

Master Plan Amendment Housing Plan Element and Fair Share Plan

Borough of Pine Beach Ocean County, New Jersey

Prepared:
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Prepared for:
Borough of Pine Beach Land Use Board

Prepared by:



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Adopted on March 3, 2026 by the Borough of Pine Beach Land Use Board.

Endorsed on March 13, 2026 by the Pine Beach Borough Council.

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

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Housing Plan Element

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

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

This Housing Plan Element and Fair Share Plan amends the Borough's master plan to address current affordable housing planning requirements. It addresses the Borough's cumulative fair share obligation for the period from 2025 through 2035 and supersedes and replaces the Housing Plan Element and Fair Share Plan that was previously adopted by the Borough's Land Use Board on March 28, 2017.

The rules and regulations that have been followed to prepare this plan are the applicable provisions of the substantive rules of the New Jersey Council on Affordable Housing (COAH) for the periods beginning on June 6, 1994 (N.J.A.C. 5:93-1.1 et seq.) and on June 2, 2008 (N.J.A.C. 5:97-1.1 et seq.), as impacted and influenced by the March 10, 2015 decision of the New Jersey Supreme Court In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by COAH., 221 N.J. 1 (2015) ("Mount Laurel IV"), In re Declaratory judgment Actions Filed By Various Municipalities, and a Settlement Agreement, dated October 6, 2016, between the Borough and the Fair Share Housing Center (hereinafter "FSHC Agreement"), which was approved by Hon. Mark A. Troncone, J.S.C. on November 18, 2016.

Mandatory Contents of the Housing Plan Element

The Municipal Land Use Law (N.J.S.A. 40:55D-1, et. seq.) provides that a municipal master plan must include a housing plan element as a prerequisite for the adoption of zoning ordinances and zoning amendments. This Housing Plan Element and Fair Share Plan was prepared in accordance with N.J.S.A. 40:55D-28. Pursuant to Section 10 of the Fair Housing Act (N.J.S.A. 52:27D-310), a municipal housing plan element is to be designed to achieve the goal of providing access to affordable housing to meet present and prospective housing needs, with particular attention to "low" and "moderate" income housing.

The New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-1 to -136 (MLUL) and the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 to -329 (FHA) require every municipal planning board to adopt a housing plan element as part of its master plan and permit the board to adopt a fair share plan as a component to the housing plan element. Once adopted, the fair share plan may be endorsed by the governing body and thereafter filed with COAH or the courts for review and approval. To be approved, the fair share plan must address the municipal present and prospective housing needs, "with particular attention to low- and moderate-income housing."

The Borough of Pine Beach has prepared this Housing Plan Element and Fair Share Plan in response to Mount Laurel IV, and at the direction of the Ocean County Superior Court. This Housing Plan Element and Fair Share Plan has been prepared in accordance with the provisions of N.J.A.C. 5:93, as outlined in the Mount Laurel IV decision, and with the provisions of the FSHC Agreement and the order approving same entered by the Court on November 14, 2016.

In accordance with the Fair Housing Act at N.J.S.A. 52:27D-310, a housing plan element shall contain at least the following:

- An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;
- A projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing, for the next ten years subsequent to the adoption of the housing plan element, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands.

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- An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level, and age.
- An analysis of the existing and probable future employment characteristics of the municipality.
- A determination of the municipality's present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing.
- 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.

The preparation and submission of a housing plan element of a municipality's Master Plan, and a Fair Share Plan, is the first major step in the process for seeking the approval of same by the Court via a Judgment of Compliance and Repose. Affordable Housing regulations define "Fair Share Plan" as follows:

"Fair Share Plan" means that plan or proposal which is in a form that may readily be converted into an ordinance, by which a municipality proposed to satisfy its obligation to create a realistic opportunity to meet its fair share of low and moderate income housing needs of its region and which details the affirmative measures the municipality proposes to undertake to achieve its fair share of low and moderate income housing, as provided in sections 9 and 14 of the Act, addresses the development regulations necessary to implement the housing element, and addresses the requirements of N.J.A.C. 5:93-7 through 11.

This Housing Plan Element and Fair Share Plan satisfies all of the applicable requirements set forth within the MLUL, the FHA, applicable COAR regulations, Mount Laurel IV, in re Declaratory Judgment Actions Filed by Various Municipalities, and the FSHC Agreement.

Analysis of Demographic, Housing, and Employment Characteristics

As required by N.J.S.A. 52:27D-310, all housing plan elements must contain a discussion of the municipality's demographic, housing, and economic characteristics. The following subsections fulfill this requirement by providing a profile of the Borough of Pine Beach with information from the US Census Bureau

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(incl., the 2020 US Census and 2019-2023 American Community Survey), the New Jersey Department of Labor and Workforce Development, and the North Jersey Transportation Planning Authority.

Pine Beach's Demographics

The Borough of Pine Beach had a population of 2,378 residents at the time of the 2023 ACS 5-Year Estimates provided by the US Census. This figure represents a 9.1 percent increase over the 2010 US Census population figure of 2,127, which represented a 9.1 percent increase from the 2000 US Census population figure of 1,950. By comparison, Ocean County's population grew by 10.5 percent during the period between 2010 and 2020, and 17.9 percent between 1990 and 2000. Table 1 shows the rate of growth experienced by Pine Beach and Ocean County from 1990 through 2023.

Table 1: Population Trends, 1930-2023

Borough of Pine Beach, Ocean County, NJ	Year	Percent Change
1930	72	—
1940	163	126.4%
1950	495	203.7%
1960	985	99.0%
1970	1,395	41.6%
1980	1,796	28.7%
1990	1,954	8.8%
2000	1,950	-0.2%
2010	2,127	9.1%
2020	2,139	0.6%
2023	2,378	11.2%

Source: US Census Bureau

According to the 2023: ACS 5-Year Estimates US, the Borough's population is composed of 962 households with an average household size of 2.45 members (Table 2). The average household size is smaller than the State of New Jersey's and Ocean County's average of 2.68 and 2.65 persons per household, respectively. The Borough's percentage of population over 65 years of age (25.9 percent) is higher than at the county level (23.0%) and the state level (17.7%). The median age of the Borough's population of 53.6 years is also higher than the county and state median ages of 41.1 years and 40.4 years, respectively.

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Table 2: Demographic Indicators, 2023

	Number of Households	Average Household Size	Median Age	Percent of Population 65 Years +
Borough of Pine Beach	962	2.45	44.9	25.9%
Ocean County	245,827	2.65	42.6	23.0%
New Jersey	3,538,457	2.68	40.4	17.7%

Source: US Census Bureau

As shown in Table 3, there were 109 pre-school age residents in 2023, or 4.6 percent of the Borough's population. School age children accounted for 318 residents, or 13.4 percent of the total population. Working aged persons accounted for 56.2 percent of the Borough's population, with 1,334 individuals. Seniors aged 65 years and older accounted for 25.9 percent of Pine Beach's population, with 617 individuals.

Table 3: Population by Age, 2023

	Number	Percent
Pre-School Age		
Under 5 Years	109	4.6%
School Age		
5 to 9 Years	130	5.5%
10 to 14 Years	83	3.5%
15 to 19 Years	105	4.4%
Working Age		
20 to 24 Years	144	6.1%
25 to 34 Years	86	3.6%
35 to 44 Years	289	12.2%
45 to 54 Years	305	12.8%
55 to 59 Years	164	6.9%
60 to 64 Years	346	14.6%
Senior Age		
65 Years and Older	617	25.9%

Source: US Census Bureau

Pine Beach's Housing Stock

According to 2023 ACS Survey, Pine Beach had a total of 1,065 housing units (Table 4). This was an increase of 162 units since 2010, from 903 units. Of this total, 962 units (90.3 percent) were listed as occupied; owners occupied 96.4 percent of these units, and renters occupied 3.6 percent.

Of the total of 962 occupied households, the average household size was 2.34 persons, and the average family size was 3.0 persons. Of the total number of households, family households accounted for 671 units and non-family household accounted for 201 units. Householders 65 years of age or older were present in 286 (29.7 percent) of households.

Table 4: Housing Unit Totals and Occupancy Characteristics, 2023

	Number	Percent
I. Housing Units		
Number of units	1,065	100.0%
Occupied Housing Units	962	90.3%
Vacant Housing Units	103	9.7%
II. Occupancy/Household Characteristics		
Number of Households	962	100.0%
Average Persons Per Household	2.34	N/A
Average Persons Per Family	3.0	N/A
Family Households	671	79.1%
Non-Family Households	201	20.9%
Householders 65 and over	286	29.7%

Source: US Census Bureau

With regard to the age of the Borough's housing stock, it is noted that a total of 24.4 percent of all housing units were constructed in 1980 or later, and a total of about 8.9 percent of all housing units were constructed in 2000 or later (Table 5). It is also noted that the housing stock has zero (0) units lacking complete plumbing facilities, zero (0) units exhibiting overcrowded conditions (i.e., having at least 1.01 persons per room), and zero (0) units lacking complete kitchen facilities. The source of this information is the 2019-2023 American Community Survey of the US Census Bureau.

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In addition to the above, it is noted that the 2019-2023 American Community Survey of the US Census Bureau indicates that the median value of the owner-occupied housing units in Pine Beach is \$438,300. This is higher than the median value of \$408,000 in Ocean County, but lower than the median value of \$461,000 in the State of New Jersey. The 2019-2023 American Community Survey of the US Census Bureau also indicates that Pine Beach's median gross rent is \$1,219 per month; this is lower than the median gross rents of \$1,667 in the State of New Jersey and the median gross rent of \$1,692 in Ocean County.

**Table 5: Housing Physical and Value Characteristics, American Community Survey
(2019-2023 Five-year Estimates)**

	Number	Percent
I. Year Structure Built (2019-2023 American Community Survey)		
2020 or later	8	0.8%
2010 or 2019	26	2.7%
2000 to 2009	52	5.4%
1980 to 1999	149	15.5%
1960 to 1979	207	21.5%
1940 to 1959	226	23.5%
1939 or earlier	294	30.6%
II. Condition of Units and Overcrowding (2019-2023 American Community Survey)		
lacking complete plumbing facilities	0	0%
lacking complete kitchen facilities	0	0%
Overcrowding (units with 1.01 persons/room}	0	0%
III. Median Home Value (Owner-Occupied Units; 2019-2023 American Community Survey)		
Median Value	438,300	N/A
IV. Median Gross Rent (Renter-Occupied Units; 2019-2023 American Community Survey)		
Median Gross Rent	1,219	N/A

Source: US Census Bureau

Pine Beach's Employment and Income Characteristics

According to the 2019-2023 American Community Survey of the US Census Bureau, 1,385 of Pine Beach's residents aged 16 years and over were employed in the civilian labor force. A total of 45.7 percent of those who were employed in the civilian labor force were involved in management, business, science, and arts occupations, while approximately 17.7 percent were employed in sales and office related occupations. Service occupations employed 22.2 percent of Pine Beach residents that were employed in the civilian labor force. Natural resources, construction, and maintenance occupations employed 6.4 percent of the Borough's residents, whereas production, transportation, and material moving occupations employed 8.1 percent of the Borough's residents.

Table 6: Occupation of Employed Civilian Population, 16 and Over, American Community Survey (2019-2023 Five-Year Estimates)

	Number	Percent
Management, Business, Science, and Arts Occupations	611	45.7%
Sales and Office Occupations	236	17.7%
Service Occupations	296	22.2%
Natural Resources, Construction, and Maintenance Occupations	85	6.4%
Production, Transportation, and Material Moving Occupations	108	8.1%

Source: US Census Bureau

Regarding the number of jobs that are located within the Borough, it is noted that the New Jersey Department of Labor indicates that there was an average of 221 jobs located within the municipality in 2015, which is the latest available data. This is down 114 jobs over the 2010 average of 335 jobs. The Department of Labor's basis for this information is the number of jobs that are covered by public unemployment and disability insurance.

The number of jobs in Pine Beach is expected to grow throughout the future. This is indicated by recent projections of the North Jersey Transportation Planning Authority, which projects a total of 323 jobs by 2050.

Regarding household income, it is noted that Pine Beach's median household income, as reported by the 2019-2023 American Community Survey of the US Census Bureau, is \$121,333. This was \$34,389 more than the 2015 median household income of \$86,944. Table 7 provides complete information on the income of Pine Beach's households.

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Table 7: Household Income, American Community Survey (2019-2023 Five-Year Estimates)

	Number	Percent
Less than \$10,000	7	0.7%
\$10,000 to \$14,999	30	3.1%
\$15,000 to \$24,999	0	0.0%
\$25,000 to \$34,999	44	4.6%
\$35,000 to \$49,999	29	3.0%
\$50,000 to \$74,999	156	16.2%
\$75,000 to \$99,999	135	14.0%
\$100,000 to \$149,999	302	31.4%
\$150,000 or More	259	26.9%
Median Household Income (2023 Dollars)	121,333	N/A

Source: US Census Bureau

Affordable Housing Obligation

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

Present Need

The present need is a measure of overcrowded and deficient housing that is occupied by low- and moderate-income households.¹ The present need has previously been called "rehabilitation share." The present need for the Borough of Pine Beach is **zero (0) units**. Through investigation within the town, using both the collected Census data and Google Maps imagery captured in August of 2025, we found that no sites had met the criteria for overcrowded or deficient housing in need of rehabilitation.

¹ It is acknowledged that a January 18, 2017 ruling of the New Jersey Supreme Court has modified the definition of "present need" to include "... an analytic component that addresses the affordable housing need of presently existing New Jersey low- and moderate-income households, which formed during the gap period and are entitled to their delayed opportunity to seek affordable housing." However, the township entered into a settlement agreement with the Fair Share Housing Center that was approved by the court before the January 18, 2017 New Jersey Supreme Court ruling. Consequently, this Housing Plan Element and Fair Share Plan continues to define "present need" as a measure of overcrowded and deficient housing that is occupied by low- and moderate-income households and in need of rehabilitation.

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Within Census Data, it was discovered that no households within Pine Beach are underserved through utilities and there are no overcrowded housing units (American Community Survey 5 Year Estimates B25002).

Our office also investigated the Group Homes which currently exist within town to determine if they are overcrowded or deficient for housing. Four group homes exist within Pine Beach, and none were found to be overcrowded or deficient.

1. "AMIB" 721 Midland Ave - BL:31 x L:30 Assoc Multiple Impaired-Blind INC
2. "21 Plus" 409 Wayne Ave - BL:73 x L:56 21 Plus Inc.
3. "Bright Harbor" 301 Wayne - BL:73 x L:1 Bright Harbor Healthcare
4. "AMIB" 515 Merion Ave - BL:48 x L:11 Assoc Multiple Impaired-Blind INC

Prior Round Obligation

The prior round obligation covers the period from 2000 through 2024 and is a municipality's adjusted third round new construction obligation carried forward to the fourth round. The Borough's prior round obligation is **zero (0) units**.

The entirety of the third-round obligation was met through the construction of an O.C.E.A.N. Inc. apartment building with 100% affordable housing throughout its total of 6 units. The NJ Department of Community Affairs certified this property on 1/3/2022. This is pictured below along with further information on the Affordable Housing property.



1/3/2022

State of New Jersey
DEPARTMENT OF COMMUNITY AFFAIRS
CERTIFICATE OF REGISTRATION
REGISTRATION NUMBER: 1922099112



BUILDING	REGISTRATION
TO 1	Multiple Dwelling
TOTAL NUMBER OF UNITS ON PROPERTY: 6	OWNER/DEVELOPER: Corporation
TOTAL NUMBER OF LEAD EXEMPT UNITS: 0	YEAR CONSTRUCTED: 12/2021
DATE OF TRANSFER OF POSSESSION: 1/3/2022	BLOCK AND LOT: 78, 37
PROPERTY MAIN ADDRESS: 213 WASHINGTON AVE TAKEN FROM: MUNICIPALITY: PINE BEACH BORO, OCEAN COUNTY	
PRIMARY PROPERTY OWNER: DORIS EIC C/O JAYNA ESSLAND 40 WASHINGTON ST. 20 BOX 1028 TOWNS RIVER, NJ 08754	AUTHORIZED AGENT: DORIS EIC C/O JAYNA ESSLAND 40 WASHINGTON ST. 20 BOX 1028 TOWNS RIVER, NJ 08754
EMERGENCY REPAIR EXPENDITURE AUTHORIZER: DORIS EIC C/O JAYNA ESSLAND 40 WASHINGTON ST. 20 BOX 1028 TOWNS RIVER, NJ 08754 7322443333	IN-COUNTY AGENT: DORIS EIC C/O JAYNA ESSLAND 40 WASHINGTON ST. 20 BOX 1028 TOWNS RIVER, NJ 08754
MANAGER: DORIS EIC C/O JAYNA ESSLAND 40 WASHINGTON ST. 20 BOX 1028 TOWNS RIVER, NJ 08754	OFFICER OF GENERAL PARTNERS: CHRISTINE KILGORE 40 WASHINGTON ST 20 BOX 1028 TOWNS RIVER, NJ 08754
REGISTERED AGENT: DORIS EIC C/O JAYNA ESSLAND 40 WASHINGTON ST 20 BOX 1028 TOWNS RIVER, NJ 08754	

THE LAW REQUIRES THAT THIS CERTIFICATE OF REGISTRATION BE POSTED IN A CONSPICUOUS LOCATION IN THE REGISTERED PREMISES ALONG WITH THE NAME AND ADDRESS OF THE BUILDING MANAGER.

THIS CERTIFICATE IS NOT TRANSFERABLE. IN THE CASE OF ANY TRANSFER OF TITLE, IT SHALL BE THE DUTY OF THE NEW OWNER(S) TO FILE WITH THE COMMISSIONER WITHIN 10 DAYS OF EACH TRANSFER AN APPLICATION FOR A NEW CERTIFICATE OF REGISTRATION. IN THE CASE OF ANY CHANGE IN THE AGENT FOR SERVICE OF PROCESS OR BUILDING MANAGER, IT SHALL BE THE DUTY OF THE OWNER TO NOTIFY THE DEPARTMENT OF COMMUNITY AFFAIRS WITHIN 10 DAYS OF EACH CHANGE.

FAILURE TO COMPLY WITH THESE REQUIREMENTS CONSTITUTES A VIOLATION OF P.L. 1987, C. 74 OF THE LAWS OF NEW JERSEY AND SUBJECTS THE PARTY SO VIOLATING TO THE PENALTY THEREIN. REGISTRATIONS MAY BE SUBMITTED ONLINE AT THE DIVISION OF CODES AND STANDARDS WEBSITE (<http://nj.gov/communityaffairs/development>) UNDER THE DCA SERVICE PORTAL LINK OR BY CALLING THE BUREAU OF HOUSING INSPECTION AT 908-803-4216 OR EMAIL DH00606ADMIN@DCA.NJ.GOV.

Lt. Governor Sheila Y. Oliver
Commissioner, Community Affairs By:
Susan M. Wozniak
Bureau Chief
Bureau of Housing Inspection

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Pictured below is a Google Maps Image of the completed O.C.E.A.N. Inc. Affordable Housing Project.



Pictured below is the Certificate of Occupancy for the apartment Building that fulfilled the previous round obligation.



CERTIFICATE

Permit # 19-62 - U
Date Issued _____
-or-
Control # _____

<p>Block <u>78</u> Lot <u>17-316</u> Qualification Code _____</p> <p>Work Site Location <u>(219) 21-223 Washington Ave</u></p> <p>Owner In Fee _____</p> <p>Address <u>Ocean Inc JAMA ESTATE</u> <u>40 Washington St PO 1029 TRAY</u> <u>08751</u></p> <p>Tel. (____) _____</p> <p>Contractor <u>CATEL INC</u></p> <p>Address <u>P.O. Box 33</u> <u>Pine Beach NJ 07720</u></p> <p>Tel. <u>(732) 503-3020</u> FAX (____) _____</p> <p>Lic. No. or Bldrs. Reg. No. _____</p> <p>Federal Employee No. <u>652374523</u></p>	<p>Home Warranty No. <u>N/A</u></p> <p>Type of Warranty Plan: [] State [] Private</p> <p>Use Group <u>R-2</u></p> <p>Maximum Live Load <u>40</u></p> <p>Construction Classification <u>V-B</u></p> <p>Maximum Occupancy Load _____</p> <p>Description of Work/Use: <u>R-2 Multi-Family Apartment Bldg</u></p>
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CERTIFICATE OF OCCUPANCY
This serves notice that said building or structure has been constructed in accordance with the New Jersey Uniform Construction Code and is approved for occupancy.

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

TEMPORARY CERTIFICATE OF OCCUPANCY/COMPLIANCE
If this is a temporary Certificate of Occupancy or Compliance, the following conditions must be met no later than _____ or will be subject to fine or order to vacate:

CERTIFICATE OF CLEARANCE — LEAD ABATEMENT 5:17
This serves notice that based on written certification, lead abatement was performed as per NJAC 5:17, to the following extent:
[] Total removal of lead-based paint hazards in scope of work
[] Partial or limited time period (____ years); see file

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

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

CONSTRUCTION OFFICIAL _____
(Signature)

Fee \$ _____
Paid [] Check No. _____
Collected by: _____

U.C.C. F260 (rev. 5/03) 1 WHITE — APPLICANT 2 CANARY — OFFICE 3 PINK — TAX ASSESSOR

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Pictured below is the Pine Beach Borough Resolution for the affordable housing project which fulfilled the previous, Third, round of affordable housing.

**BOROUGH OF PINE BEACH LAND USE BOARD
RESOLUTION NO. 2018-07**

RESOLUTION OF THE LAND USE BOARD OF THE BOROUGH OF PINE BEACH, COUNTY OF OCEAN, STATE OF NEW JERSEY GRANTING AN APPROVAL OF A PRELIMINARY AND FINAL MAJOR SITE PLAN FOR BLOCK 78 LOTS 17-36 IN THE B-1 (BUSINESS HIGHWAY DISTRICT) ZONE, AS DESIGNATED ON THE MUNICIPAL TAX MAP FOR THE BOROUGH OF PINE BEACH.

WHEREAS, O.C.E.A.N. Inc., having a mailing address of 40 Washington Street, Tom's River, New Jersey 08753, has applied to the Pine Beach Borough Land Use Board for preliminary and final major site plan approval with design waivers to allow the construction of a six (6) unit apartment building on the property located at Block 78, Lots 17-36 as set forth on the Tax Maps of the Borough of Pine Beach; and

WHEREAS, proof of service as required by law upon appropriate property owners and governmental bodies has been furnished and determined to be in proper order; and

WHEREAS, a public hearing was held on July 5, 2018 at the Pine Beach Borough Municipal Building at which time testimony and exhibits were presented on behalf of the applicant and all interested parties having had an opportunity to be heard; and

WHEREAS, the Board having considered said application, testimony, and exhibits submitted and inspection of the site, if any, makes the following findings of fact:

1. The property is designated as Block 78, Lots 17-36 on Pine Beach Borough Tax Map Sheet 3.
2. The property consists of multiple adjacent lots between Washington Avenue and Wayne Avenue (paper street) approximately 300 feet west of Motor Road, lies within the B-1 (Business Highway District) Zone and consists of 62,500 sq. ft. (1.42 acres).
3. The Borough of Pine Beach is the owner of the property and is proposing to transfer ownership of the parcel to Ocean Community Economic Action Now, Inc. to develop the site with 100% affordable housing units to comply with a settlement with the Court.
4. The applicant has requested approval in accordance with the Land Use and Development Regulations of the Borough of Pine Beach.
5. The applicant proposes to construct an apartment building consisting of six (6) one-bedroom units with associated site improvements.
6. Pine Beach Borough Land Use Board Engineer, John J. Mallon, P.E., P.P., C.M.E., of T&M Associates, prepared a report to the Board dated June 21, 2018. The Board hereby adopts the findings in that report and incorporates the report in this Resolution by reference.
7. The applicant was represented by Stephen E. Smith, Esq. The applicant presented the testimony of its professional engineer Michael B. Intile, P.E., P.P., of Crest Engineering Associates, Inc.
8. Mr. Intile testified that he prepared the site plan for the development.
9. Mr. Intile described the site, surrounding area, and proposed development.
10. Mr. Intile opined that the granting of the application would in no way be detrimental to the public good or impair the purpose of the zone plan or zoning ordinances of the Borough of Pine Beach.
11. Mr. Intile opined that there are not any negative environmental impacts associated with the development.

WHEREAS, the Planning Board of the Borough of Pine Beach has determined that the applicant should be granted the requested relief for the following reasons:

1. The proposed development will pose no danger to the surrounding area.
2. The granting of the application will not have a substantial detriment to the public good and will not substantially impair the intent and purpose of the Zone Plan, Master Plan, and Zoning Ordinances of the Borough of Pine Beach.
3. The safety and wellbeing of the immediate area will not be adversely affected by the proposed development.
4. The application is in compliance with the Zone Plan and will not unduly impact upon the neighborhood scheme.

NOW, THEREFORE, BE IT RESOLVED, by the Pine Beach Borough Planning Board that the application is hereby approved subject to the following conditions:

1. The applicant shall resubmit the plans to the Board Engineer for approval in accordance with the representations and testimony placed on the record, including but not limited to, relaxation of the trash enclosure, add sidewalk to the plan, add landscape buffer to the plan, and submit an operation and maintenance manual.
2. The applicant must post all bonds and guarantees as required and recommended by this Board and said Planning Board Engineer. Moreover, the applicant must post all required engineering inspection fees.
3. All representations and statements made by the applicant, as well as applicant's representatives and witnesses, shall be considered and deemed to be relied upon by the Board in rendering this decision and to be an expressed condition of this Board's actions in approving the subject application. Any misstatement or misrepresentation, whether by mistake or change in circumstance, shall be deemed a breach of this condition of approval and shall subject this application to further review of this Board's own motion.
4. In the event the Planning Board determines that it reasonably relied upon any misstatement or misrepresentation, then and in that event, any approvals previously given may be rescinded and any improvements at the time in place on the premises in question shall not be in compliance with the ordinances of the Borough of Pine Beach.
5. All easement information shall be located on the final filed map.
6. No building permit shall be issued until the Board Secretary confirms that the Planning Board professional fees have been paid in full. In the event a building permit is issued and there are outstanding Planning Board professional fees, a stop work order will be filed against the applicant/contractor until all professional fees have been paid.
7. Proof of approval and/or waivers from all agencies having jurisdiction including Waterfront Development, Flood Plain Management, CAFRA, Ocean County Soil Conservation.
8. The applicant shall comply with the conditions contained in the Board Engineer's letter of June 21, 2018.
9. A copy of the Resolution of Approval shall be placed in the Borough Construction File.
10. Applicant shall submit a final "as built" plan at the conclusion of all construction.
11. The existing lots shall be consolidated into one lot.
12. The applicant must submit proof of payment of all currently due taxes to the Borough of Pine Beach.
13. The Land Use Board shall be responsible for publishing notice of this approval in the Ashbury Park Press or another newspaper designated for the publishing of such notices by the Pine Beach Borough Land Use Board or Borough Council.

CERTIFICATION

I hereby certify that I, the undersigned, am the secretary of the Land Use Board of the Borough of Pine Beach, and I hereby certify that the foregoing Resolution was adopted by the Land Use Board at a meeting held on the 5th day of July 2018 and memorialized by the Land Use Board on August 2, 2018.


 John J. Mallon
 Board Engineer, Chairman


 Christine Carney
 Board Secretary

Prospective Need

The prospective need is a measure of low- and moderate-income housing needs, based on development and growth that occurred or is reasonably likely to occur in a region or municipality. The prospective need covers the period from 2025 through 2035. The township's prospective need is **thirty (30) units**, this is established by the New Jersey Department of Community Affairs.

Ability to Accommodate Affordable Housing Obligation

The Borough lacks vacant, developable land that is suitable for residential use. Pine Beach anticipates that future development and growth will predominantly be limited to redevelopment activity (incl., reconstruction of existing housing), as well as infill development and expansions as may be permitted under the Borough's zone plan. Further changes and residential development within the Borough will be incremental, small in scale, and on scattered sites. The compliance mechanisms included in the Borough's Housing Plan Element and Fair Share Plan provide as much affordable housing as possible, given the Borough's development character, to meet the Borough's affordable housing obligation.

Anticipated Land Use Patterns

The Borough of Pine Beach is a fully developed community with an established pattern of land use, small lots and a limited capacity for growth. The anticipated land use pattern is expected to be consistent with the adopted land use and zone plans of the Borough.

Anticipated Demand for Types of Uses Permitted by Zoning, Based on Present and Anticipated Future Demographic Characteristics

According to 2023 US Census data, 103 of the 1,065 housing units in Pine Beach were vacant. Of these 103 vacant housing units, 91, or 8.5 percent of the total housing stock were for seasonal, recreational, or occasional use. The 2023 percentage of seasonal, recreational, or occasional use housing in the Borough highlights an increase from the total recorded in the 2010 US Census, where seasonal, recreational, or occasional use housing comprised 55 of 85 vacant units, of the total 903 housing units in the Borough, or six (6) percent of the total housing stock.

As has been previously demonstrated, Pine Beach's population has grown in the period since 2000. Indeed, in the period from 2000 to 2023, the Borough's population grew by approximately 428 residents, or around 22 percent. The North Jersey Transportation Planning Authority projects that the Borough's population

could drop to 2,303 by 2050, which represents a decrease of 75 residents, or around 3.2 percent, over the population of 2,378 that was reported in the 2010 US Census.

Since Pine Beach is a developed community, the projected residential and non-residential growth is expected to be the result of limited infill and small-scale private redevelopment efforts.

Availability of Existing and Planned Infrastructure

The Borough is a fully developed community and has a developed infrastructure. Water and sewer service are available within the Borough. As has been previously stated, Pine Beach anticipates that future development and growth will predominantly be limited to redevelopment activity (incl., reconstruction of existing housing), as well as infill development and expansions as may be permitted under the Borough's zone plan.

Economic Development Policies

The Borough has limited land for commercial development; however, the Borough has encouraged owners in the Business Highway Zone to improve their properties. The goal for economic development in the Borough's Master Plan, adopted in 1995, is to enhance and expand the Borough's economic base by promoting the growth of business for employment opportunities and purposes. The objective of this goal is to promote economic development by encouraging redevelopment efforts such as infill, land assembly, public/private partnerships and infrastructure improvements.

The Borough policy is to provide for economic development that is beneficial to the community, permitted by the Borough zone plan, and compatible with the overall goals and objectives of the Borough's master plan. The Borough has an existing Inclusionary Development policy within its B-1 zone.

Constraints on Development

The Borough contains several environmental features that are constraints to development, including water bodies and flood hazard areas. Generally, these environmentally constrained areas are located along the Toms River. The Borough also contains areas in the CAFRA Zone, which results in additional regulatory constraints on development.

In the three previous rounds, COAH granted the Borough a Vacant Land Adjustment

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each of the times it approved the Borough's Housing Plan Element and Fair Share Plan, due to the lack of land within the Borough that is suitable for the development of affordable housing. As such, COAH assigned the Borough a zero (0)-unit Realistic Development Potential (RDP), which was reaffirmed in the FSHC Agreement.

For the Fourth Round, the municipality is unable to identify a site suitable for realistic development within the Borough.

Identification of Affordable Housing Sites

Through the Vacant Land Analysis Report, found later in this document, there are no vacant lots of sufficient size and suitability to support a new development with affordable housing. The Borough is almost completely developed and there are no large, underdeveloped tracts available for low to moderate income housing.

The Borough will address its **unmet need of (28) units** through a combination of credits from existing affordable units, a proposed municipally sponsored project, an existing inclusionary zoning overlay in the Borough's B-1 (Business Highway) Zone, as well as the existing municipal-wide inclusionary zoning ordinance. The most impactful way the Borough will address its need is through adding an overlay in the B-1 Zone to include Mixed-Use developments with retail opportunities on the ground floor and apartments on the floors above.

Parcels Likely to be Redeveloped

It is our opinion that the entirety of the B-1 Business Zone, especially along Route 9, is likely to be redeveloped. This is due to the ages of both the buildings and surrounding sites along with a growing population in the area that is underserved by the current makeup of the Business Zone. Below is the zoning map with the B-1 zone highlighted for reference.



Fair Share Plan

The fair share plan outlines the mechanisms by which the Borough proposes to fulfill its: present and prospective needs, which is a measure of overcrowded and deficient housing that is occupied by low- and moderate-income households¹; prior round obligation; and, prospective need, which is a measure of low and moderate-income housing needs based on development and growth that occurred or is reasonably likely to occur in a region or municipality. This plan will also demonstrate how the Borough is creating a realistic opportunity for satisfaction of its RDP and how it is taking appropriate action to address its unmet need.

Fulfillment of the Present Need

As has been previously noted, the Borough's present need is zero (0) units.

Fulfillment of the Unmet Need (Prospective Need Obligations)

The difference between the Borough's affordable housing obligation and its RDP is known as unmet need. Pine Beach's unmet need is calculated as the sum of its prior round obligation and prospective need. The prior round obligation covers the period from 2000 through 2024, and is a municipality's adjusted third round new construction obligation carried forward to the fourth round. The Borough's prior round obligation is **(0) units**.

The prospective need is a measure of low- and moderate-income housing needs, based on development and growth that occurred or is reasonably likely to occur in a region or municipality. The prospective need covers the period from 2025 through 2035. The township's prospective need is **(30) units**.

The Borough has applied the standards set forth in N.J.A.C. 5:93-4.2 to determine its entitlement to a Vacant Land Adjustment to the cumulative (30) units of prospective need. Resulting from that analysis, the Borough has determined that it is entitled to adjust its cumulative prospective need to (0) units, leaving the Borough with an **RDP of (5) units and an unmet need of (25) units**.

The resulting **unmet need** from the prior round obligation and prospective need is **(25) units**. The Borough proposes to address its unmet need through multiple avenues including;

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Redevelopment “Mixed-Use” Overlay

There is an existing inclusionary overlay in the Borough’s B-1 (Business Highway) Zone. This inclusionary redevelopment overlay in the B-1 Zone calls for 20% of all new units in apartments buildings to be set-aside for low- and moderate-income housing. This can be found in Pine Beach’s municipal code § 175-61A(3).

The Borough will adopt a new overlay zone that allows for “Mixed-Use” to be built within the B-1 Zone. This Mixed-Use zone will also require a minimum of 20% of all new residential units in a mixed-use project to be designated Affordable Units.

“Mixed-Use” shall be defined as a combination of uses where commercial, cultural, or entertainment exists on the ground floor and the floors above are utilized for residential apartment buildings.

This new use is to be included in a new Borough ordinance section § 175-61A(6) and state the following: “Mixed-Uses, when meeting the following conditions, are permitted under this use group:”

The following guidelines and conditions are the basis of what will dictate the building of Affordable Units within Mixed-Use, commercial and residential, buildings.

Minimum Lot Area (Square Feet)	15,800
Maximum Density (du/Acre)	18
Minimum Lot Width (Feet)	100
Minimum Lot Depth (Feet)	100
Minimum Front Yard Setback (Feet)	10
Minimum Side Yard Setback (Feet)	10
Minimum Rear Yard Setback (Feet)	10
Maximum Lot Coverage	35%
Maximum Height (Feet)	45
Maximum Height (Stories)	3
Minimum Residential Unit Total Size (Square Feet)	600

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Minimum Width Per Residential Unit (Feet)	20
Minimum Setback from Internal Streets (Feet)	10
Maximum Residential Units Per Structure	30
Maximum Building Length (Feet)	250
Minimum Outside Access Points	2
Minimum Affordable Set-Aside	20%

Note 1: A ten foot buffer along all side and rear property lines shall be established for any Mixed-Use building abutting any residential zone.

Note 2: All exterior trash receptacles shall be conveniently located and conform to all local and county rules and regulations regarding recycling.

Note 3: Any Mixed-Use project shall include minimum set-aside of 20% affordable units. The units shall be integrated with the market-rate units. Affordable units are regulated by Chapter 48 of the Pine Beach Borough Code and applicable rules and regulations of the State of New Jersey and Court requirements.

Realistic Impact

The overlay zone as detailed above creates an realistic opportunity for affordable housing.

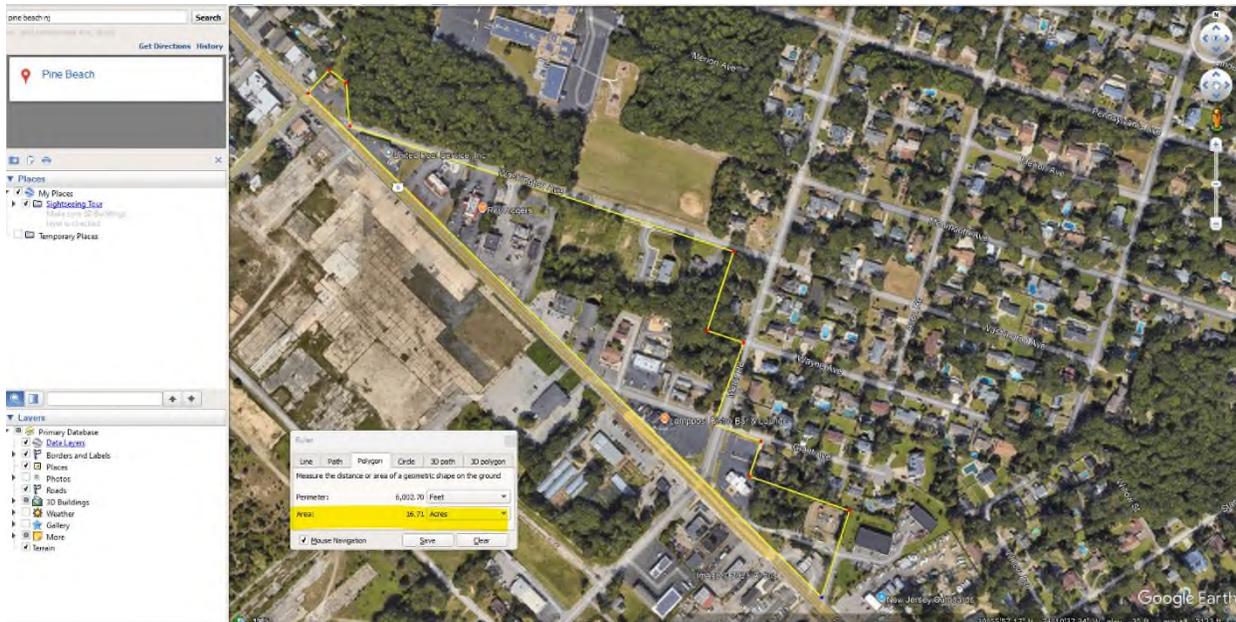
Based on the actual lot areas within the B-1 Zone, there is a total of 585,723.27 sq. ft.
= 13.44 ACRES

[Subtracting out 1.44 acres from 3rd Round Project OCEAN INC.] = **a total proposed area of 12 acres in the B-1 Zone**

Now using the proposed density of 18 units/acre...would permit up to (216) total units including (**20% affordable 43 units**) for the 4th round with our proposed overlay.

For the 4th Round Affordable Housing, the State calculated a prospective need of (30) units, therefore with the proposed overlay of the entire B-1 Zone (subtracting the 3rd Round site), there is still ample land available to meet the needs.

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Mandatory Set-Aside Ordinance

The Borough will establish a mandatory set-aside ordinance that requires all residential development (containing 5 or more units), including approvals of use or density variances, site plans, or subdivisions; redevelopment projects subject to a redevelopment plan adopted by the Borough Council that governs the development and redevelopment of designated areas in need of rehabilitation or areas in need of redevelopment in the Borough; and substantial revisions to previously approved developments, to have a 20% set-aside for the affordable units, regardless of whether they are for-sale or rental. All affordable units shall be restricted, regulated, and administered consistent with the Borough's affordable housing regulations, the Uniform Housing Affordability Controls and the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.).

Scattered Site Program

The Borough will establish the “***Pine Beach Scattered Site Program***”.

The Borough will create a program to involve affordable housing units (often single-family homes) spread throughout regular neighborhoods, managed by local Public Housing Authorities (PHAs) or non-profits, offering a path to ownership or rentals via programs like [Section 8](#), with eligibility based on income/family size, crucial for Ocean County residents needing affordable options beyond traditional projects. The Borough will work with the NJ DCA Housing Services directory, and look for local non-profits focusing on rehabilitation or development, as these units aim to integrate affordable housing into diverse communities

The Borough will work with organizations like **Ocean Community Economic Action Now (OCEAN)** for low-income family rentals, the non-profit [Ocean Housing Alliance \(OHA\)](#) for special needs/homeless adults, and the [Ocean City Housing Authority \(OCHA\)](#) for Ocean City residents, and **HabCore**. These groups offer affordable housing, rental assistance (like Section 8), and support services, with applications requiring income proof, IDs, and other documents for eligibility in various programs.

How Scattered Site Programs Work:

- **Integration:** Instead of large housing projects, single homes are purchased, rehabilitated, or built across different neighborhoods to avoid concentrating poverty.
 - **Management:** Local PHAs or Community Development Corporations (CDCs) often own and manage these properties, offering rentals or pathways to homeownership.
 - **Target Audience:** Low-to-moderate income families, often using vouchers (like Section 8) or specific local programs.
-

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The Borough also considered an accessory apartment program but found that their lots were relatively small (predominately 8,000 square feet or less) and the neighborhoods follow an existing character of individual dwellings on individual lots. The predominately 8,000 square foot lots that exist within the Borough along with COAH requirements for 10-year affordability controls on accessory apartments and the lack of control by the property owner on the selection of apartment renters make the successful development of an accessory apartment program *impractical*.

Spending Plan

The Borough will adopt a “Fourth Round Spending Plan” prior to expending any of the funds in the affordable housing trust fund. The Spending Plan will be adopted in accordance with P.L. 2024, c. 2 and the forthcoming regulations at N.J.A.C. 5:99.

The Borough currently has in its municipal code, Chapter 48. Affordable Housing: Article III. Spending Plan which was prepared in accordance with N.J.A.C. 5:93-5.1(c). This spending plan will be modeled after the previously adopted one.

Pine Beach also has a development fee ordinance that was approved by the Council on Affordable Housing (COAH) and adopted by Pine Beach on September 17, 1997. The following procedural sequence for the collection and distribution of development fee revenues is proposed by Pine Beach:

1. The Zoning Officer notifies the Building Code Official whenever a preliminary or final approval is granted development which is subject to a development fee.
The Planning Board recording secretary notifies the Building Code Official whenever a preliminary or final approval is granted development which is subject to a development fee.
When a request is made for a building permit, the Building Code Official determines if the project is subject to the imposition of a mandatory development fee. If so, the Building Code Official obtains an approximate value of the completed project from the developer or Tax Assessor who calculates the fee.
The developer pays 50% of the estimated development fee to the Building Code Official at the time the building permit is issued. The funds are then forwarded to the Chief Financial Officer and deposited in the affordable housing trust fund.
Upon request of a certificate of occupancy by the developer, the Building Code Official will notify the Borough Tax Assessor to calculate the equalized assessed value of the project and set the fee. The balance of the development fee will be paid by the developer to the Building Code Official prior to issuance of the certificate of occupancy. The funds are then forwarded to the Chief Financial Officer and deposited in the affordable housing trust fund.
2. Distribution of development fee revenues. A resolution is reviewed by the governing body recommending the expenditure of development fee revenues as set forth in this spending plan and adopts the recommendation.

The use and release of the funds require the adoption of a resolution in

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accordance with the COAH approved spending plan. Once a request is approved, the Chief Financial Officer releases the revenues from the trust fund for the specific use as per the governing body's resolution.

Pine Beach will dedicate 20% of development fees collected each year to be dedicated for administrative purposes as follows: Administration of all affordable housing activities as defined by COAH rules and regulations.

Pine Beach will devote 80% of development fees collected each year to render units more affordable as follows: Through the establishment of a local housing rehabilitation program for low and moderate income applicants of the borough. The implementation of a process and officer for the pursuit of affordable housing activities. These elements were not followed through on during the last round of affordable housing.

The Borough is considering the following for the projection of revenues for the period of the fourth round of affordable housing:

1. Based on the residential and nonresidential projects which have had development fees imposed upon them at the time of preliminary or final development approvals, Pine Beach anticipates the collection of \$0 in development fees at issuance of building permits and/or certificates of occupancy during the period of substantive certification.
2. Pine Beach considered all projects currently before the Planning Board for development approvals. Based on an estimate of when these may apply for building permits and certificates of occupancy, Pine Beach anticipates the collection of \$50,000 in development fees during the period of substantive certification.
3. Additionally, Pine Beach looked at the historic rate of development and determined that between now and the expiration of substantive certification, and additional \$0 to \$10,000 in development fees could be anticipated.

Therefore, Pine Beach has projected a total of \$50,000 in development fee revenues to be collected between now and the expiration of substantive certification. All development fees collected and interest generated by the fees will be deposited in a separate interest bearing account in Summit Bank for the purposes of affordable housing.

If sufficient funds are collected through the development fee ordinance, funding will be utilized for the support and the administration of the borough-wide housing rehabilitation program. If not, local resources, through bond, will be dedicated to the program.

Pursuant to the housing element and fair share plan, the governing body of Pine Beach has adopted a resolution agreeing to fund any shortfall of funds required for implementing the housing rehabilitation program. In the event that a shortfall of anticipated revenues occurs, Pine Beach will bond for funding.

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In summary, Pine Beach will contribute to their Affordable Housing Trust through the development fees collected on new development within the Borough.

Administrative Documents

The Borough will update its Affordable Housing Ordinance, Development Fee Ordinance, Affirmative Marketing Plan, and other administrative documents in accordance with forthcoming regulations at N.J.A.C. 5:80-26.1, et seq, and N.J.A.C. 5:99 after they are adopted.

2025 VACANT LAND ANALYSIS REPORT

Prepared For:

Borough of Pine Beach
Ocean County, New Jersey

Dated: 5/21/25

Revised on: 12/11/2025

Prepared By:



Mark Rohmeyer P.E., P.P., C.M.E.
Morgan Municipal, LLC
137 Central Avenue, Island Heights, NJ 08732

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

INTRODUCTION

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

In recognition of the need to provide the opportunity to adjust municipal affordable housing obligations, N.J.A.C. 5:93 outlines standards and procedures for municipalities to demonstrate that a municipal response to its housing obligation is limited by lack of land, water, or sewer. This report outlines the methodology and summarizes the results of the vacant land analysis prepared on behalf of Borough of Pine Beach by Morgan Municipal, LLC.

This document serves as Pine Beach Borough's Vacant Land Inventory and Analysis to reflect the conditions in 2025. The Borough of Pine Beach is seeking to obtain a vacant land adjustment due to the built-out nature of the Borough and recent government purchases of land now preserved as open space, and the limitations this puts on attempts to satisfy the Borough's affordable housing obligations.

In order to demonstrate the lack of vacant, developable land in Pine Beach Borough, the Borough has identified all vacant parcels currently existing within its borders through 2025 data from the Borough Tax Assessor's office and has listed each parcel on the vacant land inventory table in accordance with N.J.A.C. 5:93-4.2(b) (see Appendix A).

A vacant land map depicting vacant properties within the Borough is included as Appendix B.

An existing land use map for the Borough has been appended to this report as Appendix C in accordance with N.J.A.C. 5:93-4.2(a).

Morgan Municipal, LLC has analyzed the Realistic Development Potential, or RDP, of the remaining vacant lands within the Borough in accordance with the provisions of Subchapter 4 of N.J.A.C. 5:93. This analysis reveals that Borough of Pine Beach has 0 vacant developable sites, which could yield an **RDP of 5 units**.

PERMITTED EXCLUSIONS

This Vacant Land Inventory is prepared in accordance with N.J.A.C. 5:93, which establishes criteria by which sites, or portions thereof, in a municipal land inventory may be excluded from a municipality's RDP.

As per COAH's Second Round Rules (N.J.A.C. 5:93-4.2), the inventory includes the block, lot, address, owner's name, current zone, total lot acreage, total acreage suitable for development (uplands) and total acreage unsuitable for development (constraints) for each vacant property based on current Borough property tax records (See Vacant Land Inventory in Appendix).

As provided by N.J.A.C. 5:93-4.2.c, lands meeting certain specified criteria may also be excluded from the Inventory. The following criteria were used to further exclude vacant properties from the Inventory:

- 1) **ROSI or Green Acres Designation** - Parcels engaged with the Green Acres program may also be excluded
- 2) **Minimum Lot Area to meet Density** - Vacant contiguous publicly or privately-owned parcels where the merged total could not accommodate at least 5 dwelling units at a minimum density of 6 units per acre (less than 0.83 acres);
- 3) **Prior Round RDP** - Properties that were included in the Prior Round RDP based on the 1997 Vacant Land Inventory.
- 4) **Landlocked parcels** - or sites with limited or no access
- 5) **Environmentally sensitive lands**, including flood hazard areas, wetlands, and areas characterized by steep slopes of greater than 15 percent, which limits the contiguous developable uplands area to less than 0.83 acres. Additionally, groundwater contamination areas have been included.
- 6) **Constructed / No Longer Vacant** – properties that have been determined to have development occur within the parcel. Determination of development was made based on a review of the vacant land analysis.

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

Our office has taken into consideration sites that have changed in circumstances since the previous Vacant Land Analysis that was done in 1997. We did not determine any sites that had changed significantly enough to warrant redevelopment on the site.

METHODOLOGY

The Borough has identified all vacant parcels currently existing within its borders through 2025 data from the Borough Tax Assessor's office. The following information summarizes our findings:

(983) Total Lots exist within the Borough of Pine Beach.

(16) Vacant Private Lots exist within the Borough of Pine Beach.

(31) Vacant Borough Lots exist within the Borough of Pine Beach.

(47) Vacant Private & Borough Lots exist within the Borough of Pine Beach.

CONTIGUIOUS SITE ANALYSIS:

Our office first completed a review of which lots are contiguous on the List of Vacant Lands. We found the following contiguous lots which are considered for total lot area to see if the combined lot area is large enough to support affordable housing based upon the density in that area. None of the contiguous lots in the Borough were found to be developable because portions or whole contiguous lots are found to be excluded from our calculations for other reasons such as being on the ROSI list or being constructed/no longer being vacant.

The following lots were found to be contiguous:

1. Merion Ave: Block 108 Lot 3 & Block 80 Lot 44
 - a. Total Area: 2.55 Acres
 - b. Total Developable Area: 0.14 Acres (Donated to OCNLT)
2. Radnor Ave: Block 36 Lots 1.06, 1.07 & 1.08
 - a. Total Area: 0.63 Acres
 - b. Total Developable Area: 0 Acres (Park Area)
3. Washington Ave: Block 78 Lots 1.01 through 16
 - a. Total Area: 1.29 Acres
 - b. Total Developable Acres: 0 Acres
4. Pennsylvania Ave: Block 55 Lot 25 (ROSI List) & Block 55 Lot 1.
 - a. Total Area: 0.98 Acres
 - b. Total Developable Acres: 0.07 Acres

METHOD 1: ROSI (Registered Open Space Inventory) or Green Acres Designation

As per N.J.A.C. 5:93-4.2, properties may be excluded from the RDP if the parcels are engaged with the Green Acres program.

- a) *Of the (47) Vacant Lots in the Borough, (10) lots are on the ROSI list. Therefore, this results in a total of (37) lots left available for RDP analysis.*
 1. *Block 3.01 Lot 1 – 801 Pennsylvania Ave*
 2. *Block 3.02 Lot 1 – 901 Linden Ave*
 3. *Block 29.01 Lot 1 – 701 Pennsylvania Ave*
 4. *Block 30 Lot 6 – 615 Pennsylvania Ave*
 5. *Block 47 Lot 25 – 501 Pennsylvania Ave*
 6. *Block 55 Lot 25 – 401 Pennsylvania Ave*
 7. *Block 63 Lot 1 – Riverside Drive*
 8. *Block 69 Lot 20 – 301 Pennsylvania Ave*
 9. *Block 81 Lot 30 – 251 Pennsylvania Ave*

*10. Block 85.01 Lot 1 – 198 Prospect Ave**b) Out of the remaining (37) lots available for RDP analysis, (3) lots are currently in use as Park Area. Therefore, this results in a total of (34) lots left available for RDP analysis.*

- 1. Block 36 Lot 1.06*
- 2. Block 36 Lot 1.07*
- 3. Block 36 Lot 1.08*

METHOD 2: Constructed / No longer vacant

Parcels or sites that have been determined to have development occur within the parcel may also be excluded from the calculation of the RDP.

We note the following Block & lots were currently listed as vacant, but have been excluded due to being constructed:

1. Block 4, Lot 2 – 1001 Prospect Avenue
 - a. This property is currently developed with Ocean County Sewage Authority Utilities
2. Block 78, Lots 1.01 through 16 – Washington Avenue
 - a. This property is currently developed as a landfill.
3. Block 42 Lot 39 – 301 Hillside Avenue
 - a. This property is currently developed as a parking lot.
4. Block 43 Lot 47
 - a. This property is currently developed as a community garden.
5. Block 30.01 Lot 1 – 601 Merion Ave
 - a. This property is currently developed as the Pine Beach Police Storage Yard.
6. Block 48 Lot 42
 - a. This property is currently developed as the Pine Beach Police Storage Yard.
7. Block 80 Lot 46
 - a. This property is currently developed as the Pine Beach Police Storage Yard.

a) Out of the remaining (34) lot available for RDP analysis, (7) lots are being excluded due to development within the parcel, or the parcel is no longer vacant. Therefore, this results in a total of (27) lot left available for RDP analysis.

We note while we have excluded these lots for being developed, they also lack sufficient area to meet the surrounding density requirements.

Changed Circumstances Analysis

Our office has reviewed Block 78 Lots 1.01 through 16 through discussions with the Borough, tax assessor data, and Google Maps Imagery, and determined that there are no changed circumstances on the site that would lead to opportunity for development. This site is developed as a landfill and still contains landfill materials.

No other sites within the Vacant Land Analysis have been identified as having changed circumstances.

METHOD 3: Minimum Lot Area to meet Density

As per N.J.A.C. 5:93-4.1f, properties may be excluded from the RDP if they do not meet the minimum required lot area based on the surrounding density of the site. Our office has investigated further into each individual lot

listed below to determine what a realistic density was for the site based on the surrounding properties and determined from there if they had a large enough tract size to support affordable housing.

- a) *Out of the (27) remaining Vacant Lots in the Borough, (26) do not meet the lot area requirement based on the surrounding density. Therefore, this results in a total of (1) Vacant & Sufficient Area Lots.*

Below is a list of all vacant and undersized lots. They have been investigated individually to ascertain their availability for development with affordable housing. Exclusions were made with the following criteria in consideration: Ownership, lot shape and location, current site makeup, and density of the surrounding area.

Methods:

Surrounding Density of Block = (# of units on block)/(total acreage)

Minimum Lot Area Required = (# of units on site)/Surrounding Density

Insufficient Area Lots List:

- | | |
|---|---|
| <p>1. Block 14 Lot 7</p> <ul style="list-style-type: none"> a. Owner: MCHALE, JOHN D & SHERYL b. Site Area: 0.29 Acres c. Surrounding Density: 2.91 du/Ac d. Minimum Lot Area Required: 2.06 Acres | <p>5. Block 17 Lot 36</p> <ul style="list-style-type: none"> a. Owner: BORO OF PINE BEACH b. Site Area: 0.14 c. Surrounding Density: 4.68 du/Ac d. Minimum Lot Area Required: 1.28 Acres |
| <p>2. Block 16 Lot 1</p> <ul style="list-style-type: none"> a. Owner: BORO OF PINE BEACH b. Site Area: 0.07 Acres c. Surrounding Density: 4.30 du/Ac d. Minimum Lot Area Required: 1.40 Acres | <p>6. Block 19 Lot 36</p> <ul style="list-style-type: none"> a. Owner: WALLING, ROBERT & JANE b. Site Area: 0.20 Acres c. Surrounding Density: 4.07 du/Ac d. Minimum Lot Area Required: 1.47 Acres |
| <p>3. Block 16 Lot 31</p> <ul style="list-style-type: none"> a. Owner: BORO OF PINE BEACH b. Site Area: 0.10 Acres c. Further Exclusion: Irregular Lot d. Surrounding Density: 4.30 du/Ac e. Minimum Lot Area Required: 1.40 Acres | <p>7. Block 20 Lot 1</p> <ul style="list-style-type: none"> a. Owner: BORO OF PINE BEACH b. Site Area: 0.14 Acres c. Surrounding Density: 4.29 du/Ac d. Minimum Lot Area Required: 1.40 Acres |
| <p>4. Block 17 Lot 11</p> <ul style="list-style-type: none"> a. Owner: BORO OF PINE BEACH b. Site Area: 0.14 c. Surrounding Density: 4.68 du/Ac d. Minimum Lot Area Required: 1.28 Acres | <p>8. Block 26 Lot 29</p> <ul style="list-style-type: none"> a. Owner: ORR, JEFFREY & NICOLE b. Site Area: 0.36 Acres c. Surrounding Density: 3.78 du/Acre d. Minimum Lot Area Required: 1.59 Acres |

9. Block 31 Lot 7
 - a. Owner: SAXTON, JUSTINE A & JAMES J
 - b. Site Area: 0.29 Acres
 - c. Surrounding Density: 3.78 du/Acre
 - d. Minimum Lot Area Required: 1.59 Acres
10. Block 43 Lot 8.01
 - a. Owner: LAMBOK, LLC
 - b. Site Area: 0.22 Acres
 - c. Surrounding Density: 3.20 du/Acre
 - d. Minimum Lot Area Required: 1.88 Acres
11. Block 55 Lot 1
 - a. Owner: BORO OF PINE BEACH
 - b. Site Area: 0.07 Acres
 - c. Surrounding Density: 3.84 du/Ac
 - d. Minimum Lot Area Required: 1.56 Acres
12. Block 65 Lot 37
 - a. Owner: SAXTON, JAMES & JUSTINE
 - b. Site Area: 0.14 Acres
 - c. Surrounding Density: 4.0 du/Ac
 - d. Minimum Lot Area Required: 1.5 Acres
13. Block 68 Lot 7
 - a. Owner: ANDERSON, BRAD J
 - b. Site Area: 0.29 Acres
 - c. Surrounding Density: 3.64 du/Ac
 - d. Minimum Lot Area Required: 1.65 Acres
14. Block 70 Lot 1.01
 - a. Owner: JCM ELECTRIC LLC
 - b. Site Area: 0.14 Acres
 - c. Surrounding Density: 3.81 du/Acre
 - d. Minimum Lot Area Required: 1.58 Acres
15. Block 70 Lot 9
 - a. Owner: BORO OF PINE BEACH
 - b. Site Area: 0.14 Acres
 - c. Surrounding Density: 3.81 du/Ac
 - d. Minimum Lot Area Required: 1.58 Acres
16. Block 71 Lot 35
 - a. Owner: ZACCARO, ANTHONY & KATHLEEN M
 - b. Site Area: 0.29 Acres
 - c. Surrounding Density: 2.9 du/Ac
- d. Minimum Lot Area Required: 2.07 Acres
17. Block 73 Lot 60.01
 - a. Owner: BORO OF PINE BEACH
 - b. Site Area: 0.39 Acres
 - c. Further Exclusion: Irregular Lot
 - d. Surrounding Density: 3.4 du/Acre
 - e. Minimum Lot Area Required: 1.77 Acres
18. Block 74 Lot 15
 - a. Owner: SANTANDER BANK-LEASE ADMINISTRATION
 - b. Site Area: 0.43 Acres
 - c. Surrounding Density: 2.58 du/Ac
 - d. Minimum Lot Area Required: 2.33 Acres
19. Block 77 Lot 29.01
 - a. Owner: SHTANDER, GEORGIY
 - b. Site Area: 0.72 Acres
 - c. Surrounding Density: N/A (Business Zone)
20. Block 78 Lot 49
 - a. Owner: BORO OF PINE BEACH
 - b. Site Area: 0.14 Acres
 - c. Surrounding Density: 3.57 du/Ac
 - d. Minimum Lot Area Required: 1.68 Acres
21. Block 80 Lot 44
 - a. Owner: BORO OF PINE BEACH
 - b. Site Area: 0.14 Acres
 - c. Surrounding Density: 4.10 du/Ac
 - d. Minimum Lot Area Required: 1.46 Acres
22. Block 87 Lot 1
 - a. Owner: HIGLEY, LINDA S
 - b. Site Area: 0.07 Acres
 - c. Surrounding Density: 3.25 du/Ac
 - d. Minimum Lot Area Required: 1.85 Acres
23. Block 95 Lot 33
 - a. Owner: BRUNO, JOAN TRUST
 - b. Site Area: 0.22 Acres
 - c. Surrounding Density: 3.82 du/Ac
 - d. Minimum Lot Area Required: 1.57 Acres
24. Block 98 Lot 7
 - a. Owner: LA PIERRE INC
 - b. Site Area: 0.11 Acres
 - c. Surrounding Density: 3.49 du/Ac
 - d. Minimum Lot Area Required: 1.72 Acres
25. Block 107 Lot 7

- | | |
|--|--|
| <ul style="list-style-type: none"> a. Owner: GREGORY, DANIEL J & POTASKI, K C b. Site Area: 0.33 Acres c. Surrounding Density: 2.49 du/Ac d. Minimum Lot Area Required: 2.41 Acres | <ul style="list-style-type: none"> 26. Block 108 Lot 1.01 <ul style="list-style-type: none"> a. Owner: PASCOE, WARREN F & CHELSEA S R b. Site Area: 0.16 Acres c. Surrounding Density: N/A (Elementary School Adjacent) |
|--|--|

METHOD 4: Prior Round RDP

As per N.J.A.C. 5:93-4.2, properties may be excluded from the RDP if the lots were included in the prior round RDP based on the 1997 Vacant Land Inventory.

The following lot(s) are currently listed as vacant which was part of the 3rd Round and have since been nearing completion or fully completed for construction:

1. None

- a) Out of the remaining (1) lots available for RDP analysis, (0) lot has been nearing completion or fully completed from the Prior Round RDP. Therefore, this results in a total of (1) lots left available for RDP analysis.*

METHOD 5: Landlocked parcels

Landlocked parcels or sites with limited or no access may also be excluded from the calculation of the RDP.

- a) Out of the remaining (1) lot available for RDP analysis, (0) lots are being excluded due to the parcel being landlocked. Therefore, this results in a total of (1) lot left available for RDP analysis.*

METHOD 6: Environmentally sensitive lands**METHOD 6.1: Wetlands**

As per N.J.A.C. 5:93-4.2, properties may be excluded from the RDP if a parcel contains inland wetlands which render a site unsuitable for low- and moderate-income housing.

- a) Out of the remaining (1) lot available for RDP analysis, (0) lots are being excluded due to wetlands. Therefore, this results in a total of (1) lots left available for RDP analysis.*

METHOD 6.2: Steep Slope

As per N.J.A.C. 5:93-4.2, properties may be excluded from the RDP if a parcel contains steep slopes (in excess of 15%) which render a site unsuitable for low- and moderate-income housing.

- a) Parcels have been analyzed for steep slope exclusions. Out of the remaining (1) lot available for RDP analysis, (0) lots are being excluded due to steep slope. Steep slope(s) have not been located; Therefore, this results in a total of (1) lots left available for RDP analysis.*

METHOD 6.3: Groundwater Contamination Area

Parcels with groundwater contamination which render a site unsuitable for low- and moderate-income housing may also be excluded from the calculation of the RDP.

We note the following Block & lots were currently listed as vacant, but have been excluded do to groundwater contamination:

1. None

a) *Out of the remaining (1) lot available for RDP analysis, (0) lots are being excluded due to groundwater contamination. Therefore, this results in a total of (1) lots left available for RDP analysis*

SUMMARY & CONCLUSION

This analysis reveals that the Borough has (1) vacant and non-developable site which together yield an **RDP of (2) using a density of 6du/acre** affordable units, which is less than the required RDP number of thirty (30) for the 4th Round of Affordable Housing.

1. Block 108 Lot 3 – Merion Ave: which has been donated to the Ocean County Natural Lands Trust. It cannot be further developed but the RDP that it would yield is still being counted towards the Borough’s final RDP.

Upon further review, this **2.41 acre site** has a drainage easement running through a large portion of the center of the property therefore we would estimated a buildable acreage of **1.93 acres**.

To be conservative, we will use the entire lot at 2.41 acres,

And use a higher density of 10du/acre,

And therefore the lot had the potential to support an *RDP 4.8 units rounded up to 5 units.*

APPENDICES

A. Vacant Land Inventory Table

V	Lot	OWNER_OWNER	PROPERTY_CLASS	Property Location	Land Description	Tax Map Pg	Zoning	SITE AREA (ACRES)	AREA EXCLUSIONS PURSUANT TO N.J.A.C. 5:92-4.2(g)	BUILDABLE NET AREA REMAINING (ACRES)	NOTES/EXCLUSIONS	POTENTIAL UNITS	ROP (Realistic Development potential)	
3.01	1	BORO OF PINE BEACH	15C	801 PENNSYLVANIA AVE	1708X33	5	R150	1.29	1.29	0.00	ROSI LIST	0	0	
3.02	1	BORO OF PINE BEACH	15C	901 LINDEN AVE	0401 AC	5	R150	0.04	0.04	0.00	ROSI LIST	0	0	
4	2	OCEAN COUNTY SEWERAGE AUTHORITY	15C	1001 PROSPECT AVE	30X87 IRR	5	Exempted Property	0.09	0.09	0.00	DEVELOPED	0	0	
14	7	MCHALE, JOHN D & SHERYL	1	514 CEDAR AVE	100X125	004	R75	0.29	0.29	0.00	LOT AREA IS NOT SUFFICIENT	0	0	
16	1	BORO OF PINE BEACH	15C	718 HENLEY AVE	25X125	5	R75	0.07	0.07	0.00	LOT AREA IS NOT SUFFICIENT	0	0	
16	31	BORO OF PINE BEACH	15C	829 PENNSYLVANIA AVE	65X68 IRR	5	R75	0.10	0.10	0.00	LOT AREA IS NOT SUFFICIENT, IRREGULAR SHAPE	0	0	
17	11	BORO OF PINE BEACH	15C	805 SPRINGFIELD AVE	50X125	4	R75	0.14	0.14	0.00	LOT AREA IS NOT SUFFICIENT, DENSITY	0	0	
17	36	BORO OF PINE BEACH	15C	898 LINDEN AVE	50X125	4	R75	0.14	0.14	0.00	LOT AREA IS NOT SUFFICIENT, DENSITY	0	0	
19	36	WALLING, ROBERT & JANE	1	834 PROSPECT AVE	81X111	004	R75	0.20	0.20	0.00	LOT AREA IS NOT SUFFICIENT	0	0	
20	1	BORO OF PINE BEACH	15C	801 RADNOR AVE	50X125	4	R75	0.14	0.14	0.00	LOT AREA IS NOT SUFFICIENT, DENSITY	0	0	
26	29	ORR, JEFFREY & NICOLE	1	735 HUNTINGTON AVE	175X125	004	R75	0.36	0.36	0.00	LOT AREA IS NOT SUFFICIENT	0	0	
29.01	1	BORO OF PINE BEACH	15C	701 PENNSYLVANIA AVE	33X600	5	R75	0.45	0.45	0.00	ROSI LIST	0	0	
30	6	BORO OF PINE BEACH	15C	615 PENNSYLVANIA AVE	33X600	5	R75	0.45	0.45	0.00	ROSI LIST	0	0	
30.01	1	BORO OF PINE BEACH	15C	601 MERION AVE	110X50	5	R75	0.13	0.13	0.00	DEVELOPED	0	0	
31	7	SAXTON, JUSTINE A & JAMES J	1	706 MERION AVE	100X125	005	R75	0.29	0.29	0.00	LOT AREA IS NOT SUFFICIENT	0	0	
36	1.06	BORO OF PINE BEACH	15C	626 RADNOR AVE	78X120	4	R-2	0.21	0.21	0.00	CONTIGUOUS WITH B381.07 & 1.08, PARK AREA	0	0	
36	1.07	BORO OF PINE BEACH	15C	627 RADNOR AVE	78X120	4	R-2	0.21	0.21	0.00	CONTIGUOUS WITH B381.06 & 1.08, PARK AREA	0	0	
36	1.08	BORO OF PINE BEACH	15C	618 RADNOR AVE	78X120	4	R-2	0.21	0.21	0.00	CONTIGUOUS WITH B381.06 & 1.07, PARK AREA	0	0	
42	39	BORO OF PINE BEACH	15C	301 HILLSIDE AVE	250X125	2	R75	0.72	0.72	0.00	DEVELOPED	0	0	
43	8.01	LAM'OK, LLC	1	400 NEW JERSEY AVE	75X125	2	R75	0.22	0.22	0.00	PREVIOUS SITE PLAN APPROVAL, LOT AREA IS NOT SUFFICIENT	0	0	
47	47	PINE BEACH VOL FIRE CO	1	PROSPECT AVE	50X125	002	R75	0.14	0.14	0.00	DEVELOPED	0	0	
48	42	BORO OF PINE BEACH	15C	501 PENNSYLVANIA AVE	600X66	3	R75	0.91	0.91	0.00	ROSI LIST	0	0	
55	1	BORO OF PINE BEACH	15C	HILLSIDE AVE	50X100	3	R75	0.14	0.14	0.00	DEVELOPED	0	0	
55	25	BORO OF PINE BEACH	15C	812 AVON RD	25X125	3	R75	0.07	0.07	0.00	LOT AREA IS NOT SUFFICIENT, DENSITY	0	0	
55	25	BORO OF PINE BEACH	15C	401 PENNSYLVANIA AVE	600X66	3	R75	0.91	0.91	0.00	ROSI LIST	0	0	
63	1	BORO OF PINE BEACH	15C	RIVERSIDE DR	200X188	2	R75	0.86	0.86	0.00	ROSI LIST	0	0	
65	37	SAXTON, JAMES & JUSTINE	1	AVON RD	50X125	002	R75	0.14	0.14	0.00	LOT AREA IS NOT SUFFICIENT	0	0	
66	7	ANDERSON, BRAD J	1	710 MOTOR RD	100X125	003	R75	0.29	0.29	0.00	LOT AREA IS NOT SUFFICIENT	0	0	
69	20	BORO OF PINE BEACH	15C	301 PENNSYLVANIA AVE	68X75	3	R75	0.72	0.72	0.00	ROSI LIST	0	0	
70	1.01	JCM ELECTRIC LLC	1	301 MERION AVE	50X125	003	R75	0.14	0.14	0.00	LOT AREA IS NOT SUFFICIENT, DENSITY	0	0	
70	9	BORO OF PINE BEACH	15C	910 MOTOR RD	50X125	3	R75	0.14	0.14	0.00	LOT AREA IS NOT SUFFICIENT, DENSITY	0	0	
71	35	ZACCARO, ANTHONY & KATHLEEN M	1	1035 AVON RD	100X125	003	R75	0.29	0.29	0.00	LOT AREA IS NOT SUFFICIENT	0	0	
73	60.01	BORO OF PINE BEACH	15C	411 WAYNE AVE	39AC	3	R75	0.39	0.39	0.00	LOT AREA IS NOT SUFFICIENT, IRREGULAR SHAPE	0	0	
74	15	SANTANDER BANK-LEASE ADMINISTRATION	1	290 LEE AVE	150X125	003	R75	0.43	0.43	0.00	LOT AREA IS NOT SUFFICIENT	0	0	
77	29.01	SHTANDER, GEORGY	1	1201 MOTOR RD	7174 AC	003	B1	0.72	0.72	0.00	LOT AREA IS NOT SUFFICIENT	0	0	
78	49	BORO OF PINE BEACH	15C	1101 MOTOR RD	50X125	3	R75	0.14	0.14	0.00	CONTIGUOUS LOTS, DEVELOPED, CURRENT LANDFILL SITE	0	0	
78	1.01 THROUGH 1.6	BORO OF PINE BEACH	15C	WASHINGTON AVE	225X250	3	B1	1.29	1.29	0.00	CONTIGUOUS WITH BLOCK 108 LOT 3.	0	0	
80	44	BORO OF PINE BEACH	15C	219 MERION AVE	44X125	3	R75	0.14	0.14	0.00	LOT AREA IS NOT SUFFICIENT, DENSITY	0	0	
80	46	BORO OF PINE BEACH	15C	220 MONMOUTH AVE	25X125	3	R75	0.14	0.14	0.00	DEVELOPED	0	0	
81	30	BORO OF PINE BEACH	15C	551 PENNSYLVANIA AVE	175X66	3	R75	0.27	0.27	0.00	ROSI LIST	0	0	
85.01	1	BORO OF PINE BEACH	15C	199 PROSPECT AVE	180 AC	2	R75	1.80	1.80	0.00	ROSI LIST	0	0	
87	1	HIGLEY, LINDA S	1	LINDEN AVE	25X125	003	R75	0.07	0.07	0.00	LOT AREA IS NOT SUFFICIENT	0	0	
95	33	BRUND, JOAN TRUST	1	231 HUNTINGTON AVE	75X125	002	R75	0.22	0.22	0.00	LOT AREA IS NOT SUFFICIENT	0	0	
96	7	LA PIERRE INC	1	203 BUHLER AVE	40X125	002	R75	0.11	0.11	0.00	LOT AREA IS NOT SUFFICIENT	0	0	
107	7	GREGORY, DANIEL & POTASKI, K C	1	301 LINCOLN CT	51X160	002	R75	0.33	0.33	0.00	LOT AREA IS NOT SUFFICIENT	0	0	
108	1.01	PASCOE, WARREN F & CHELSEA S R	1	PENNSYLVANIA AVE	45X159	3	R75	0.16	0.16	0.00	CONTIGUOUS WITH BLOCK 80 LOT 44.	0	0	
108	3	BORO OF PINE BEACH	15C	MERION AVE	2.41 AC	3	R75	2.41	0.48	1.93	DESIGNATED FOR ROSI LIST JUNE 2025, PER OCEAN COUNTY NATURAL LANDS TRUST	11	2	
									19.14	17.21	1.93	11	2	
									Total	19.14	17.21	1.93	11	2

C. Existing Land Use Map

