowded with more than one person per room;
- Homes lacking complete plumbing;
- Homes lacking kitchen facilities.

Most of the Census indicators available at the municipal level indicate a sound housing stock. An estimated 46 occupied homes do not contain complete plumbing, 124 do not contain kitchen facilities, 137 occupied homes lack telephone services, and 62 homes within the Township lack adequate heat.

Condition of Housing Stock		
Condition	Number of Units	Percent
Lack of complete plumbing	46	0.19%
Lack of complete kitchen	124	0.52%
Lack of telephone service	137	0.6%
Lack of adequate heat	62	0.3%
Total Occupied Housing Units	23,654	1.56%

Source: 2023 ACS Table DP04

Housing with 1.01 or more persons per room is an index of overcrowding as defined by the U.S. Department of Housing and Urban Development. According to the 2023 ACS, 23,515 of the Township's 23,654 occupied housing units contained 1.00 or less persons per room. An estimated 128 contain 1.01 to 1.50 occupants and 11 units contain 1.51 or more occupants.

Occupants Per Room

Occupants	Number of Units	Percent
1.00 or less	23,515	99.4%
1.01 to 1.50	128	0.5%
1.51 or more	11	0.0%
Total	23,654	100%

Source: 2023 ACS Table DP04

Research has demonstrated that units built 50 or more years ago (i.e. 1975 or earlier) are much more likely to be in substandard condition. Included in the rehabilitation calculation are overcrowded units and dilapidated housing as discussed above.

The table and bar graph on the following page provide the 2023 ACS estimates for the age of housing units in Manchester. An estimated 4,922 units, or 18.6%, of the Township's housing stock were constructed prior to 1970 with approximately 1% being constructed prior to 1940. Residential development in Manchester boomed during the 1970s and 1980s as an estimated 53.5% of the Township's housing stock was constructed during this era. Since 1990, an estimated 7,352 homes have been constructed. See the table and chart on the following page for more details.

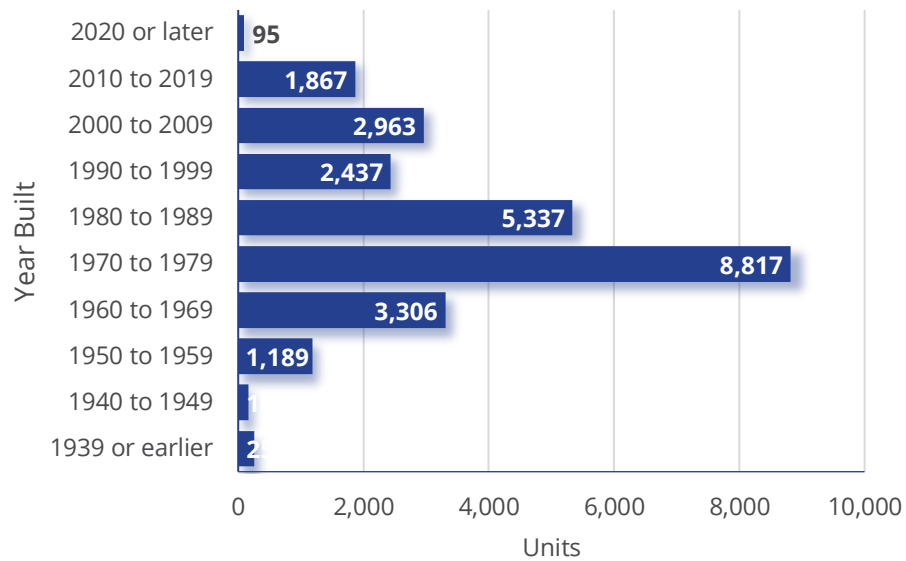
It should be noted that the "2020 or later" line item may be inaccurate. The New Jersey Department of Community Affairs' ("DCA"), Division of Codes and Standards website provides data on building permits, certificates of occupancy, and demolition permits for both residential and non-residential development. We have reviewed the data from the State for 2020 through 2024 and 215 certificates of occupancy have been issued for new residential units since the beginning of 2020. See the tables on page 25 for additional details.

Age of Housing Stock

Year Built	Number of Units	Percent
1939 or earlier	259	1.0%
1940 to 1949	168	0.6%
1950 to 1959	1,189	4.5%
1960 to 1969	3,306	12.5%
1970 to 1979	8,817	33.3%
1980 to 1989	5,337	20.2%
1990 to 1999	2,437	9.2%
2000 to 2009	2,963	11.2%
2010 to 2019	1,867	7.1%
2020 or later	95	0.4%
Total	26,438	100%

Source: 2023 ACS Table DP04

Age of Housing Stock



V. Employment Demographics

The 2023 ACS estimated that Manchester had 16,730 residents over the age of 16 in the workforce. Of those, 15,712 (93.9%) were employed, which translates to a 6.1% unemployment rate. A majority of workers were private wage and salary worker (73.2%). However, 14.9% were workers employed by the government and 5.3% were self-employed. See the table below for details.

Class of Workers		
Class	Workers	Percent
Private wage and salary workers	12,240	73.2%
Government workers	2,498	14.9%
Self-employed workers	883	5.3%
Unpaid family workers	91	0.5%
Total employed residents	15,712	93.9%
Total unemployed residents	1,018	6.1%
Total residents in workforce	16,730	100%

Source: 2023 ACS Table DP03

Occupational Characteristics

The 2023 ACS estimated 5,826 workers were employed management, business, science, and arts fields, which represents 37.1% of the Township's employed residents. Sales and office workers totaled 24.1% of employed residents, while 19.8% were employed service jobs. See the table below for details.

Occupation of Employed Population		
Occupation	Workers	Percent
Management, business, science, & arts	5,826	37.1%
Service	3,105	19.8%
Sales & office	3,793	24.1%
Natural resources, construction, & maintenance	1,017	6.5%
Production, transportation, & material moving	1,971	12.5%
Total	15,712	100%

Source: 2023 ACS Table DP03

Employment Projections

NJTPA's Plan 2050 estimates that the number of available jobs in Manchester will increase from 6,243 reported in 2015 to 8,734 in 2050. This represents an increase of 2,491 jobs, or an average annual increase of 71 jobs annually. However, as detailed in the following section, the New Jersey Department of Labor and Workforce Development estimated a total of 3,721 jobs in Manchester in

2023, which is 2,593 less than projected by NJTPA. Utilizing this number, roughly 185 new jobs would need to be created within the Township each year for the next 27 years.

Employment Projection

Year	Jobs	Change	Percent
2015	6,243	---	---
2050	8,734	2,491	39.9%

Source: NJTPA Plan 2050, Appendix E, 2050 Demographic Forecasts,
<https://www.njtpa.org/plan2050>

In-Place Employment by Industry

New Jersey's Department of Labor and Workforce Development ("NJDLWD") is the entity that reports on employment and wages within the State of New Jersey through the Quarterly Census of Employment and Wages ("QCEW"). The latest Municipal Report was completed in 2023. According to the data, there were 3,686 private sector jobs within the Township, which were provided by an average of 445 employers. It should be noted that the Municipal Report redacted data from multiple private-sector industries for not meeting publication standards (construction, manufacturing, retail trade, etc.) The "Private Sector Total" row in the table on the following page provides the totals for the reported data only. However, the 2023 QCEW reported that Manchester had an average of 3,721 private-sector jobs provided by 448 employers, including the redacted data. Additionally, the QCEW data reflects employment within Manchester, regardless of where the employee lives.

Based on the 2023 QCEW data provided, the health/social industry contained the largest number of jobs in the Township with an average of 1,291 jobs (28.1%). These jobs were provided by 158 employers, which is the largest industry of employers in Manchester. The "other services" industry had 42 employers, which was the second-highest industry of employers, but the accounted for an average of 259 jobs (5.6%). The retail/trade industry had the second-highest jobs and third-highest employers with an average of 866 jobs (18.8%) and 39 employers. In the public sector, the 2023 QCEW Municipal Report indicated that there was one federal government employer, which had an average of only one employee and nine local government employers, which had an average of 913 jobs. This included six local government education employers providing an average of 617 jobs. See the table on the following page for data on each industry sector.

Private and Public Sector Employment (2023)

Industry	Establishments		Employees		Annual Wages
	Total	Percent	Total	Percent	
Construction	50	11.0%	307	6.7%	\$69,192
Manufacturing	9	2.0%	43	0.9%	\$66,558
Wholesale Trade	8	1.8%	58	1.3%	107,229
Retail Trade	39	8.6%	866	18.8%	\$30,906
Transportation/Warehousing	12	2.6%	23	0.5%	\$51,677
Information	-	-	-	-	-
Finance/Insurance	18	4.0%	72	1.6%	\$81,716
Real Estate	19	4.2%	186	4.0%	\$51,765
Professional/Technical	25	5.5%	87	1.9%	\$79,283
Admin/Waste Remediation	19	4.2%	51	1.1%	\$35,976
Health/Social	158	34.7%	1,291	28.1%	\$58,149
Arts/Entertainment	5	1.1%	17	0.4%	\$17,949
Accommodations/Food	31	6.8%	420	9.1%	\$31,000
Other Services	42	9.2%	259	5.6%	\$37,878
Unclassifieds	10	2.2%	7	0.2%	\$31,452
Private Sector Total	445	98%	3,686	80%	\$53,624
Federal Government	1	0.2%	1	0.0%	\$94,442
Local Government	9	2.0%	913	19.8%	\$70,009
Local Government Education	6	1.3%	617	13.4%	\$65,206
Public Sector Total	10	2%	914	20%	\$76,552

Source: The table values above are sourced from the NJDLWD's QCEW 2023 Municipal Report. It is noted that this Report has redacted multiple private sector industries for not meeting the publication standard. Therefore, the Private Sector Totals row has been calculated by this office using the published numbers.

Travel Time to Work

The 2023 ACS collected data regarding employed resident's commute time. The most common commute time was between 30 and 34 minutes, which was made by 2,148 workers (15.5%). A commute between 20 and 34 minutes followed close behind with 1,848 workers (13.4%). Rounding off the top three was a commute of 60 to 89 minutes, which was reported by 1,676 workers (12.1%). The mean travel time was estimated at 33.2 minutes. It should be noted that 2,297 workers (16.6%) reported a commute of more than one hour. Additionally, 1,609 workers, or 10.4% of the Township's employed residents, reported working from home. See the table on the following page for additional details.

Commute Time

Travel Time (minutes)	Workers	Percent
Less than 5	126	0.9%
5 to 9	944	6.8%
10 to 14	1,342	9.7%
15 to 19	1,545	11.2%
20 to 24	1,848	13.4%
25 to 29	960	6.9%
30 to 34	2,148	15.5%
35 to 39	249	1.8%
40 to 44	1,161	8.4%
45 to 59	1,198	8.7%
60 to 89	1,676	12.1%
90 or more	621	4.5%
Total	13,818	100.0%

Source: 2023 ACS Table B08303

VI. Projection of Housing Stock

As per the MLUL, specifically N.J.S.A. 52:27D-310, a housing element must contain 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.

The DCA Division of Codes and Standards website provides data on building permits, certificates of occupancy, and demolition permits for both residential and non-residential development through the New Jersey Construction Reporter. This database contains permit and certificate of occupancy information that is submitted by municipal construction officials across the State each month. The Construction Reporter has information dating back to 2000, which can be used to show the Township's historic development trends. However, data from 2013 and onward was reviewed to determine more recent trends.

As shown in the table below, the issuance of residential certificates of varies from year to year in the Township of Manchester. From 2013 to 2016, 95 certificates of occupancy were issued, while 8 were issued in 2017 and two in 2018. Of those, four were for multi-family units and 101 were for single- or two-family dwelling. Certificates issuance slowed down between 2019 and 2021, where a total of 26 certificates were issued, all for single- or two-family dwelling. It should be noted that the Construction Reporter indicates nine certificates of occupancy, and 32 demolition permits were issued during 2024. Since 2013, a total of 313 demolition permits were issued, which equates to a net development of -124 residential units. Since the number of demolitions exceeds the number of COs issued for new homes, it is likely that there is an error in the data, perhaps that the demolitions are not for complete home demolitions but only partial demolitions for additions.

Historic Trend of Residential Certificates of Occupancy & Demolition Permits (2013-2024)

	'13	'14	'15	'16	'17	'18	'19	'20	'21	'22	'23	'24	Total
COs Issued	47	23	10	15	8	2	1	16	9	32	17	NR	180
Demolitions	1	1	17	19	27	6	4	29	45	32	100	NR	281
Net Development	46	22	-7	-4	-19	-4	-3	-13	-36	0	-83	NR	-101

Source: NJDCA, Construction Reporter - Housing Units Certified and Demolition Permits, Yearly Summary Data

Projecting into the future, outside of the planned inclusionary development, the Township anticipates an average of approximately 10 new units to be constructed per year.

VII. Capacity for Fair Share

This chapter of the HEFSP provides the following information as required by the rules:

- Manchester's capacity to accommodate its housing needs.
- A consideration of the lands that is most appropriate for construction of low and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate-income housing.
- Lands of developers who have expressed a commitment to provide low and moderate-income housing.
- The location and capacities of existing and proposed water and sewer lines and facilities relevant to the proposed affordable housing sites.

The ability to accommodate Manchester's present and prospective affordable housing needs is determined by three components – available land, water capacity and sewer capacity.

Land Capacity

Land development is limited by environmental constraints, such as wetlands, flood plains, easements (conservation, sewer, water, power utility, etc.), parcel size, and land use regulations. Manchester Township conducted a study of the remaining vacant lands and found that there is adequate land available to meet the affordable housing needs of the Township.

Wastewater Capacity

Manchester Township provides sanitary sewerage service to major developed portions of the Township. Manchester Township was included in the Ocean County Wastewater Management Plan ("OCWMP"), which was approved by the New Jersey Department of Environmental Protection ("NJDEP") on December 30, 2015.

The Township provides a sewerage collection system which then connects to two regional interceptors to the Ocean County Utility Authority ("OCUA") Central Water Pollution Control Facility ("CWPCF") located in Berkeley Township. The two regional interceptors serving Manchester Township are the Crestwood Interceptor and the Union Branch Interceptor.

The Crestwood Interceptor, which serves most of the Pinelands Whiting Town Area, is sized to accommodate the development that was authorized by the Pinelands Commission as part of the municipal conformance plan. All of the Whiting Town retirement communities and nearly all businesses in the Whiting area are serviced by this system.

The Union Branch Interceptor serves the entire eastern portion of Manchester Township and a portion of Jackson Township. This interceptor consists of 24-inch, 30-inch, and 42-inch pipes. It originates in the Borough of Lakehurst and replaced the former Lakehurst Sewage Treatment Plant. It proceeds southerly and terminates at the Toms River Interceptor at the Manchester - Toms River Township boundary.

The OCWMP analyzes the existing and potential future wastewater flows for each of the municipalities in the CWPCF and finds that the treatment plant is capable of treating the existing wastewater flows and the present capacity is anticipated to remain sufficient through the year 2035.

The MTMU and the OCUA have confirmed that there is existing wastewater infrastructure adjacent to the site and there exists adequate capacity at the interceptors and the OCUA Central Regional Treatment Plant to serve the proposed affordable housing development.

Water Capacity

Manchester's drinking water is derived from ten wells, seven which draw from the Kirkwood-Cohansey Aquifer, and three which draw from the Potomac-Raritan-Magothy Aquifer. The system is operated by the Manchester Township Water Utility, and is capable of pumping 10.830 MGD.

Water availability increased substantially with completion of a new water treatment plant in 1992; however, the capacity of the current water supply system reached its regulated maximum per the NJDEP in 2006. In 2007, a water hook-up moratorium was instituted for new development.

The limitation of water service for new development, including major portions of the Court ordered inclusionary housing developments in the Hovsons, Inc., MDG and Stavola Builder Remedy lawsuits, resulted in additional litigation by Hovsons pertaining to allocation of the remaining system capacity under a COAH Rule pertaining to "limited resources". In conjunction with discussions with Hovsons and other Builder Remedy litigants on allocation of water allocation, the Township applied to the NJDEP for increased allocation of ground water, for development of a new water treatment facility and for expansion of the water distribution system in 2006. The NJDEP had been modeling the Cohansey and Raritan aquifers to determine the limits on the amount of future groundwater withdrawals. In the spring of 2012, the NJDEP authorized the Township to interconnect the Whiting area through the Heritage Minerals property with the Manchester (eastern area) of the Township. This interconnect will permit the expansion of the Township water system to provide for Township water service to proposed new retirement community and other development along Routes 37 and 70.

According to the Township's Water Engineer, the existing water system along with the Heritage PRM wells and additional water treatment at that site, there is sufficient firm capacity to serve the anticipated affordable housing developments.

Potential Affordable Housing Developers

Presently, there are multiple developers within Manchester who are proposing or have received approvals for inclusionary developments. The Fair Share Plan includes those developments that have either been already constructed, those with approved site plan approvals and those with current Settlement Agreements that have a realistic opportunity of being constructed.

In March 2004, Manchester Development Group (MDG) was part of a Settlement Agreement with the Township, which resulted in rezoning; however, no development was constructed. In February 2017, the Township entered into another Settlement Agreement with MDG. In July 2017, a zoning ordinance amendment was adopted to effectuate the terms of the Settlement Agreement, which require 81 affordable family rental units. The property has since been purchased by Ocean County for open space preservation and is no longer available for affordable housing development.

In March 2017, Hovson Inc. and Heritage Minerals, Inc (Hovsons) filed a motion to intervene in the Settlement Agreement between the Township and the FSHC. The 2005 Hovsons Settlement Agreement provided for the construction of 2, 205 age-restricted housing units; however, Hovsons are no longer interested in developing the site as permitted in the 2005 Settlement Agreement. The

Hovsons site is not required to address the Township's current Prior Round and Third Round obligations. The Township expects to continue to work with Hovsons to plan their large tract to include affordable housing to meet the Township's future affordable housing obligations. The Court Master John Maczuga, PP had recommended that the Hovsons site be included as an additional inclusionary site with crediting "to be determined".³

Stavola Materials, Inc. was an intervenor and a party to a Settlement Agreement with the Township in 2004, which resulted in a rezoning of their property for multifamily development with 17 affordable units. Stavola has not constructed this development and had approached the Township with interest in a new development plan for the property. In June 2017, Stavola representatives met with the Township. They indicated that they wish to develop the property in the future, after the sand mining operations are completed. The property has since been designated as a redevelopment area and has been approved for the development of a warehouse project. The site is no longer available for affordable housing and has been removed from the HEFSP.

Anticipated Development Patterns

Anticipated development patterns within Manchester are expected to follow the established zoning. Manchester is zoned for single family residential, apartments, town center commercial, community commercial, highway commercial, limited manufacturing, health facilities and conservation. The majority of the Town is zoned for single family residential of various densities. See the Zoning Map on the next page for details.

³ John D. Maczuga, PP, Mater's Report: Fairness/Compliance Hearing, dated March 20, 2017.

State Development & Redevelopment Plan Consistency

P.L. 2024, c.2 amended the Fair Housing Act to include a new requirement for housing elements. NJSA 52:27D-310i. reads “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.”

The Draft State Development and Redevelopment Plan was approved by the State Planning Commission (“SPC”) on December 4, 2024, and was released on December 6, 2024. The Office of Planning Advocacy (“OPA”) conducted public hearings in each of New Jersey’s 21 Counties between February 12, 2025 and April 16, 2025. Municipalities are tasked with completing Cross-Acceptance Response Template forms to determine a municipality’s consistency with the Draft State Plan. The OPA anticipates collecting all Cross-Acceptance Response Template forms in the Summer of 2025. During this time, the OPA is accepting comments on the Draft Plan. The OPA anticipates releasing a Final Draft Plan and holding six additional public hearings in the Summer/Fall of 2025. The expected adoption of the Final Plan by the SPC is anticipated to be in the Winter of 2025.

As the document is draft, the Township cannot opine on consistency until the final version is adopted. Manchester Township has not received guidance from the State Planning Commission concerning water, wastewater, or multi-modal transportation.

Multigenerational Family Continuity Evaluation

P.L. 2024, c.2 amended various aspects of the Fair Housing Act. These amendments modified the mandatory components of a municipality’s housing element. NJSA 52:27D-310g. has been added, which states “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)”

P.L. 2021, c.273 took effect on November 8, 2021. The law established the Multigenerational Family Housing Continuity Commission, which consists of a body of nine members. The duties of the Commission include the preparation and adoption of recommendations on how State government, local government, community organizations, private entities, and community members may most effectively advance the goal of enabling senior citizens to reside at the homes of their extended families, thereby preserving and enhancing multigenerational family continuity, through the modification of State and local laws and policies in the areas of housing, land use planning, parking and streetscape planning, and other relevant areas. The Law requires the Commission to report annually to the Governor on its activities, findings, and recommendations, if any, for State and local government. The Department of Community Affairs (“DCA”) is required to provide staff services as may be needed for the Commission to carry out its responsibilities, including assembly of necessary information and statistics, and preparation of draft reports, analyses, and recommendations.

The State of New Jersey’s website was reviewed on March 18, 2025. A search of the website revealed no webpage for the Multigenerational Family Housing Continuity Commission. As DCA is required to provide staff and research for the Commission, DCA’s website was reviewed on March 18, 2025. DCA’s website is silent regarding the Commission, its annual required reports, studies, and/or recommendations. Without recommendations from the Commission, Manchester is unable

to conduct an analysis of its ordinances and other local factors. Despite the absence of recommendations, it should be noted that there is nothing in Manchester's zoning ordinance that prohibits senior citizens from residing at the home of their extended families.

FAIR SHARE PLAN

VIII. Required Content of Fair Share Plan

The Fair Share Plan contains the following information:

- Outline of the four-part affordable obligation;
- Explanation of existing mechanisms and credits intended to satisfy the obligation;
- Description of mechanisms that will be used to meet any outstanding obligation; and
- An implementation schedule that sets forth a detailed timetable for units to be provided.

In adopting its housing element, a municipality may provide for its fair share of low- and moderate-income housing by means of any technique or combination of techniques that provide a realistic opportunity for the provision of the fair share. As per N.J.A.C. 5:93, these potential techniques include but are not limited to:

- Rehabilitation of existing substandard housing units;
- ECHO units (as a Rehabilitation credit);
- Municipally-sponsored and 100% affordable developments;
- Zoning for inclusionary development;
- Alternative living arrangements;
- Accessory apartment program;
- Purchase of existing homes;
- Write-down/buy-down programs; and
- Assisted living residences.

Regional Income Limits

Dwelling units are affordable to low- and moderate-income households if the maximum sales price or rental cost is within their ability to pay such costs, based on a specific formula. The State provides income limits based upon the median gross household income of the affordable housing region in which the household is located. A moderate-income household is one with a gross household income equal to or more than 50%, but less than 80%, of the median gross regional household income. A low-income household is one with a gross household income equal to 50% or less of the median gross regional household income. Very-low-income households are those with a gross household income equal to 30% or less of the median gross household income. The Township of Manchester is located in Region 4, which contains Mercer, Monmouth, and Ocean Counties.

Using the 2024 regional income limits⁴, a four-person household with annual income between \$65,027 and \$104,043 would be considered moderate. A two-person household making between \$52,022 and \$83,234 would be a moderate-income household, but would be a very-low-income household if making less than \$31,213. See the table on the following page for greater detail.

⁴ Note that these are the latest available income limits published by the Affordable Housing Professionals of New Jersey and are not officially adopted by the State of New Jersey.

2023 Regional Income Limits for Region 4

Income	Household Size			
	1-person	2-person	3-person	4-person
Median	\$91,038	\$104,043	\$117,048	\$130,053
Moderate (80%)	\$72,830	\$83,234	\$93,639	\$104,043
Low (50%)	\$45,519	\$52,022	\$58,524	\$65,027
Very Low (30%)	\$27,311	\$31,213	\$35,115	\$39,016

Source: https://ahpnj.org/member_docs/Income_Limits_2023.pdf

IX. Manchester's Affordable Housing Obligation

Manchester's Fair Share Plan describes the project and strategies the Township proposes to address its affordable housing obligation. The four components addressed by this plan are as follows:

Present Need (Rehabilitation) • 154 Unit

Manchester Township accepted DCA's rehabilitation obligation of 154 units for the Fourth Round.

Prior Round Obligation • 370 Units

The March 10, 2015 Supreme Court Order directed municipalities to use the Prior Round Obligation that COAH established in 1993. Manchester's unadjusted 1987 to 1999 obligation, published in 1993, was a Pre-Credited need of 370 units, with a net Rehabilitation Component of 35 units.

COAH certified the Township's Prior Round Plan (1987-1999) on December 6, 1995, which included a 370-unit obligation.

Minimum rental obligation = 25% (pre-credited need - prior cycle credits - rehabilitation obligation)

= 25% (405 - 122 - 35) = 248 x 0.25 = 62 units minimum rental obligation

Maximum age-restricted units = 25% (pre-credited need - prior cycle credits - rehabilitation credits)

= 25% (405 - 122 - 35)

= 248 x 0.25 = 62 units maximum age-restricted units

Maximum rental bonus = 1 bonus credit for each rental unit, not to exceed the minimum rental obligation

= 62-unit maximum rental bonus

Third Round Obligation • 340 Units

In accordance with the February 6, 2016 Settlement Agreement with the FSHC, Manchester had a Third Round obligation of 340 affordable units for the period 1999-2025.

Fourth Round Obligation • 412 Units

As indicated in the March 27, 2025 Order setting the Fourth Round obligations, Manchester Township's Fourth Round prospective need obligation is 412 units.

X. Mechanisms & Credits

This chapter provides the existing and proposed mechanisms and credits for each of the four affordable housing obligations.

Rehabilitation Credits

Manchester Township Rehabilitation Program

Ocean County Community Development Division has provided and supervised the rehabilitation of qualified housing units in the Township through its Community Block Development Grant (CBDG) program. Since 2010, the Ocean County has completed the rehabilitation of three (3) qualified homes located in Manchester Township. (A list of these properties rehabilitated through the Ocean County CBDG program is included in the Appendix.)

In 2015, the Township implemented a Home Improvement Program to address housing owned or rented by low and moderate-income households. The Township appointed Community Grants, Planning & Housing ("CGP&H") to administer the Township's Home Improvement Program and to act as the Township's Administrative Agent.

The Township plans to continue to utilize its Housing Trust Fund to fund its on-going Home Improvement Program to meet its 154-unit rehabilitation obligation for the Fourth Round. The rehabilitated units are affordability restricted with a 10-year lien filed against the property. It is a zero percent (0%) forgivable loan after 10 years, if the owner complies with the program requirements.

The Township's Spending Plan has estimated that the additional 154 homes could be rehabilitated through 2025 with the anticipated funding. On average, \$10,000 is estimated to rehabilitate a home. The Spending Plan estimates \$1,540,000 will be available to fund 154 rehabilitation projects over the next 10 years. The rehabilitation credit obligation will be subject to rehabilitation funds being made available to the Township through its Affordable Housing Trust Fund.

In the case of a shortfall, Manchester Township will apply for a Small Cities/CBDG grant available through the Department of Community Affairs. The grant's purpose is to rehabilitate homes and encourage the construction of affordable housing. Other eligible costs include activities that support an affordable housing development, such as site assemblage, engineering, infrastructure improvements, and utilities hook ups. The Township intends to earmark funds from its total development fees projected to be collected over the next ten years for rehabilitation to supplement the existing rehabilitation mechanisms in the case of a shortfall of rehabilitation credits.

Prior Round Credits

1. Credits without Controls (Crestwood)

Pursuant to N.J.A.C. 5:93-3.2, the municipality may take credits for affordable housing units constructed between April 1, 1980 and December 15, 1986. Credits are granted to municipalities for affordable public housing units that are occupied by low- and moderate-income households but do not have deed restrictions or other income controls in place. On March 22, 1996, Court Master Phillip Caton completed an analysis of the credits without controls surveys in Manchester Township pursuant to the Case Management Order of October 12, 1996. He concluded from this analysis that 134 units are eligible for credits without controls under N.J.A.C. 5:93-3.2(b)1-3 and 122 units are eligible for such credits applying the additional criteria of N.J.A.C. 5:93-3.2(b)4-5. Manchester will apply 122 credits without control units towards the Prior Round obligation.

2. Birchwood (Willows) at Whiting

Birchwood at Whiting is 100 percent affordable age-restricted rental development located at 1110 Route 70 (Block 83.01, Lot 7.03). The project received Planning Board approval on February 1, 2016 for 76 units. The Township Committee approved a 30-year PILOT on August 10, 2015. The development has been completed. Manchester will apply 62 age-restricted units from Birchwood towards the Prior Round obligation. A maximum of 62 age-restricted units can be applied to the Prior Round obligation.

3. Group Homes

A total of 35 bedrooms for very low-income persons have been built in the Township. These include the following:

Group Home		Bedrooms
Affinity Partners Network Services	Block 129, Lot 34	3
ARC Ocean County Chapter	Block 99.112, Lot 8	4
ARC Ocean County Group Home	Block 120, Lot 9	5
Devereux Foundation	Block 143, Lot 22	4
Employ Ability Unlimited	Block 99.158, Lot 8	4
Mobility Special Care Housing	Block 1.428, Lot 19	4
Preferred Behavioral Health	Block 99.353, Lot 4	4
Serv Supportive Housing 1	Block 41.10, Lot 22.01	3
Serv Supportive Housing 2	Block 99.86, Lot 8	4
TOTAL		35

4. Habitat for Humanity

There are 4 existing affordable family for-sale homes constructed by Habitat for Humanity in Manchester Township. Manchester is applying three of the four credits towards the Prior Round obligation.

- Block 1.127, Lots 30-32, Sixth Ave
- Block 2, Lot 776.04, Patricia Ct
- Block 31.02, Lot 2, 2643 Ridgeway Rd
- Block 99.159, Lot 1, Hwy 539

5. Manchester Village

Manchester Village is an existing 100 percent affordable family rental project located on Manor Drive (Block 79, Lot 31). This project includes 57 family rental units. Manchester is applying 57 units and 57 bonus credits towards the Prior Round.

6. Presidential Gardens

Presidential Gardens is an inclusionary development located on the southeast corner of Route 37 and Colonial Drive (Block 46.01, Lot 1.01 and 1.03). It was granted preliminary and major subdivision approval on October 1, 2012 and is now complete. It includes 519 apartments with a 20 percent set-aside or 104 family rental affordable units. Manchester is applying 29 units and 5 bonus credits towards the Prior Round obligation.

7. Rental Bonus Credits

Pursuant to N.J.A.C. 5:93-5.15(d), the Township may claim 2 units of credit for rental units available to the general public (i.e. family rentals or non-age-restricted group homes) or 1.33 units of credit for age-restricted rentals. Rental bonuses for the Prior Round are capped at the rental obligation, which is 25 percent of the new construction obligation. For the Prior Round, Manchester Township has a rental obligation of 62 units and, therefore, may apply up to 62 bonus credits. Manchester will apply 57 rental bonus credits from Manchester Village and 5 rental bonus credits from Presidential Gardens towards Prior Round obligation.

Summary of Prior Round Credits

As shown in the table below, the Township has total of 308 affordable units to address the Prior Round obligation. Except for the 31 units for Presidential Gardens, the remaining 277 credited units are already constructed. There are 121 (not age restricted) rental units. Township is eligible for a rental bonus credit up to a maximum of 62 units. The 62 rental bonus credits added to the 308 affordable units result in a total of 370 affordable unit credits.

PRIOR ROUND OBLIGATION				
Project	Credit Type	Credit	Bonus	Total
Credits without Controls (Crestwood)	Prior-Cycle	122		122
Birchwood (Willows) at Whiting	100% AR/R	62		62
Group Homes	NAR/R	35		35
Habitat for Humanity	NAR/S	3		3
Manchester Village	Inclusionary NAR/R	57	57	114
Presidential Gardens	Inclusionary NAR/R	29	5	34
Total		308	62	370
Prior Round Obligation				370
BALANCE				0

Key: ALA – Assisted Living; AR – Age Restricted; NAR – Not Age Restricted; R – Rental; S - Sales

Third Round Credits

1. Autumn Ridge (Manchester Associates, Inc)

Autumn Ridge is an existing inclusionary development located along Route 70 and Ridgeway Road (Block 30, Lot 1.01, 2, 4, and 52), containing 82 townhouse units with a 20 percent set-aside, which yields 17 affordable units. The project received Planning Board approval in 2016, and the 17 affordable family sale units have been constructed. Manchester will apply the 17 credits towards the Third Round obligation.

2. Birchwood (Willows) at Whiting

Birchwood at Whiting is 100 percent affordable age-restricted rental development located at 1110 Route 70 (Block 83.01, Lot 7.03). Manchester will apply 14 of the 76 age-restricted units from Birchwood towards the Third Round obligation.

3. Heritage at Whiting (Manchester Senior Housing LP),

Heritage at Whiting is a 100 percent affordable age-restricted project located along Lacey Road (Block 100, Lot 10.02). The project was completed in November 2016. This development involved the rehabilitation of existing apartments into 70 affordable rental apartments, including 65 age-restricted apartments and 5 family rental apartments. Manchester is applying 70 units and 10 rental bonus credits from Heritage at Whiting towards the Third Round obligation.

4. Presbyterian Homes

Presbyterian Homes is an existing 100% affordable senior housing development located on Hilltop Road (Block 82.09, Lot 14.01). The project contains 84 age-restricted rental units. Manchester is applying 2 credits towards the Third Round obligation.

5. Presidential Gardens

Presidential Gardens is an inclusionary development located on the southeast corner of Route 37 and Colonial Drive (Block 46.01, Lot 1.01 and 1.03). Manchester is applying 75 units and 75 bonus credits towards the Third Round obligation.

6. Ridge Creek

Ridge Creek contains four affordable family for-sale homes as part of an existing inclusionary development located on Laketree Court and Ridgeview Drive (Block 43.05, Lots 7 and 21; and Block 43.06, Lots 8 and 23). Manchester is applying 4 credits towards the Third Round obligation.

7. 2065 Route 37 Redevelopment

Lot 15.01 in Block 44 is a 45.4-acre tract located along the eastbound side of Route 37 at the Commonwealth Boulevard intersection and is within the Highway Development (HD-3) Zone. The property was declared a Non-Condemnation Area in Need of Redevelopment by the Manchester Township Council pursuant to Resolution 19-290 on July 22, 2019. The associated "2065 Route 37 Redevelopment Plan" was adopted by Ordinance 20-021 on July 13, 2020, and the Council named 2065 Route 37 Owners, LLC as the contingent redeveloper via Resolution 21-267 on June 28, 2021. The Redevelopment Plan established the "2065 Route 37 Redevelopment District" and supersedes the underlying zoning for the area.

The Planning Board granted preliminary/final major subdivision approval, pursuant to a resolution adopted September 7, 2021, for the creation of three (3) conforming lots. The project also included construction of a mixed-use development consisting of 210 residential units in 21 separate buildings, a clubhouse (Phase 1), a 6,296 square foot convenience store with 16 fueling stations (Phase 2), and an 18,000 square foot commercial pad (Phase 3). The Board granted preliminary and final site plan approval for the residential component and preliminary approval only for the commercial sites. The redevelopment plan requires a 15 percent set-aside for rental units, resulting in 32 affordable units for this project. Manchester is applying 32 units towards the Third Round obligation.

8. Hope Chapel Town Square

This project is a proposed inclusionary development on Lots 1, 2, and 4 of Block 66, located at the northwest corner of Ridge Avenue and Lakehurst Whitesville Road (Hope Chapel Road) (CR 547). The property is located in the PB-1 (Pinelands Business) zone district, which had been amended in November 2023 (Ordinance No. 23-41) to permit mixed-use development as a conditional use with a mandatory 20 percent affordable housing set-aside. The Applicant has submitted an application to the Planning Board seeking site plan approval to develop 87 townhomes in 13 buildings, a 2-story mixed-use building with commercial on the ground floor and 17 affordable apartments on the second floor, a 2-story pre-school building, and recreation area. A total of 104 units are proposed, which would require 21 affordable housing units at a 20 percent set-aside. Pending the outcome of the Planning Board application, the Township is anticipating 21 credits to be available from this project.

9. 2701 Route 37

This project is a proposed inclusionary development on Lots 4, 7.01, and 10, located at the northwest corner of Route 37 and Hawks Way. The tract is approximately 34.89 acres. The tract is located in both the Town Center (TC) zone and the R-40 Residential Zone. The plans suggest that the extent of the proposed improvements will be limited to the portion zoned TC, which permits all uses specified in Schedule E, as well as a Planned Multifamily Development option.

The Applicant has submitted an application to the Planning Board seeking site plan approval to develop 240 apartments (192 market rate and 48 affordable) split into 10 buildings, along with a clubhouse, maintenance building, walking trail, and other outdoor amenities. Pending the outcome of the Planning Board application, the Township is anticipating 48 credits to be available from this project, of which 20 credits will be applied to the Third Round.

10. Rental Bonus Credits

Rental bonuses for the Third Round are capped at the rental obligation, which is 25 percent of the new construction obligation. For the Third Round, Manchester Township has a rental obligation of 85 units and, therefore, may apply up to 85 bonus credits. Manchester will apply 75 rental bonus credits from Presidential Gardens and 10 rental bonus credits from Heritage at Whiting towards the Third Round obligation.

Summary of Third Round Credits

As shown in the table below, the Township has total of 255 affordable units to address the Third Round obligation. There are 234 rental units. Township is eligible for a rental bonus credit up to a maximum of 85 units. The 85 rental bonus credits added to the 308 affordable units result in a total of 340 affordable unit credits.

THIRD ROUND OBLIGATION				
Project	Credit Type	Credit	Bonus	Total
Autumn Ridge (Manchester Associates, Inc.)	NAR/S	17		17
Birchwood (Willows) at Whiting	100% AR/R	14		14
Heritage at Whiting	AR/R	65	5	70
(Manchester Senior Housing LP)	NAR/R	5	5	10
Presbyterian Homes	100% AR/R	2		2
Presidential Gardens	Inclusionary NAR/R	75	75	150
Ridge Creek	Inclusionary NAR/S	4		4
2065 Route 37 Redevelopment	Inclusionary NAR/R	32		32
Hope Chapel Town Square	Inclusionary NAR/R	21		21
2701 Route 37	Inclusionary NAR/R	20		20
Total		255	85	340
Third Round Obligation				340
BALANCE				0

Key: ALA – Assisted Living; AR – Age Restricted; NAR – Not Age Restricted; R – Rental; S – Sales

Fourth Round Credits

1. Habitat for Humanity

There are 4 existing affordable family for-sale homes constructed by Habitat for Humanity in Manchester Township. Manchester is applying one of the four credits towards the Fourth Round obligation.

2. Presbyterian Homes

Presbyterian Homes is an existing 100% affordable senior housing development located on Hilltop Road (Block 82.09, Lot 14.01). The project contains 84 age-restricted rental units. Manchester is applying 82 credits towards the Fourth Round obligation.

3. 2701 Route 37

This project is a proposed inclusionary development on Lots 4, 7.01, and 10, located at the northwest corner of Route 37 and Hawks Way. The Applicant has submitted an application to the Planning Board seeking site plan approval to develop 240 apartments (192 market rate and 48 affordable) split into 10 buildings, along with a clubhouse, maintenance building, walking trail, and other outdoor amenities. Pending the outcome of the Planning Board application, the Township is anticipating 48 credits to be available from this project, of which 28 units and 14 bonus credits will be applied to the Fourth Round.

4. Parkwood Square

This project is a proposed inclusionary development consisting of Lots 11, 12, 13 and 14 of Block 65 is located at the northeast corner of Ridgeway Road (County Route 571) and Lakehurst Whitesville Road (Hope Chapel Road) (CR 547) within the PB-1 Regional Growth Area Zoning District.

The tract is proposed to be developed with 138 townhomes, a 3-story mixed use building with commercial on the ground floor and 28 affordable apartments on the second and third floors, a 2-story office building, a clubhouse, and recreation area. The Planning Board granted preliminary and final major site plan approval on February 5, 2024, which it memorialized in a resolution on March 4th. The Planning Board granted amended preliminary and final site plan approval with bulk variance relief on August 5, 2024, which was memorialized via resolution on September 3, 2024. The Township will apply 28 units and 7 rental bonus credits from this project to the Fourth Round obligation.

5. Heritage Minerals (Hovsons, Inc.)

The Heritage Minerals site (owned by Hovsons, Inc.) consists of Block 75.01, Lots 1, 2, 4, 6, 11, 37, 40, and 55, located south of Route 37 and east of Route 70. The total Heritage Minerals Tract contains approximately 7,175 acres within Manchester and Berkeley Townships and Lakehurst Borough. Hovson Inc. brought a Mount Laurel Complaint against the Township (Hovsons, Inc. et al. vs. Manchester Township, OCN-L-3457-93 PW) in 1993.

The Township reached a settlement agreement with Hovsons in 2005. In accordance with the Settlement Agreement, the Heritage Minerals tract was rezoned to the RC-2 Retirement Community Zone District. As a result of a separate Federal Stipulation of Agreement, a “development area” consisting of 995 acres and two accessways, one from Route 37 and one from Route 70 shall be permitted. The remaining 6,180 acres are to be dedicated to the State of New Jersey as a Conservation Area. This site was anticipated to provide 2,205 age-restricted single family dwelling units. The Settlement Agreement also provides that the developer shall make a contribution of \$5,000,000 to the Township Open Space Fund with a reduction of such contribution to adjust for water infrastructure costs.

In March 2017, Hovson Inc. and Heritage Minerals, Inc (Hovsons) filed a motion to intervene in the Settlement Agreement between the Township and the FSHC. Since the Hovsons site was not required to address the Township’s Prior Round and Third Round obligations, the property was noted as a potential site to address a future obligation. The Township expects to continue to work with Hovsons to plan their large tract to include affordable housing to meet the Township’s future affordable housing obligations.

The “Heritage Minerals Tract” was designated as a “Non-Condemnation Redevelopment Area” on September 6, 2013.

In June 2015, the Township formed a Heritage Minerals Working Group (“HMGW”), made up of political and community leaders to steer and review the redevelopment plan envisioned by the developer. The new plan being presented included 6,543 homes proposed and 1 million square feet of commercial space and 1 million square feet of industrial space.

On June 13, 2016, the Township Council adopted a Redevelopment plan via Ordinance 16-022, permitting a conceptualized "Town Center" with 6,543 units, which expanded the development area beyond the 995 acres per the 2005 Settlement Agreement.

After receiving input from the NJDEP regarding environmental concerns with the expanded area, the Township decided to withdraw the Redevelopment Plan, and the Mayor vetoed Ordinance 16-022 on June 20, 2016. The NJDEP indicated that development beyond the 995-acre footprint would be extremely difficult given the various environmental issues, permit requirements, and effects on the threatened and endangered species.

The Township continues negotiations with Hovsons to re-consider the 2005 Settlement Agreement and come up with a realistic plan that would respect the 995-acre footprint. For the purposes of this HEFSP, the Township is anticipating that the 2,205 approved via the 2005 Settlement Agreement represents a realistic opportunity to provide affordable housing. However, the 2005 Settlement Agreement required a 10 percent affordable housing set-aside, which would result in 221 affordable units. The Township believes that the re-negotiation could result in greater than 10 percent and up to 20 percent set-aside. Based on a 20 percent set-aside anticipates, the Township would anticipate that 441 affordable housing units would be available from the Heritage Minerals site. In either case, the Township would be able to apply 170 credits from Heritage towards the Fourth Round obligation with the remainder to be carried over to a future obligation.

6. Rental Bonus Credits

Rental bonuses for the Fourth Round are capped at the rental obligation, which is 25 percent of the new construction obligation. For the Fourth Round, Manchester Township has a rental obligation of 103 units and, therefore, may apply up to 103 bonus credits. Manchester will apply 82 rental bonus credits from Presbyterian Homes, and 14 rental bonus credits from Parkwood Square, and 7 rental bonus credits from 2701 Route 37 towards the Fourth Round obligation.

Summary of Fourth Round Credits

As shown in the table below, the Township has total of 309 affordable units to address the Fourth Round obligation. There are 138 rental units. Township is eligible for a rental bonus credit up to a maximum of 103 units. The 103 rental bonus credits added to the 309 affordable units result in a total of 412 affordable unit credits.

FOURTH ROUND OBLIGATION				
Project	Credit Type	Credit	Bonus	Total
Habitat for Humanity	NAR/S	1		1
Presbyterian Homes	100% AR/R	82	82	164
Parkwood Square	Inclusionary NAR/R	28	14	42
2701 Route 37	Inclusionary NAR/R	28	7	35
Heritage Minerals	Inclusionary AR/S	170		170
Total		309	103	412
Fourth Round Obligation				412
BALANCE				0

Key: ALA – Assisted Living; AR – Age Restricted; NAR – Not Age Restricted; R – Rental; S – Sales

Adjustments

Manchester is not seeking any downward adjustment of its Rehabilitation, Prior Round, Third Round, or Fourth Round obligations as part of this plan.

Development Fees

Manchester will continue to collect residential and non-residential development fees as permitted under the State-wide Non-Residential Fee Act. The Township's Development Fee Ordinance was adopted on October 18, 1994, and amended on April 9, 2007, September 8, 2008, November 10-2014, and April 27, 2015. These funds will be utilized to satisfy the Township's obligation, provide affordability assistance, to pay for administrative costs as permitted by law and to utilize funds to rehabilitate affordable housing units through the on-going Manchester Home Improvement Program.

Implementation Schedule

The anticipated implementation schedule for the mechanisms that are proposed within the Township of Manchester Fair Share Plan to address its Fourth Round obligation of 412 units is provided below. The Township's Rehabilitation Program will continue as an on-going mechanism to address the Township's Present Need obligation.

Of the developments listed to address the Third or Fourth Round obligations, three projects are proposed, and two projects have been approved but not yet built. Other credits are existing developments and therefore are not included in the Implementation Schedule.

IMPLEMENTATION SCHEDULE											
Mechanism	2025	2026	2027	2028	2029	2030	2031	2032	2032	2034	2035
Home Improvement Program											
Solicit Applicants											
Rehabilitate Units											
Inclusionary Projects											
2065 Route 37 Redevelopment											
Parkwood Square											
Hope Chapel Town Square											
2701 Route 37											
Heritage Minerals											

XI. Spending Plan

The Township has prepared a Spending Plan to address its planned disbursement of funds collected through the Town's adopted Development Fee Ordinance. A Development Fee Ordinance creating a dedicated revenue source for affordable housing was adopted by the Township on September 8, 2008, and amended on April 9, 2007, September 8, 2008, November 10-2014, and April 27, 2015.

The ordinance establishes the Township's Housing Trust Fund for which the Town's Spending Plan has been prepared. The Spending Plan estimates 154 units to be rehabilitation over the next 10 years. The Township will also undertake affordability assistance as required and has set-aside funding for this purpose.

XII. Appendix

The Hon. Sean D. Gertner, J.S.C.
Superior Court of New Jersey
Law Division – Civil Part
Ocean County
Ocean County Courthouse
118 Washington Street, 2nd Floor
Chambers/Courtroom 2
Toms River, NJ 08753

PREPARED BY THE COURT:

**IN THE MATTER OF THE
DECLARATORY JUDGMENT
ACTION OF THE TOWNSHIP
OF MANCHESTER, OCEAN
COUNTY PURSUANT TO P.L.
2024, CHAPTER 2 (N.J.S.A.
52:27D-304.1, et seq.)**

Petitioner.

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION – CIVIL PART
OCEAN COUNTY
DOCKET NO. OCN-L-285-25

Civil Action

Mt Laurel Program

**ORDER FIXING MUNICIPAL
OBLIGATIONS FOR “PRESENT NEED”
AND “PROSPECTIVE NEED” FOR THE
FOURTH ROUND HOUSING CYCLE**

THIS MATTER, having come before the Court on its own motion, *sua sponte*, on the Complaint for Declaratory Judgment filed on January 28, 2025 (“DJ Complaint”) by the Petitioner, **Township of Manchester** (“Petitioner” or “Municipality”), pursuant to N.J.S.A. 52:27D-304.2, -304.3, and -304.1(f)(1)(c) of the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301, *et seq.* (collectively, the “FHA”), and in accordance with Section II.A of Administrative Directive #14-24 (“Directive #14-24”) of the Affordable Housing Dispute Resolution Program (the “Program”), seeking a certification of compliance with the FHA;

AND IT APPEARING, that on October 18, 2024, pursuant to the FHA (as amended), the New Jersey Department of Community Affairs (“DCA”) issued its report entitled *Affordable*

Housing Obligations for 2025-2035 (Fourth Round),¹ therein setting forth the present need and prospective need obligations of all New Jersey municipalities for the Fourth Round housing cycle (the “DCA’s Fourth Round Report”);

AND IT APPEARING that, pursuant to the DCA’s Fourth Round Report, the “**present need**” obligation of the Petitioner has been calculated and reported as **154** affordable units, and its “**prospective need**” obligation of the Petitioner has been calculated and reported as **412** affordable units, and which calculations have been deemed presumptively valid for purposes of the FHA;

AND THE COURT, having determined that no interested party has filed a challenge to the Petitioner’s DJ Complaint by way of an Answer thereto as provided for and in accordance with Section II.B of Directive #14-24 of the Program;

AND THE COURT, having found and determined, therefore, that the present need and prospective need affordable housing obligations of the Petitioner for the Fourth Round housing cycle as calculated and reported in the DCA’s Fourth Round Report have been committed to by the Petitioner and are uncontested, and for good cause having otherwise been shown:

IT IS, THEREFORE, on this 27 day of **MARCH 2025 ORDERED AND ADJUDGED** as follows:

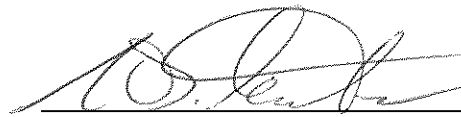
1. That the present need obligation of the Municipality, be, and hereby is fixed as **one-hundred and fifty-four (154)** affordable units for the Fourth Round housing cycle.
2. That the prospective need obligation of the Municipality, be, and hereby is fixed as **four-hundred and twelve (412)** affordable units for the Fourth Round Housing cycle; and
3. That the Petitioner is hereby authorized to proceed with preparation and adoption of its proposed Housing Element and Fair Share Plan for the Fourth Round, incorporating therein

¹ See https://nj.gov/dca/dlps/pdf/FourthRoundCalculation_Methodology.pdf

the present need and prospective need allocations aforesaid (and which plan shall include the elements set forth in the “Addendum” attached to Directive #14-24), by or before June 30, 2025, as provided for and in accordance with Section III.A of Directive #14-24, and without further delay.

IT IS FURTHER ORDERED, that a copy of this Order shall be deemed served on the Petitioner and Petitioner’s counsel.

SO ORDERED:

A handwritten signature in black ink, appearing to read 'S. D. Gertner', is written over a horizontal line.

HON. SEAN D. GERTNER, J.S.C.

Designated Mt. Laurel Judge – Ocean Vicinage

(X) Uncontested.

File No. 30626-0004-GMM

Law Offices
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Attorneys for Petitioner, Township of Manchester

**IN THE MATTER OF THE
APPLICATION OF THE TOWNSHIP
OF MANCHESTER**, a Municipal
Corporation of the State of New Jersey

Petitioner.

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION
OCEAN COUNTY
DOCKET NO.

CIVIL ACTION
(MOUNT LAUREL)

**COMPLAINT FOR DECLARATORY
RELIEF PURSUANT TO THE
FAIR HOUSING ACT,
N.J.S.A. 52:27D-301 ET SEQ.**

Petitioner, the Township of Manchester (hereinafter “Petitioner” and/or “Manchester” and/or “Township”), a municipal corporation of the State of New Jersey, having its principal place of business at 1 Colonial Drive, Manchester, New Jersey 08759, in the County of Ocean, by way of Complaint for Declaratory Judgment as authorized under Directive #14-24 of the Administrative Office of the Courts alleges and says:

LAW OFFICE
Parker McCay P.A.

BACKGROUND

Through this Declaratory Judgment Action, Manchester seeks the following relief in relation to its Fourth Round (2025-2035) affordable housing obligation: (a) to

secure the jurisdiction of the Affordable Housing Alternative Dispute Resolution Program (the “Program”) pursuant to P.L. 2024, c.2 (hereinafter, the “Act”) and the Court, pursuant to Directive # 14-24; (b) to have the Program and the Court approve the Township’s Present and Prospective affordable housing obligations as set forth in the binding resolution adopted by the Township, attached hereto as **Exhibit 1**; (c) to have the Program and the Court approve a Housing Element and Fair Share Plan (“HEFSP”) to be adopted by the Planning Board and endorsed by the Town Council and issue a conditional or unconditional “Compliance Certification” pursuant to the Act or other similar declaration; (d) to the extent it is not automatically granted pursuant to the Act, through the filing of this Declaratory Judgment Action and binding resolution, to have the Program and the Court confirm the Township’s immunity from all exclusionary zoning litigation, including builder’s remedy lawsuits, during the pendency of the process outlined in the Act and for the duration of Fourth Round, i.e., through June 30, 2035; and (e) to have the Program and the Court take such other actions and grant such other relief as may be appropriate to ensure that the Township receives and obtains all protections as afforded to it in complying with the requirements of the Act, including, without limitation, all immunities and presumptions of validity necessary to satisfy its affordable housing obligations voluntarily without having to endure the expense and burdens of unnecessary third party litigation.

COUNT ONE

1. The Township is a body politic and corporate organized under the laws of the State of New Jersey, located in Ocean County in Region 4, pursuant to the Fair Housing Act, N.J.S.A. 52:27D-301, *et seq.* (“FHA”).
2. On March 20, 2024, the State of New Jersey adopted legislation (P.L. 2024, c.2) amending the FHA (hereinafter “Amended FHA”) and establishing a new framework for determining and enforcing municipalities’ affordable housing obligations under the New Jersey Supreme Court’s Mount Laurel doctrine.
3. The Amended FHA requires that the Department of Community Affairs (“DCA”) perform a calculation of regional need, and municipal present and prospective affordable housing needs, in accordance with the formulas established in sections 6 and 7 of the law.
4. In order for a municipality to maintain immunity from exclusionary zoning litigation, it must either accept DCA’s estimation or calculate its own present and prospective obligations pursuant to the prescribed formulas and pass a binding resolution no later than January 31, 2025.
5. Next, a municipality may pursue a determination of its present and prospective obligation before a county-level housing judge as part of a resulting declaratory judgment action pursuant to section 13 of P.L.1985, c.222 (C.52:27D-313), as amended by P.L.2024, c.2 (C.52:27D-304.1 et al.).
6. Administrative Directive 14-24 of the Administrative office of the Courts, dated December 13, 2024, provides that, “A municipality seeking a certification of compliance with the FHA shall file an action in the form of declaratory judgment complaint

and Civil Case Information Statement in the County in which the municipality is located.”

7. Jurisdiction is proper with the Superior Court, Law Division, Ocean County before the designated Mount Laurel Judge for Region 4.

8. On October 18, 2024, the DCA released its “Affordable Housing Obligations For 2025-2035 (Fourth Round)” report (“DCA Report”), establishing the Fourth Round (2025-2035) fair share methodology and providing its estimations of low- and moderate-income housing obligations for New Jersey’s 564 municipalities.

9. The Amended FHA provides that the DCA Report is non-binding, thereby permitting municipalities to deviate from the DCA’s estimation, provided the municipality can demonstrate that the Amended FHA would support a lower fair share calculation.

10. The DCA calculated the Prospective Need based on three allocation factors: (1) the Nonresidential Valuation Factor; (2) the Income Capacity Factor; and (3) the Land Capacity Factor.

11. The Land Capacity Factor is determined by calculating the total acreage that is developable using the most recent land use/land cover data from the New Jersey Department of Environmental Protection, MOD-IV Property Tax List data from the Division of Taxation in the Department of Treasury, and construction permit data from the Department of Community Development. Developable land was weighted based on the planning area type.

12. The DCA Report notes that the mandated datasets for use by the legislation had significant limitations, including the age of the data and inconsistencies between source datasets.

13. The DCA Report calculates the Township of Manchester’s Round 4 obligations as follows:

- Present or Rehabilitation Obligation: **154**
- Prospective Need or New Construction Obligation for Round 4: **412**

14. After reviewing the DCA Report and conducting an analysis based on the approved Fourth Round methodology, the Township determines to accept that accept the published numbers.

15. As a result, on January 27, 2025, the Town Council of the Township of Manchester memorialized a resolution accepting the Present Need obligation of 154 and a Prospective Need obligation of 412.

16. The Township brings the within declaratory judgment proceedings pursuant to the Amended FHA and P.L. 2024, c.2 seeking a certification of compliance, repose and immunity from exclusionary zoning lawsuits for its Fourth Round affordable housing obligation for a period of ten (10) years based upon its present need and rehabilitation share of One Hundred and Fifty Four (154) units and prospective need of Four Hundred and Twelve (12) units, whereupon the Township commits to prepare and submit a new Fourth Round HEFSP for the Court's review and approval.

17. The Township seeks the grant of temporary immunity which will facilitate the Township's ability to voluntarily achieve constitutional compliance, to the extent it has not already done so (a) as quickly as possible (b) with as little burden to the public as possible (c) without the need for duplicitous litigation and (d) in such a manner so that all the public's attention and resources can be channeled into achieving constitutional compliance and creating affordable housing, and not expended on exclusionary zoning or builder's remedy litigation and/or other similar litigation.

18. The application of temporary immunity in such circumstances will facilitate

the primary objective of the Mount Laurel doctrine, which is to foster voluntary constitutional compliance and avoid unnecessary litigation.

19. The Township of Manchester also seeks voluntary admission into the Affordable Housing Dispute Resolution Program.

20. At the present time, no litigation based upon Southern Ocean County N.A.A.C.P. v. Tp. of Mount Laurel, 92 N.J. 158 (1983) (Mount Laurel II) and/or the Fair Housing Act and/or COAH regulations is presently pending against the Township of Manchester.

21. Pursuant to the binding resolution, Manchester specifically reserves the right to seek and obtain (i) a Vacant Land Adjustment predicated upon a lack of vacant, developable and suitable land; (ii) a Durational Adjustment (whether predicated upon lack of sanitary sewer or lack of water); (iii) an adjustment predicated upon regional planning entity formulas, inputs or considerations, as applicable; (iv) an adjustment based on any future legislation that may be adopted that allows an adjustment of the affordable housing obligations; (v) an adjustment based upon any ruling in litigation involving affordable housing obligations; and (vi) any other applicable adjustment permitted in accordance with the Act and/or applicable COAH regulations.

WHEREFORE, Petitioner, Township of Manchester, demands judgment for an order granting the following relief:

1. Declare pursuant to N.J.S.A. 52:27D-304.1, that the Township of Manchester is under the Court's voluntary compliance declaratory judgment jurisdiction.
2. Confirming the Township of Manchester Fourth Round Affordable Housing requirements as Present Need: One Hundred and Fifty-Four (154) units and

Prospective Need: Four Hundred and Twelve (412) units.

3. The entry of an immunity order protecting the Township and its Planning Board from Mount Laurel lawsuits while (a) the Court reviews the Township's HEFSP; (b) for such further period of time as the Court deems just and reasonable.
4. Establish the Township's Fourth Round Prospective Need affordable housing obligation from 2025 to 2035 and provide the Township with sufficient time to prepare a revised HEFSP to attempt to address its cumulative housing obligations.
5. The entry of a Judgment of Compliance and Repose upon the final review and approval of the HEFSP that insulates the Township and its Planning Board from Mount Laurel lawsuits until June 30, 2035.
6. Declaring the approval of Manchester's HEFSP subsequent to its adoption by the Planning Board and its endorsement by the Town Council, including, as appropriate and applicable, (i) a Vacant Land Adjustment predicated upon a lack of vacant, developable and suitable land; (ii) a Durational Adjustment (whether predicated upon lack of sanitary sewer or lack of water); (iii) an adjustment predicated upon regional planning entity formulas, inputs or considerations, as applicable; (iv) an adjustment based on any future legislation that may be adopted that allows an adjustment of the affordable housing obligations; (v) an adjustment based upon any ruling in litigation involving affordable housing obligations; and (vi) any other applicable adjustment permitted in accordance with the Act and/or applicable COAH regulations.

7. The grant of such other relief as may be just and equitable.

PARKER McCAY P.A.
Attorneys for Petitioner,
Township of Manchester

BY: 
GEORGE M. MORRIS, ESQUIRE

Dated: January 28, 2025

DESIGNATION OF TRIAL COUNSEL

Pursuant to Rule 4:25-4, George M. Morris, Esquire is hereby designated as Trial Counsel for Petitioner, Township of Manchester.

PARKER McCAY P.A.
Attorneys for Petitioner,
Township of Manchester

BY: 
GEORGE M. MORRIS, ESQUIRE

Dated: January 28, 2025

CERTIFICATION

Pursuant to Rule 4:5-1, it is hereby certified that the matter in controversy is not the subject of any other action pending in any other Court or of a pending arbitration or administrative proceeding to the best of knowledge and belief. To the best of our knowledge, no action, arbitration or administrative proceeding is contemplated. Furthermore, we know of no other parties that should be joined in the above action.

PARKER McCAY P.A.
Attorneys for Petitioner,
Township of Manchester

BY: 
GEORGE M. MORRIS, ESQUIRE

Dated: January 28, 2025

CERTIFICATION OF COMPLIANCE WITH ADMINISTRATIVE

DIRECTIVE 14-24

I hereby certify that I caused the within Complaint for Declaratory Judgment to be filed within 48 hours after the adoption of the Municipal Resolution of Fourth Round Fair Share obligations.

PARKER McCAY P.A.
Attorneys for Petitioner,
Township of Manchester

BY: 
GEORGE M. MORRIS, ESQUIRE

Dated: January 28, 2025

EXHIBIT 1

#25-80

**RESOLUTION OF THE TOWNSHIP OF MANCHESTER, COUNTY OF OCEAN, STATE OF
NEW JERSEY, ACCEPTING TO DCA'S FOURTH ROUND AFFORDABLE HOUSING
PRESENT NEED AND PROSPECTIVE NEED NUMBERS**

WHEREAS, on March 20, 2024, Governor Murphy signed into law an Amendment to the Fair Housing Act (N.J.S.A. 52:27D-301 *et seq.*) (hereinafter "Amended FHA"); and

WHEREAS, the Amended FHA requires the Department of Community Affairs ("DCA") to produce non-binding estimates of fair share obligations on or before October 20, 2024; and

WHEREAS, the DCA issued a report on October 18, 2024 ("DCA Report") wherein it reported its estimate of the obligation for all municipalities based upon its interpretation of the standards in the Amended FHA; and

WHEREAS, the DCA Report calculates Manchester's Round 4 (2025-2035) obligations as follows: a Present Need or Rehabilitation Obligation of 154 and a Prospective Need or New Construction Obligation of 412; and

WHEREAS, the Amended FHA provides that the DCA Report is non-binding, thereby inviting municipalities to demonstrate that the Amended FHA would support lower calculations of Round 4 affordable housing obligations; and

WHEREAS, the Amended FHA further provides that "[a]ll parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by COAH unless those regulations are contradicted by statute, including P.L. 2024, c.2, or biding court decisions" (N.J.S.A. 52:27D-311(m)); and

WHEREAS, COAH regulations authorize vacant land adjustments as well as durational adjustments; and

WHEREAS, based on the foregoing, the Township of Manchester accepts the DCA calculations of its fair share obligations of 154 units present need and 412 units prospective need subject to any vacant land and/or durational adjustments it may seek as part of the Housing Plan element and Fair Share Plan element it subsequently submits in accordance with the Amended FHA; and

WHEREAS, the Township of Manchester reserves the right to comply with any additional amendments to the FHA that the Legislature may enact; and

WHEREAS, the Township of Manchester also reserves the right to adjust its position in the event of any rulings in the *Montvale* case (MER-L-1778-24) or any other such action that alters the deadlines and/or requirements of the Amended FHA; and

WHEREAS, in the event that a third party challenges the calculations provided for in this Resolution, the Township of Manchester reserves the right to take such position as it deems appropriate in response thereto, including that its Round 4 Present or Prospective Need Obligations should be lower than described herein; and

WHEREAS, in light of the above, the Township Council of the Township of Manchester finds that it is in the best interest of Manchester to declare its commitment to the obligations reported by the DCA on October 18, 2024 subject to the reservations set forth herein; and

WHEREAS, in addition to the above, the Acting Administrative Director issued Directive #14-24, dated December 13, 2024, and made the directive available later in the week that followed; and

WHEREAS, pursuant to Directive #14-24, a municipality seeking a certification of compliance with the FHA shall file an action in the form of a declaratory judgment complaint. in the county in which the municipality is located within 48 hours after adoption of the municipal resolution of fair share obligations, or by February 3, 2025, whichever is sooner"; and

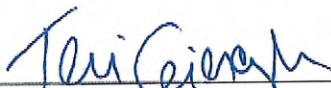
WHEREAS, Manchester seeks a certification of compliance with the FHA and, therefore, directs the Affordable Housing Attorney to file a declaratory relief action or an action with the Program within 48 hours of the adoption of this resolution.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Manchester, County of Ocean, State of New Jersey, as follows:

1. All of the above Whereas Clauses are incorporated into the operative clauses of this resolution.
2. The Township of Manchester hereby accepts the DCA Round 4 Present Need Obligation of 154 units and the Round 4 Prospective Need Obligation of 412 units described in this resolution, subject to all reservations of rights set forth above including the right to seek a vacant land and/or durational adjustment as part of the Housing Element and Fair Share Plan.
3. The Township of Manchester hereby authorizes its Affordable Housing Attorney to file a declaratory judgment complaint in Ocean County within 48 hours after adoption this resolution, and/or to file this resolution with the Program or any other such entity as may be determined to be appropriate.
4. The Township of Manchester reserves its right to adjust its Fourth Round Affordable Housing obligation subject to any vacant land adjustments and other amendments as may be provided for by law.
5. This resolution shall be posted on the Township's official website and with the Affordable Housing Dispute Resolution Program within 48 hours of adoption.
6. This resolution shall take effect immediately, according to law.

CERTIFICATION

I, Teri Giercyk, Clerk of the Township of Manchester, County of Ocean, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a Resolution adopted by the Township Council of said Township at a meeting held on the 27th day of January 2025.


 Teri Giercyk, RMC/CMC
 Municipal Clerk

Civil Case Information Statement

Case Details: OCEAN | Civil Part Docket# L-000285-25

Case Caption: IN THE MATTER OF MANCHESTER TWP
Case Initiation Date: 01/28/2025
Attorney Name: GEORGE M MORRIS
Firm Name: PARKER MCCAY, PA
Address: 9000 MIDLANTIC DR STE 300 PO BOX 5054
 MT LAUREL NJ 080545054
Phone: 8565968900
Name of Party: PETITIONER : TOWNSHIP OF
 MANCHESTER
Name of Defendant's Primary Insurance Company
 (if known): None

Case Type: AFFORDABLE HOUSING
Document Type: Complaint
Jury Demand: NONE
Is this a professional malpractice case? NO
Related cases pending: NO
If yes, list docket numbers:
Do you anticipate adding any parties (arising out of same transaction or occurrence)? NO
Does this case involve claims related to COVID-19? NO
Are sexual abuse claims alleged by: TOWNSHIP OF
 MANCHESTER? NO

THE INFORMATION PROVIDED ON THIS FORM CANNOT BE INTRODUCED INTO EVIDENCE

CASE CHARACTERISTICS FOR PURPOSES OF DETERMINING IF CASE IS APPROPRIATE FOR MEDIATION

Do parties have a current, past, or recurrent relationship? NO

If yes, is that relationship:

Does the statute governing this case provide for payment of fees by the losing party? NO

Use this space to alert the court to any special case characteristics that may warrant individual management or accelerated disposition:

Do you or your client need any disability accommodations? NO

If yes, please identify the requested accommodation:

Will an interpreter be needed? NO

If yes, for what language:

Please check off each applicable category: Putative Class Action? NO Title 59? NO Consumer Fraud? NO
 Medical Debt Claim? NO

I certify that confidential personal identifiers have been redacted from documents now submitted to the court, and will be redacted from all documents submitted in the future in accordance with *Rule 1:38-7(b)*

01/28/2025
 Dated

/s/ GEORGE M MORRIS
 Signed

MANCHESTER TOWNSHIP PLANNING BOARD

RESOLUTION NUMBER: 2025-10

**RESOLUTION OF THE MANCHESTER TOWNSHIP PLANNING
BOARD, IN OCEAN COUNTY, NEW JERSEY, ADOPTING THE
HOUSING ELEMENT AND FAIR SHARE PLAN FOR THE TOWNSHIP'S
MASTER PLAN FOR THE FOURTH ROUND AFFORDABLE HOUSING
OBLIGATION**

WHEREAS, in accordance with the New Jersey Fair Housing Act ("FHA"), N.J.S.A. 52:27D-310, as amended by P.L. 2024 c.2, the Administrative Directive #14-24, and the rules of the New Jersey Council on Affordable Housing ("COAH") contained at N.J.A.C. 5:93 et seq., the Fourth Round Housing Element and Fair Share Plan ("HEFSP" or the "Plan") has been prepared for the Manchester Township (the "Township"), by the Township's Affordable Housing Professional Planning consultant, Daniel N. Bloch, PP, AICP of EADA of Colliers Engineering & Design; and

WHEREAS, the Plan was prepared in order to update to the Township's 2020 Third Round obligation from a Settlement Agreement with the Fair Share Housing Center ("FSHC"), dated February 6, 2016, and approved by Order of the Court; and

WHEREAS, the Township has satisfied its obligations for the Prior Round and Third Round through the completion of a mix of various types of Court-approved affordable housing units, including affordable senior rentals, supportive and special needs units, affordable family rental units and prior round rental bonus credits; and

WHEREAS, the Fourth Round HEFSP will serve as the foundation for the Township's submission to the Superior Court of New Jersey and the Affordable Housing Dispute Resolution Program ("Program") to secure continued immunity and demonstrate the Township's compliance with its constitutional obligation with regard to Affordable Housing initiatives; and

WHEREAS, as indicated in the March 27, 2025 Order setting the Fourth Round obligations, Manchester Township's Fourth Round prospective need obligation is 412 units; and

WHEREAS, on January 27, 2025, the Manchester Township Committee adopted Resolution #2025-80, accepting the determination of the Township's Fourth Round Present Need/Rehabilitation Obligation and Prospective Need established by the State of New Jersey, Department of Community Affairs ("DCA"); and

WHEREAS, the Township proposes to satisfy the Fourth Round Prospective need (2025-2035) of 412 units through a mix of affordable units and inclusionary units to be developed at various identified sites along with bonus credits applied, all of which will result in units which will be applied to the Fifth Round obligation; and

WHEREAS, notice of the hearing on the proposed HEFSP was duly provided by the Manchester Township Planning Board (the "Board") consistent with the requirements of N.J.S.A. 40:55D-13, providing that the Board would conduct a public hearing on the HEFSP on June 18, 2025 to determine whether the HEFSP is consistent with the goals and objective of the Township's Master Plan, and whether adoption and implementation of the HEFSP as an element of the Township's Master Plan is in the public interest, protects public health and safety, and promotes the general welfare; and

WHEREAS, consistent with the requirements of N.J.S.A. 40:55D-13, a copy of the HEFS Plan was made available for public inspection during usual business hours at the Municipal Clerk's office at least ten (10) days in advance of the hearing.

NOW THEREFORE, BE IT RESOLVED by the Manchester Township Planning Board, of Ocean County, in the State of New Jersey as follows:

1. Upon notice duly provided in a manner consistent with the requirements of N.J.S.A. 40:55D-13, the Board conducted a public hearing on June 18, 2025 on the HEFSP dated June, 2025, which was prepared by the Township's by the Township's Affordable Housing Professional Planning consultant, Daniel N. Bloch, PP, AICP of EADA of Colliers Engineering & Design.

2. At the public hearing conducted by the Board on June 18, 2025, the Board heard and considered the testimony of its Affordable Housing Professional Planning consultant, Daniel N. Bloch, PP, AICP of EADA of Colliers Engineering & Design.

3. At the public hearing the Board found the following amendments necessary, 1 the Note on p. 27 shall reflect the township will be providing water from the Hovsons, Inc./Heritage Mineral site, 2. the Stevola tract on p. 28 will no longer be providing affordable housing, and 3. The Hovsons, Inc./Heritage Mineral site will likely reflect an affordable set aside between 10% with a maximum of 20%.

4. At the June 18, 2025 hearing, the Board that determined that the HEFSP was consistent with the goals and objective of the Township's Master Plan, and that adoption and that implementation of the Housing Element and Fair Share Plan as an element of the Township's Master Plan was in the public interest, protects public health and safety, and promotes the general welfare; and


5. Based upon the foregoing, the Planning Board hereby adopts the Fourth Round Housing Element and Fair Share Plan dated June 2, 2025 and amended on June 18, 2025 prepared by its Affordable Housing Professional Planning consultant, Daniel N. Bloch, PP, AICP of EADA of Colliers Engineering & Design.

6. Based upon the foregoing findings, the Board hereby recommends that the HEFSP be formally endorsed by the Township Committee in furtherance of its constitutional obligations with respect to affordable housing.

7. The Board authorizes the Chairman of the Board to sign the memorializing Resolution adopted at the time of the June 18, 2025 hearing and authorizes the Board Secretary to submit this signed Resolution to the Municipal Clerk for submission to the Township Committee with the recommendation by the Board that the HEFSP be endorsed by the Township Committee and duly filed with the Court by June 30, 2025.

CERTIFICATION

I, Amanda Kisty, Secretary of the Township of Manchester Planning Board, in the County of Ocean and State of New Jersey, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the said Board at a meeting held at the Municipal Building, 1 Colonial Drive, Manchester, New Jersey on the 18th day of June, 2025 and as memorialized at the public meeting held on the 18th day of June, 2025.


AMANDA KISTY, SECRETARY
MANCHESTER TOWNSHIP
PLANNINGBOARD


WILLIAM BARRON, CHAIRMAN