

TOWNSHIP OF PLUMSTED
OCEAN COUNTY, NEW JERSEY

Housing Plan Element & Fair Share Plan

Prior Round (Round I& II) (1987-1999)

Third Round (1999-2025)

Fourth Round (2025-2035)

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Prepared by:



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*The original document was appropriately signed and sealed in accordance with the
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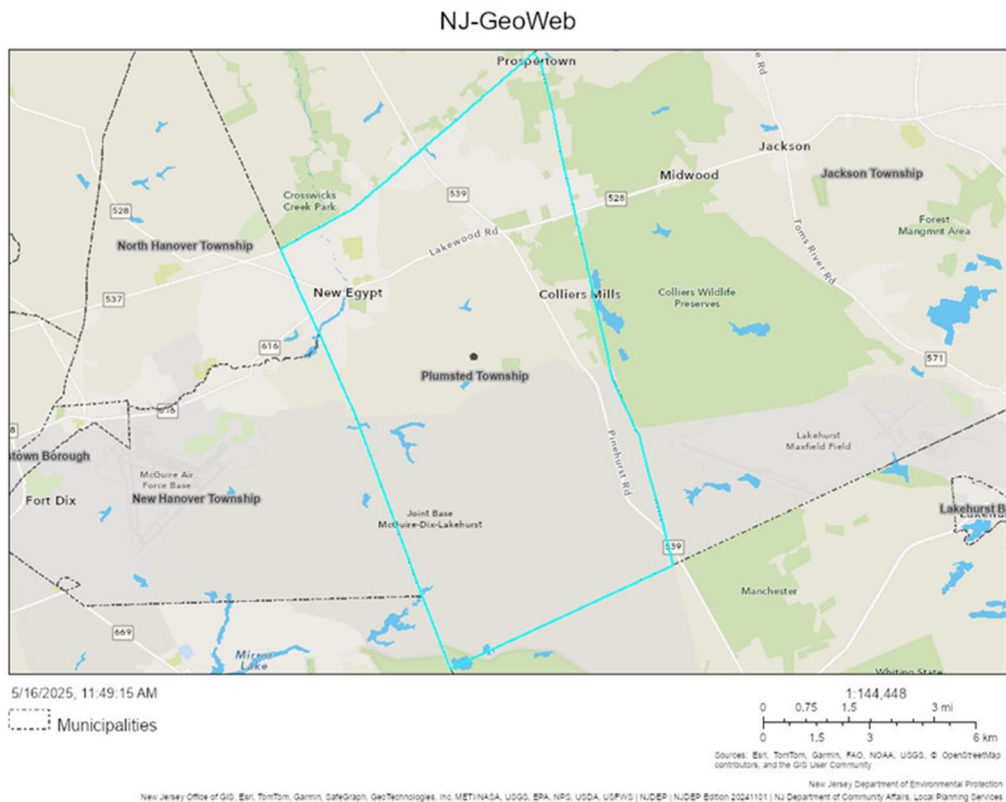
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| A. Resolution No. 2025-73 | F. Municipal Housing Liaison
Resolution Draft |
| B. Vacant Land/ Durational Adjustment
Analysis | G. Administrative Agent Resolution
Draft |
| C. Development Fee Ordinance
Adopted | H. Affirmative Marking Plan Draft |
| D. Spending Plan | I. Redevelopment Plan Amendment # 5
Adopted |
| E. Affordable Housing Draft Ordinance | |

Plumsted Township – Housing Plan Element and Fair Share Plan

INTRODUCTION

LOCATION AND CONTEXT

Plumsted Township is 40.7 square miles in size and is located in the northwestern portion of Ocean County. The Township borders Jackson Township and Manchester Township in Ocean County, North Hanover Township, New Hanover Township and Pemberton Township in Burlington County and Upper Freehold in Monmouth County. The predominant land use in the Township is agriculture. It is important to note that almost 47% of the land that is the southern half of the township is part of the Fort Dix Military Reservation due to the Joint Base McGuire-Dix-Lakehurst. Even the remaining non-military area is subject to a number of environmental constraints. A significant amount of land is protected open space under Pinelands jurisdiction that includes the Collier Mills Wildlife Area. Wetlands cover 28 percent of the non- military land area deeming the area undevelopable.



The Township can be characterized as a rural suburban municipality and is located in State Planning Area 4 and Pinelands Management Area. The State Planning Areas include Rural Planning Area (PA 4) and Environmentally Sensitive Barrier Island (PA 52).

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AFFORDABLE HOUSING

In 1975 the New Jersey Supreme Court determined, in *So. Burlington County. NAACP v. Township of Mount Laurel* (“Mount Laurel I”) that every developing municipality in New Jersey had an affirmative obligation to provide a “realistic opportunity” for its fair share of low-and moderate-income housing. This 1975 decision led to a body of case law, legislative changes and rulemaking by State agency, now referred to as Mount Laurel Doctrine. All the municipalities in the State have been assigned a specific number of affordable housing units that must be created and or planned for to satisfy the constitutional obligation, known as the affordable housing obligation. This plan for the Township of Plumsted will present how the Township intends to meet its Prior round, Third round and Fourth Round to meet its affordable housing obligation.

Overview of Affordable Housing in New Jersey

Affordable housing in New Jersey is defined as housing reserved for households earning no more than 80% of the regional median income. With limited exceptions, each affordable units must remain affordable through deed restriction for atleast 30 years or 40 years in case of rentals for Fourth Round. As stated above, the Supreme Court has determined that providing realistic opportunity for its fair share of low and moderate income housing is a constitutional obligation. Even though participation in this process is voluntary, the rules heavily incentivize voluntary compliance. Further, municipalities that do not comply may be vulnerable to “builder’s remedy” litigation. This type of litigation is a tool used by developers to compel municipalities to include a “builders” site in the Fair Share Plan.

Under the Mount Laurel Doctrine, there are essentially three rounds identified as :

Prior Round (Round I/11) for the period of 1987-1999

Third Round (Round III) for the period of 1999-2025

Fourth Round (Round IV) for the period 2025-2035

Municipalities have to create or provide plans to provide affordable units through inclusionary zoning, 100% affordable housing, age restricted housing, special needs/ supportive housing and several other mechanisms to receive credit towards meeting its obligation. Under the Mount Laurel doctrine, each affordable unit earns the municipality one credit towards its affordable housing obligation. Certain units may qualify for bonus credits, providing more than one credit per unit. These units must ensure diversity in income levels by providing a mix of very low (<30 AMI), low (<=50% AMI) and moderate income (>50% and < 80% AMI) housing. According to the Fair Housing Act, C.52:27D-304, very low, low and moderate income housing is defined as:

- **Very-Low Income Housing** – means housing affordable according to federal Department of Housing and Urban Development or other recognized standards for home ownership and rental costs and occupied or reserved for occupancy by households with a gross household income equal to 30 percent or less of the median gross household income for households of the same size within the housing region in which the housing is located.

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- **Low Income Housing** – means housing affordable according to federal Department of Housing and Urban Development or other recognized standards for home ownership and rental costs and occupied or reserved for occupancy by households with a gross household income equal to 50 percent or less of the median gross household income for households of the same size within the housing region in which the housing is located.
- **Moderate Income Housing** – means housing affordable according to federal Department of Housing and Urban Development or other recognized standards for home ownership and rental costs and occupied or reserved for occupancy by households with a gross household income equal to more than 50 percent but less than 80 percent of the median gross household income for households of the same size within the housing region in which the housing is located.

Income Levels

Plumsted Township is in COAH's Region 4, which includes Mercer, Monmouth and Ocean Counties. Moderate-income households are those earning between 50% and 80% of the regional median income. Low-income households are those with annual incomes that are between 30% and 50% of the regional median income. Very-low income households are a subset of "low income" households, and are defined as households earning 30% or less of the regional median income.

2025 Income Limits for Region 4								
Household Income Levels	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5-Person Household	6-Person Household	7-Person Household	8+-Person Household
Moderate	\$75,440	\$86,160	\$96,960	\$107,680	\$116,320	\$124,960	\$133,600	\$142,160
Low	\$47,150	\$53,850	\$60,600	\$67,300	\$72,700	78,100	\$83,500	\$88,850
Very Low	\$28,290	\$32,310	\$36,360	\$40,380	\$43,620	\$46,860	\$50,100	\$53,310
Source: 2025 Income Limits prepared by Affordable Housing Professionals of New Jersey								

Further the units should be a mix of one, two and three bedroom units including a specific requirement for family units, number of rental units and maximum number of age restricted units, which is defined below.

- An "**Age-restricted unit**" means a housing unit designed to meet the needs of, and exclusively for, the residents of an age-restricted segment of the population such that:
 1. All the residents of the development where the unit is situated are sixty-two (62) years or older; or
 2. At least eighty (80) percent of the units are occupied by one person that is fifty-five (55) years or older; or

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3. The development has been designated by the Secretary of the U.S. Department of Housing and Urban Development as "housing for older persons" as defined in Section 807(b)(2) of the Fair Housing Act, 42 U.S.C. § 3607.

In March of 2024, P.L. 2024, c.2 was signed into law establishing new procedures for determining statewide needs and municipal obligations for low and moderate income housing. This new law formally abolished COAH (Council on Affordable Housing) and established a new “Program” for resolving affordable housing disputes, as well as the authority to review and certify municipal fair share housing plans. The law required municipalities to determine their own fair share obligations by applying the methodology of the Jacobsen decision in Mercer County as it related to the Third Round, and adopt a binding resolution setting those obligation numbers. The law also provided revisions to the crediting structures for affordable units, with changes to the types of affordable units that are permitted to be granted bonus credits. The law established timelines for submission of documents to demonstrate compliance with the Fair Housing Act.

On January 15, 2025, pursuant to the new amendments to the Fair Housing Act, the Township adopted Resolution # 2025-73 accepting DCA’s fourth round affordable housing present need and prospective need. DCA calculated a present need obligation of 22 units, and a Fourth Round prospective obligation of 33 units for the Township of Plumsted.

This Housing Plan Element and Fair Share Plan has been prepared in accordance with the requirements of P.L. 2024, c. 2, to satisfy the Township’s municipal obligation to provide for its fair share of the regional need for low and moderate income housing for the Fourth Round period of 2025 – 2035.

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HOUSING PLAN ELEMENT

According to the Municipal Land Use Law (MLUL) (40:55D-28.b(3)), a municipality is required to adopt a Housing Plan Element of the Master Plan, as well as a Fair Share Plan for addressing its low and moderate income housing obligations in accordance with the Fair Housing Act (FHA). Pursuant to the Fair Housing Act, Section 10 of P.L. 1985, c. 222 (C. 52:27D-310), a municipality's housing plan element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with attention to low- and moderate-income housing. This Housing Plan Element for Plumsted Township has been prepared in a manner that is consistent with the FHA and MLUL requirements, and contains the following, as spelled out in the FHA:

1. 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;
2. 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;
3. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
4. An analysis of the existing and probable future employment characteristics of the municipality;
5. A determination of the municipality's present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing; and
6. 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.
7. A map of all sites designated by the municipality for the production of low- and moderate income-housing and a listing of each site that includes its owner, acreage, lot, and block;
8. The location and capacities and proposed water and sewer lines and facilities relevant to the designated sites;
9. Copies of necessary applications for amendments to, or consistency determinations regarding, applicable area-wide water quality management plans (including wastewater management plans).

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10. A copy of the most recently adopted master plan and where required, the immediately preceding, adopted master plan;
11. For each designated site, a copy of the New Jersey Freshwater Wetlands maps where available. When such maps are not available, municipalities shall provide appropriate copies of the National Wetlands Inventory maps provided by the U.S. Fish and Wildlife Service;
12. A copy of appropriate, United States Geological Survey Topographic Quadrangles for designated sites; and
13. Any other documentation pertaining to the review of the municipal housing element as may be required by the appropriate authority.

This Housing Plan Element and Fair Share Plan will address the Township's obligations to provide a realistic opportunity for the construction of low- and moderate-income housing in accordance with the Fair Housing Act, the MLUL, and all guidance provided by the Department of Community Affairs (DCA) and the Affordable Housing Dispute Resolution Program (Program).

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ANALYSIS OF DEMOGRAPHIC, HOUSING, AND EMPLOYMENT CHARACTERISTICS

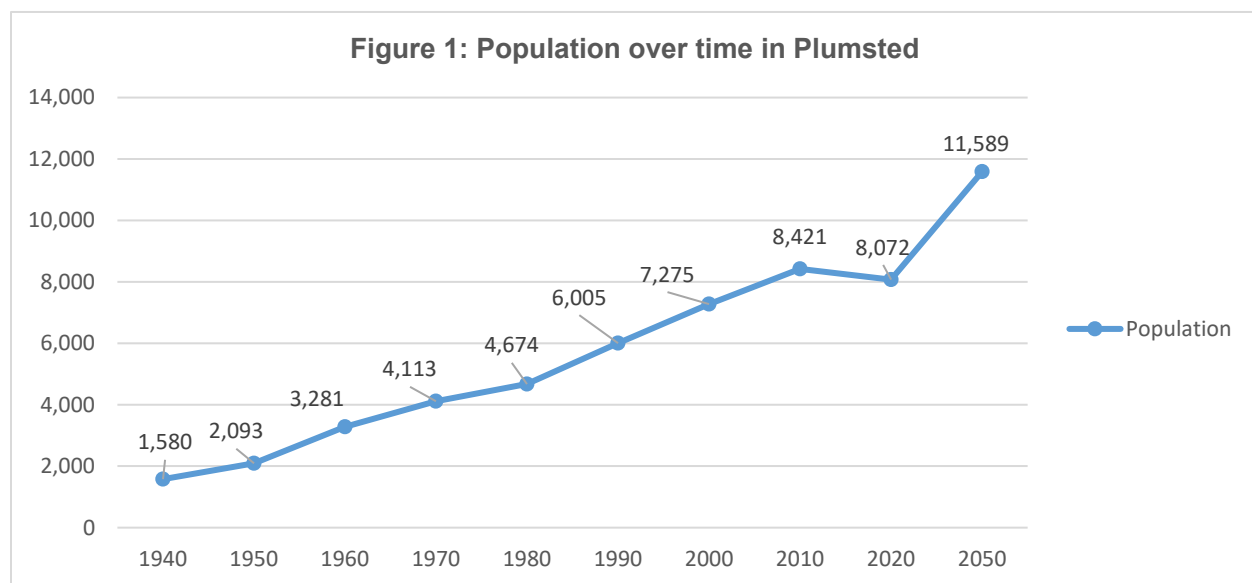
As required by N.J.S.A. 52:27D-310, all housing elements must contain a discussion of the municipality's demographic, housing, and economic characteristics. The following subsections fulfill this requirement by providing a profile of the Township's demographic, housing and employment characteristics based on information from the US Census Bureau, and the New Jersey Department of Labor and Workforce Development.

DEMOGRAPHICS

POPULATION

Plumsted Township has experienced increased steady growth over the past few decades. Table 1 below illustrates the population growth trends for both Ocean County and the Township. According to the 2020 U.S Census, the Township's population stood at 8,072 residents. Although, this marks a 4.1% decrease from 8,421 residents recorded in 2010, the latest ACS estimates of 2023 indicate the population at 8,894, suggesting a rebound growth over recent years. In comparison, Ocean County grew by 10.5% from 2010 to 2020.

Table 1: Population Trends, 2000 - 2010					
	2000	2010	2020	Percent Change 2000-2010	Percent Change 2010-2020
Plumsted Township	7,275	8,421	8,072	15.8%	-4.1%
Ocean County	510,916	576,567	637,229	12.8%	10.5%
Source: US Census Bureau Decennial Census (Table DP-1)					



Source: US Census Bureau, Decennial Census, North Jersey Transportation Planning Authority Demographic Forecasts

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The Township’s population growth has experienced a consistent upward trend since 1940 with the exception of the year 2020 where it dipped by a few percentage points as illustrated in Figure 1 above. In addition, it is projected that the Township’s population might experience a considerable increase by 2050, with an estimated population of 11,589.

POPULATION COMPOSITION BY AGE

The age composition of Plumsted has shifted notably since 2000, as shown in Table 2. According to the U.S. Census Bureau’s Decennial Census Estimates, significant growth has occurred among both younger adult and older age groups. The number of high school-age youth (15–19 years) increased by 15.5%, while college-age young adults (20–24 years) grew by a striking 57%. Additionally, the older population, particularly those aged 55 and above—experienced unprecedented growth. The 60–64 age group increased by 145.6%, and those aged 85 and over grew by 189.8%, indicating that Plumsted has severely aged over the past decade.

Table 2: Population by Age Cohort, Plumsted Township, 2000 - 2020					
Population and Cohort Type	2000		2020		Percent Change 2000-2020
	Number	Percent	Number	Percent	
Total population	7,275	100%	8,072	100%	11.0%
Under 5 years	501	6.9%	322	4.0%	-35.7%
5 to 9 years	641	8.8%	410	5.1%	-36.0%
10 to 14 years	610	8.4%	491	6.1%	-19.5%
15 to 19 years	489	6.7%	565	7.0%	15.5%
20 to 24 years	344	4.7%	540	6.7%	57.0%
25 to 34 years	904	12.4%	833	10.3%	-7.9%
35 to 44 years	1,567	21.5%	925	11.5%	-41.0%
45 to 54 years	1,010	13.9%	1,285	15.9%	27.2%
55 to 59 years	349	4.8%	787	9.7%	125.5%
60 to 64 years	239	3.3%	587	7.3%	145.6%
65 to 74 years	380	5.2%	764	9.5%	101.1%
75 to 84 years	192	2.6%	421	5.2%	119.3%
85 years and over	49	0.7%	142	1.8%	189.8%
Source: US Census Bureau, Decennial Census (Table DP-1)					

Ocean County has also seen notable shifts in the composition of its population over the past two decades, as shown in Table 3 below. With the exception of the 35–44-year cohorts (which also decreased within the Township), all other cohorts increased. Similar to the Township, the number of high schools–age youth (15–19) rose by 32.0%, and college-age young adults (20–24) increased by 49.2%. Significant growth also occurred among older adults, particularly ages 60–64 (87.0%) and 55–59 (63.9%). Overall, there is an aging population both at the Township and County level.

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Table 3: Population by Age Cohort, Ocean County, 2000 - 2020					
Population and Cohort Type	2000		2020		Percent Change 2000-2020
	Number	Percent	Number	Percent	
Total population	510,916	100%	637,229	100.0%	24.7%
Under 5 years	32,181	6.3%	44,884	7.0%	39.5%
5 to 9 years	34,396	6.7%	43,622	6.8%	26.8%
10 to 14 years	33,898	6.6%	41,909	6.6%	23.6%
15 to 19 years	28,690	5.6%	37,880	5.9%	32.0%
20 to 24 years	23,528	4.6%	35,107	5.5%	49.2%
25 to 34 years	57,098	11.2%	71,896	11.3%	25.9%
35 to 44 years	75,878	14.9%	64,640	10.1%	-14.8%
45 to 54 years	63,293	12.4%	67,819	10.6%	7.2%
55 to 59 years	25,587	5.0%	41,928	6.6%	63.9%
60 to 64 years	23,107	4.5%	43,205	6.8%	87.0%
65 to 74 years	54,304	10.6%	76,886	12.1%	41.6%
75 to 84 years	44,042	8.6%	47,329	7.4%	7.5%
85 years and over	14,914	2.9%	20,124	3.2%	34.9%
Source: US Census Bureau, Decennial Census (Table DP-1)					

The median age of Plumsted residents increased significantly by 23.6% between 2000 and 2020, rising from 36 to 44.5 years. This growth outpaced both the county and state trends—Ocean County's median age rose by just 1.2%, while the State of New Jersey saw an 8.7% increase over the same period.

Table 4: Median Age, 2000 – 2020			
	2000	2020	Percent Change
Plumsted Township	36.0	44.5	23.6%
Ocean County	41.0	41.5	1.2%
New Jersey	36.7	39.9	8.7%
Source: US Census Bureau, Decennial Census (Table DP-1)			

HOUSEHOLDS

A household is defined as one or more individuals, related or not, living together in a single housing unit. According to the 2023 ACS 5-Year Estimates, the Township had approximately 3,323 households. Among these, household sizes were relatively balanced, with 1-person households comprising 28.7% and those with 4 or more people making up 24.8%. The largest share, however, was 2-person households, accounting for 31.9% of all households.

As illustrated in Table 5, the Township and the County have a similar makeup of household size, with the largest being a 2-person household at 34.4% at the County level.

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The Township's average household size was 2.52 people, slightly lower to the County's average of 2.65 and New Jersey's average of 2.61, according to the ACS estimates.

Table 5: Household Characteristics, 2023						
	Plumsted Township		Ocean County		New Jersey	
	Number	Percent	Number	Percent	Number	Percent
Total Households	3,323	100.0%	241,521	100.0%	3,478,355	100.0%
1-person	953	28.7%	68,021	28.2%	918,897	26.4%
2-persons	1,061	31.9%	83,181	34.4%	1,081,842	31.1%
3-persons	486	14.6%	33,386	13.8%	594,946	17.1%
4 or more persons	823	24.8%	56,933	23.6%	882,670	25.4%
Average Household Size	2.52 people		2.65 people		2.61 people	
Source: US Census Bureau, ACS 5-year Estimates 2023 (Table S2501& B25010)						

Family households are defined as two or more individuals living together in the same residence, related by blood, marriage, or adoption. Of the total 3,323 households within Plumsted, a total of 2,164 (65.1%) are family households. Similarly, Ocean County has 66.6% family and 35.4% non-family households.

Table 6: Household by Type, 2023				
	Plumsted		Ocean County	
	Number	Percent	Number	Percent
Total Households	3,323	100.0%	241,521	100.0%
Average Family Size	3.12 people		3.31 people	
Family Households	2,164	65.1%	160,799	66.6%
Married Couple Family	1,678	77.5%	127,318	79.2%
- With own children under 18 years	549	32.7%	48,896	38.4%
- No children under 18 years	1,129	67.3%	78,422	61.6%
Male householder, no wife present	162	7.5%	9,784	6.1%
- With own children under 18 years	56	34.6%	3,965	40.5%
- No own children under 18 years	106	65.4%	5,819	59.5%
Female householder, no husband present	324	15.0%	23,697	14.7%
- With own children under 18 years	95	29.3%	8,312	35.1%
- No own children under 18 years	229	70.7%	15,385	64.9%
Nonfamily Households	1,159	34.9%	80,722	33.4%
65 years and over	485	14.6%	42,025	17.4%
Source: US Census Bureau, American Community Survey 5-year Estimates 2019 to 2023 (Table S1101)				

Plumsted Township – Housing Plan Element and Fair Share Plan

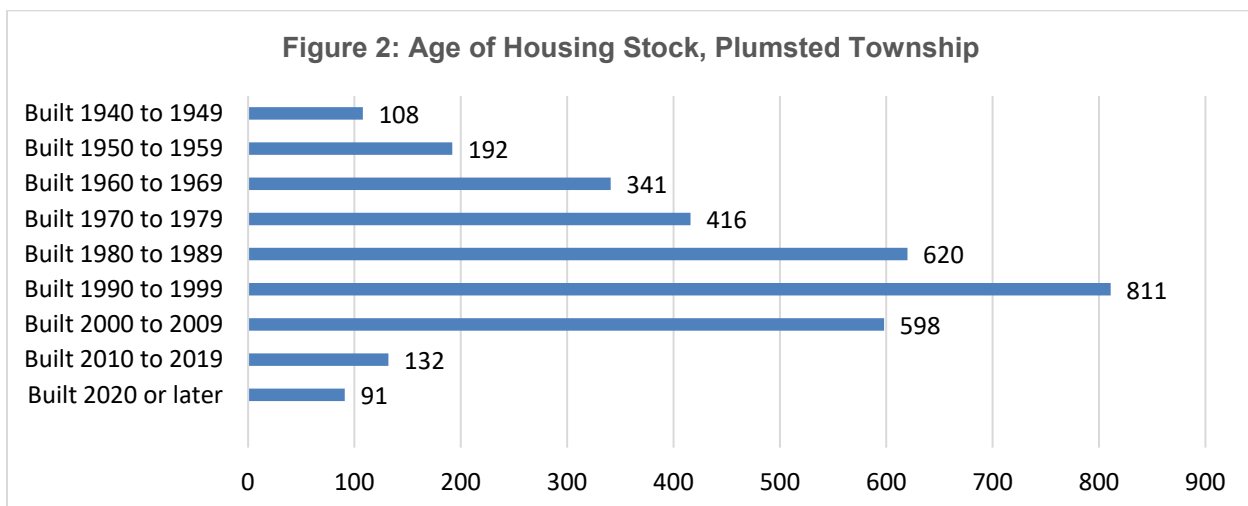
Within the Township, approximately 77.5% of family households consist of married couple householders. Among the remaining family households, 7.5% are headed by a single male householder while 15% are headed by a single female householder. The average family size in the Township is 3.12 persons. The percentage share within family households is similar at the County level as well. To note, there are about 14.6% and 17.4% non-family households that are aged 65 years and above, at the County and Township level, respectively.

EXISTING HOUSING CONDITIONS

Plumsted's housing stock is predominantly occupied, as indicated in Table 7. About 5.1% of the housing units are vacant out of which 45% are for sale. Of the total of 3,323 occupied housing units, 79.3% are owner-occupied while 20.7% are renter-occupied.

Table 7: Housing Units, 2023, Plumsted		
	Number	Percent
Total Housing Units	3,503	100.0%
Occupied Housing Units	3,323	94.9%
Owner Occupied	2,635	79.3%
Renter Occupied	688	20.7%
Vacant Housing Units	180	5.1%
For rent	0	0.0%
Rented, not occupied	0	0.0%
For sale only	81	45.0%
Sold, not occupied	0	0.0%
For seasonal, recreational, or occasional use	0	0.0%
For migrant workers	99	55.0%
Other vacant	0	0.0%
<i>Source: US Census Bureau, ACS 5-year Estimates 2023 (Tables DP04 and B25004)</i>		

As illustrated in Figure 2, building activity in the Township was at its peak during the period of 1990-1999. Post 2010, construction appears to have dipped substantially, due to slower housing market post-recession.



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HOUSING TYPE AND SIZE

Plumsted’s housing stock is predominantly comprised of single-family detached homes, making up about 80.5% of the total housing units. It is followed by 1-unit-attached housing and mobile homes both with approximately 7.5% share of the units. In terms of bedrooms, 44.5% and 28.6% are made up of 3- and 4-bedroom units, respectively.

Table 8: Housing Units by Type, 2023, Plumsted		
	Number	Percent
Total Housing Units	3,503	100.0%
1-unit detached	2,820	80.5%
1-unit, attached	261	7.5%
2 units	114	3.3%
3 or 4 units	0	0.0%
5 to 9 units	48	1.4%
10 to 19 units	0	0.0%
20 or more units	0	0.0%
Mobile home	260	7.4%
Boat, RV, Van, etc.	0	0.0%
Bedrooms		
No bedroom	81	2.3%
1 bedroom	129	3.7%
2 bedrooms	653	18.6%
3 bedrooms	1,560	44.5%
4 bedrooms	1,003	28.6%
5 or more bedrooms	77	2.2%
Source: US Census Bureau, ACS 5-year Estimates 2023 (Tables DP04)		

HOUSING VALUES AND CONTRACT RENTS

Table 9 provides a detailed breakdown of home values for owner-occupied units within the Township. According to the ACS 5-Year Estimates, the majority of housing units in Plumsted (68.7%) were valued between \$300,000 to \$999,999, similar to the County’s share at 69.4%. The median value of an owner-occupied home in Plumsted in 2023 was \$424,700, which is higher than the County's median.

Table 9: Value of Owner-Occupied Housing Units, 2023				
	Plumsted		Ocean County	
	Number	Percent	Number	Percent
Total	2,635	100.0%	193,630	100.0%
Less than \$50,000	115	4.4%	6722	3.5%
\$50,000 to \$99,999	94	3.6%	7606	3.9%
\$100,000 to \$149,999	41	1.6%	6557	3.4%
\$150,000 to \$199,999	128	4.9%	10614	5.5%
\$200,000 to \$299,999	359	13.6%	38410	19.8%

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Table 9: Value of Owner-Occupied Housing Units, 2023				
	Plumsted		Ocean County	
	Number	Percent	Number	Percent
\$300,000 to \$499,999	1,022	38.8%	71,026	36.7%
\$500,000 to \$999,999	787	29.9%	43,985	22.7%
\$1,000,000 and greater	89	3.4%	8,710	4.5%
Median Value	\$424,700		\$366,600	
Source: US Census Bureau, ACS 5-year Estimates 2019 to 2023 (Tables DP04)				

Table 10 below provides a breakdown of gross rent paid within the Township and County. Rental prices in Plumsted majorly fall between the range of \$1,000 to \$1,499 per month at 43.8%. At the County level, the majority share lies between the range of \$1,500 to \$1,999 at 33.5%. According to the 2023 ACS 5-Year Estimates, the median gross rent in the Township was \$1,557, slightly lower than the County median of \$1,702.

Additionally, approximately 144 units in the Township did not require cash rent payments, compared to 3,010 such units across the County.

Table 10: Gross Rent Paid, 2023				
	Plumsted		Ocean County	
	Number	Percent	Number	Percent
Total	544	100.0%	44,881	100.0%
Less than \$500	0	0.0%	1,911	4.3%
\$500 to \$999	24	4.4%	3,137	7.0%
\$1,000 to \$1,499	238	43.8%	11,324	25.2%
\$1,500 to \$1,999	88	16.2%	15,025	33.5%
\$2,000 to \$2,499	136	25.0%	8,562	19.1%
\$2,500 to \$2,999	12	2.2%	2,654	5.9%
\$3,000 or more	46	8.5%	2,268	5.1%
No rent paid	144	26.5%	3,010	6.7%
Median Contract Rent	\$1,557		\$1,702	
Source: US Census Bureau, ACS 5-year Estimates 2019 to 2023 (Tables DP04)				

HOUSING CONDITIONS

According to the 2023 ACS estimates, no units out of the total owner-occupied units and 14 units out of the renter-occupied units are overcrowded in Plumsted, meaning that they house more than 1 persons per room. The data also reveals that there are 36 units that lack plumbing facilities and kitchen equipment in the Township as of 2023. These housing deficiencies are key factors in assessing overall housing conditions across the Township and determining municipal rehabilitation needs. Table 11 below provides a breakdown of housing deficiency characteristics based on the 5-year ACS data.

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Table 11: Housing Deficiency Characteristics, 2023, Plumsted Township		
Housing Units with 1.01 or More Persons Per Room		
	Count	Percent
Owner-Occupied	0	0.0%
Renter-Occupied	14	2.0%
Plumbing Facilities		
Total Occupied Housing Units	3,323	100.0%
Lacking complete plumbing facilities	36	1.1%
Kitchen Equipment		
Total Occupied Housing Units	3,323	100.0%
Lacking complete kitchen facilities	36	1.1%
Source: US Census Bureau, ACS 5-year Estimates 2023 (Tables B25014, S2504)		

HOUSING STOCK

According to the New Jersey Department of Community Affairs (DCA), Township of Plumsted issued building permits for 487 new residential units between January 2013 and December 2023. During this period, the Township also approved 37 residential demolition permits. Subtracting the demolition permits from the construction permits reveals a net increase of 450 residential units over the same timeframe.

Notably, the Township's 1&2-family housing stock saw consistently increased growth after 2020. There were no multi-family and mixed-use homes constructed since 2013.

Table 12: Building Permits and Demolition Permits Issued 2013 - 2023						
Year	1&2 Family	Multi Family	Mixed Use	Total New Construction	Total Residential Demolitions	Net Units Added
2013	7	0	0	7	6	1
2014	5	0	0	5	4	1
2015	3	0	0	3	3	0
2016	2	0	0	2	5	-3
2017	5	0	0	5	8	-3
2018	2	0	0	2	5	-3
2019	7	0	0	7	3	4
2020	68	0	0	68	3	65
2021	100	0	0	100	0	100
2022	110	0	0	110	0	110
2023	178	0	0	178	0	178
Total	487	0	0	487	37	450
Source: NJ DCA, Construction Reporter 2013 to 2023						

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EMPLOYMENT DATA**EMPLOYMENT STATUS**

ACS estimates provide data on the work activity of residents aged 16 and older. As of 2023, Plumsted's working-age population was 7,039 with approximately 4,683 (66.5%) residents in the labor force. Around 33.5% of the Township's working-age residents were not participating in the labor force at the time of the estimates, which is lower than the County's non-participation rate of 41%. 66.5% of the Township's labor force were employed in civilian jobs, with no residents reported as members of the armed forces. The unemployment rate for Township residents was approximately 4.4%, high compared to the County's rate of 3.2%.

Table 13: Employment Status, 2023				
	Plumsted		Ocean County	
	Number	Percent	Number	Percent
Population 16 years and over	7,039	100.0%	502,187	100.0%
In labor force	4,683	66.5%	296,116	59.0%
Civilian Labor Force	4,683	66.5%	295,499	58.8%
Employed	4,372	62.1%	279,228	55.6%
Unemployed	311	4.4%	16,271	3.2%
Armed Forces	0	0.0%	617	0.1%
Not in Labor Force	2,356	33.5%	206,071	41.0%
Source: US Census Bureau, ACS 5-year Estimates 2023 (Table DP03)				

WORKER CLASSIFICATION

As shown in Table 14 below, approximately 79.3% of Township's workers were employed in private wage and salary positions, while 4.5% were self-employed. Government employees made up 23.1% of the workforce, with no unpaid family workers.

Table 14: Classification of Workers, Plumsted Township, 2023		
	Number	Percent
Total	4,372	100.0%
Private Wage and Salary Worker	3,466	79.3%
Government Worker	680	15.6%
Self-Employed Worker	226	5.2%
Unpaid Family Worker	0	0.0%
Source: US Census Bureau, ACS 5-year Estimates 2023 (Table DP03)		

WORKFORCE BY SECTOR

An analysis of employed individuals over the age of 16 by economic sector reveals while there is a diverse range of industries in which the Township's working-age population is engaged, sector with the highest share of workforce is educational and healthcare services at 18.6%. It is followed by professional management services and retail trade at 12.3% and 11.1%, respectively.

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Table 15: Workforce by Sector, Plumsted Township, 2023		
Industry	Number	Percent
Civilian employed population 16 years and over	4,372	100.0%
Agriculture, forestry, fishing and hunting and mining	107	2.4%
Construction	379	8.7%
Manufacturing	322	7.4%
Wholesale trade	133	3.0%
Retail trade	487	11.1%
Transportation and warehousing, and utilities	217	5.0%
Information	83	1.9%
Finance and insurance, and real estate and rental and leasing	376	8.6%
Professional, scientific, and management, and administration and waste management services	536	12.3%
Educational services, health care and social assistance	814	18.6%
Arts, entertainment, recreation, and accommodation and food services	221	5.1%
Other services, except public administration	453	10.4%
Public administration	244	5.6%
Source: US Census Bureau, ACS 5-year Estimates 2023 (Table DP03)		

OCCUPATIONS BY TYPE

Table 16 presents a breakdown of occupations by type within the Township's employed civilian labor force. The largest segment is engaged in management, business, science, and arts occupations (38.7%), closely followed by sales and office occupations (25.8%), and service occupations (13.8%).

Table 16: Occupations by Type, Plumsted Township, 2023		
	Number	Percent
Employed Civilian population 16 years and over	4,372	100.0%
Management, business, science, and arts occupations	1,690	38.7%
Service occupations	604	13.8%
Sales and office occupations	1,128	25.8%
Natural resources, construction, and maintenance occupations	571	13.1%
Production, transportation, and material moving occupations	379	8.7%
Source: US Census Bureau, ACS 5-year Estimates 2023 (Table DP03)		

COMMUTING TO WORK

As shown in Table 17 below, a vast majority of Plumsted residents (87.4%) commute to work alone by private vehicle, which is high compared to the County's rate of 76.5%. At the Township

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level, 8.6% of the workers work from home and only 2.9% carpool to work. At the County level, 11.6% work from home and 8% carpool for work.

Table 17: Means of Commute, 2023				
	Plumsted Township		Ocean County	
	Number	Percent	Number	Percent
Workers 16 years and over	4,269	100.0%	271,882	100.0%
Car, truck, van - Drove Alone	3,731	87.4%	207,910	76.5%
Car, truck, van - Carpooled	122	2.9%	21,641	8.0%
Public transportation (excluding taxicab)	0	0.0%	3,128	1.2%
Walked	51	1.2%	3,589	1.3%
Other means	0	0.0%	4,192	1.5%
Worked from home	365	8.6%	31,422	11.6%
Source: US Census Bureau, ACS 5-year Estimates 2023 (Table DP03)				

As indicated in Table 18 below, 59.5% of Plumsted residents have a commute of more than 30 minutes, which is high compared to the County which is at 42.3%. Similarly, 27% of the Township residents have a commute of less than 20 minutes, while the County's share is 39%.

As such, the mean travel time to work at the Township is 33.6 while at the County level it is 30.7 minutes.

Table 18: Travel Time to Work, 2023				
Plumsted Township			Ocean County	
	Number	Percent	Number	Percent
Less than 10 minutes	497	12.7%	29,788	12.4%
10 to 19 minutes	563	14.4%	64,200	26.7%
20 to 29 minutes	521	13.3%	44,761	18.6%
30 to 44 minutes	1,238	31.7%	44,155	18.4%
45 to 59 minutes	503	12.9%	21,155	8.8%
60 to 89 minutes	516	13.2%	23,748	9.9%
90 or more minutes	66	1.7%	12,653	5.3%
Mean travel time to work (minutes)	33.6		30.7	
Source: US Census Bureau, ACS 5-year Estimates 2023 (Table DP03, B08303)				

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FAIR SHARE PLAN

Affordable Housing regulations define a “Fair Share Plan” as follows:

"Fair share plan" means the plan or proposal that is in a form which may readily be adopted, with accompanying ordinances and resolutions, pursuant to subsection f. of section 3 of P.L., by which a municipality proposes 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 the municipal housing element, and addresses the development regulations necessary to implement the housing element, including, but not limited to, inclusionary requirements and development fees, and the elimination of unnecessary housing cost-generating features from the municipal land use ordinances and regulations."

CONSIDERATION OF LANDS SUITABLE FOR AFFORDABLE HOUSING

The New Jersey Fair Housing Act (N.J.S.A. 52:27D-310(f)) requires that the Housing Element provide a narrative that includes “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.”

Within Plumsted Township, the lands that are most appropriate for development with new affordable housing are those in a designated sewer service area and availability of infrastructure necessary to support dense development within the Township.

Consistent with the State Development and Redevelopment Plan, as well as general smart growth planning principles, Plumsted has focused its efforts to identify appropriate sites for affordable housing on those areas in the Township within the sewer service area and within the existing community of Plumsted Township in the New Egypt neighborhood of the Township and near Ocean County Road 528 and 616. By concentrating development, the Township limits suburban sprawl, and places new affordable units in areas already served by existing infrastructure, and with access to transportation, jobs, and amenities such as grocery stores, service organizations, and other support services.

More specifically, as these areas of the Township have much less “vacant” land than the other areas of the Township has focused its search for affordable housing lands on those parcels that are identified as a designated area in need of redevelopment and in close proximity to downtown New Egypt and major roadways.

All properties in the Township where a developer has approached Township staff or officials and expressed an interest in building affordable housing have been considered as potential sites for affordable housing. The Township remains open to additional opportunities for providing housing if any new developers express interest in any particular property or tract of land.

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In evaluating opportunities for affordable housing, the Township has used the “presumptive” densities and set asides that have been established through Mount Laurel litigation and COAH’s rulemaking as a reference and guide, but has sought to apply densities and set asides that meet not only the affordable housing objectives, but also objectives related to downtown revitalization, encouraging a vibrant economy and mix of housing types, respect for the natural environment, access to transportation, and sewer and water infrastructure. The proposals for fair share compliance are responsive to the existing and evolving land use patterns in the area, the Township’s vision for the particular area, and the financial feasibility of the set aside given the density, the location, and site costs and constraints. Each project and site has unique attributes that have been considered in the context of the overall land use picture. The Township’s deliberative planning process has enabled a comprehensive fair share plan that provides opportunities for a variety of housing types and affordable housing set asides.

The Fair Share Plan must demonstrate site suitability for proposed new units that are not yet fully approved, as required by N.J.A.C. 5:93 -5.3. A site is considered to be suitable for development with affordable housing if it is available, developable, suitable, and approvable.

An “**available site**” is a site with clear title, and that is free of encumbrances which preclude development for low- and moderate-income housing.

- Although no title search has been performed for any of the properties proposed as affordable housing sites, maps indicating the likely areas of wetlands or flood hazard area on all of these properties indicate minimal environmental encumbrances within the upland’s portions of each of the sites. Each of the sites are “available” as there is sufficient land for development.

A “**developable site**” is a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable area-wide water quality management plan and wastewater management plan.

- All sites in the compliance plan are “developable”. All sites are within a designated sewer service area.

A “**suitable site**” is a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4 (not in wetlands, flood hazard areas, steep slopes).

- All sites in the compliance plan are “suitable”. All properties within the proposed overlay zoning district are located along major roadways in the Township and are mostly located in the Rural Planning Area (PA4) of the State Plan. The State Plan promotes development in centers and areas that have sewer and public water services within PA4. All sites in the compliance plan are within a sewer service area and are within a half mile of downtown New Egypt. The surrounding lands of the overlay zones primarily consist of lower density residential development, and some commercial uses along Main Street and New Egypt Cookstown Road, and would not be incompatible with an inclusionary residential development.

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An “***approvable site***” is a site that may be developed for low- and moderate-income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low- and moderate-income housing.

As a part of this plan, the Township will adopt new zoning ordinances and or redevelopment plans to ensure that all proposed affordable housing development on sites identified in this plan will be approvable as permitted principal uses, and at appropriate housing densities in their respective zoning districts.

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FAIR SHARE OBLIGATION

The Fair Share affordable housing obligation consists of a rehabilitation component (present need) and a new construction component (prospective need). The prospective need consists of Prior Round obligation, Third Round obligation calculated based on the EConsult Solutions report entitled Statewide and Municipal Obligations Under Jacobson Opinion dated March 18, 2018. The Fourth Round obligation was calculated by the Department of Community Affairs (DCA). In March of 2024 P.L. 2024, c.2 was signed into law establishing new procedures for determining statewide needs and municipal obligations for low and moderate income housing. DCA was required to calculate the Fourth Round rehabilitation (present need) and prospective need obligations for municipalities within the State. After review of the methodology used to calculate the number, Township per Resolution 2025-73 adopted the numbers as calculated by DCA for the present and prospective need for the Fourth Round.

Following is the summary of Township’s cumulative affordable housing obligation:

1987-2035 Fair Share Obligation	
Obligation Type	Units
Rehabilitation	
Obligation	22
Prior Round I/II Obligation	
Prior Round Obligation (1987-1999)	47
Round III Obligation	
Third Round Obligation 1999-2025	143
Round IV Obligation	
Fourth Round Obligation (2025-2035)	33

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REHABILITATION OBLIGATION (PRESENT NEED)

The Township had rehabilitation obligation of 22 units.

Plumsted Township participates in the Ocean County Home Improvement Program and will continue to do so. In addition, Plumsted Township recently adopted their Development Fee Ordinance adopted on December 30, 2024 Ordinance # 2024-10. Once a significant balance is established, Township intends to establish a municipal rehabilitation program.

VACANT LAND AND REALISTIC DEVELOPMENT POTENTIAL ANALYSIS

The Fair Housing Act allows for municipalities to adjust their prospective need down to a more realistic number if it can be demonstrated that there is not sufficient vacant and available land to accommodate new growth. This process is referred to as a **Vacant Land Adjustment (VLA)**, and it is used to determine a **Realistic Development Potential (RDP)**, which can be used as the targeted prospective need in lieu of the obligations otherwise required by the Fair Housing Act.

Additionally, the Township could also seek **Durational Adjustment** (N.J.A.C. 5:92-8.5(a)) which is a deferral of a municipality's fair share obligation due to lack of adequate public facilities and infrastructure capacity. Pursuant to N.J.A.C.5:97-5.4, Durational Adjustments are justified if the municipality has sufficient land but insufficient water and/or sewer to support inclusionary development, the municipality shall be responsible for demonstrating that the municipal response to its housing obligation is limited by the lack of water and/or sewer capacity.

As noted above the Township of Plumsted has significant constraints starting with infrastructure. The Township did not have sewer service until 2020. It is important to note that almost 47% of the land that is the southern half of the township is part of the Fort Dix Military Reservation due to the Joint Base McGuire-Dix-Lakehurst. Even the remaining non-military area is subject to a number of environmental constraints. A significant amount of land is protected open space under Pinelands jurisdiction that includes the Collier Mills Wildlife Area. Wetlands cover 28 percent of the non- military land area deeming the area undevelopable. As such, there is limited vacant and unconstrained developable land upon which the Township is able to provide affordable housing. A detailed vacant land analysis is provided in the appendices of this Plan. The Township has determined the Realistic Development Potential of 7 affordable units.

Unmet Need Determination

The Township's vacant land and durational adjustment resulted in a combined Prior Round, Third Round and Fourth Round RDP and unmet need as follows:

RDP = 7 units

Unmet Need (Prior and Third Round) : 190

Unmet Need (Fourth Round): 26 units

Since different standards apply to the Fourth Round Unmet Need obligation than to obligations for prior rounds, this plan will discuss those standards based on each round.

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PRIOR ROUND/THIRD ROUND UNMET NEED

Based on the Vacant Land Adjustment Analysis and the lack of sewer in the Township of Plumsted till 2020, it is determined that Township has an unmet need of 190 units. Per N.J.A.C. 5:97-1.4, unmet need is defined as the difference between the prior round affordable housing obligation and the RDP as determined pursuant to N.J.A.C. 5:97-5.2. Further, N.J.A.C. 5:97-5.3 (b) provides methods for Township to address the unmet need:

Mandatory Set-aside

The Township will adopt a mandatory set-aside ordinance that requires, where via use variance, rezoning or redevelopment, the Township permits multifamily residential housing with 5 units or greater at a density greater than otherwise permitted compared to the existing zoning permitted, then an affordable housing set-aside will be imposed on the development. All affordable units shall be restricted, regulated and administered consistent with the Township's affordable housing regulations, the Uniform Housing Affordability Control rules and the Fair Housing Act.

Market to Affordable Program:

The Township has five (5) mobile home parks within the municipal boundary. The Township shall explore the possibility of establishing controls necessary to maintain unit affordability of mobile home units, in accordance to N.J.A.C. 5:97-6.9. Township would accomplish this by allowing for expansion of existing mobile home parks and having the units that turnover be restricted for affordable households. Township Zoning Ordinance would have to be amended to allow for expansions with provisions for affordability controls.

Supportive/ Special Needs Housing

- Legacy Treatment Services –5 Credits
74 Hawkin Rd
Block 55 Lot 164
Status - Completed
This group home consists of 5 bedrooms within one dwelling.
- Equal Partners Inc. –3 Credits
20 Brown Lane
Block 12 Lot 22
Status - Completed
This group home consists of 3 bedrooms within one dwelling.
- Devereux Foundation – 3 Credits
131 Long Swamp Road
Block 84.01 Lot 67
Status – Completed
This group home consists of 3 bedrooms within one dwelling

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FOURTH ROUND OBLIGATIONS

The Township has a Fourth Round (2025 – 2035) Obligation of 33 affordable units. However, Township is seeking a vacant land adjustment and durational adjustment and calculated the RDP equal to 7 units.

The following minimum and maximum requirements must be met when addressing the Fourth Round Obligation:

- **Age-Restricted Units:** A maximum of 30% of credits claimed may be age-restricted, or senior housing units exclusive of bonus credits
 - $30\% \times 7-2 = 2$
 - A maximum of 2 units may be age-restricted senior housing units.
- **Family Units:** A minimum of 50% of credits to satisfy the Fourth shall be for units available to families (non-age restricted or non-special needs housing), exclusive of bonus
 - $50\% \times 7-2 = 3$
 - A minimum of 3 units must be family units.
- **Rental Units:** A minimum of 25% of credits claimed by the Township must be rental units, with at least half of those rental units being available to families.
 - $25\% \times 7-2 = 1$
 - A minimum of 1 units must be rental units
 - A minimum of 1 units must be family rental units.
- **Bonus Credits:** The Township may claim bonus credits for rental units at the following ratios, with a maximum of 25% of the obligation being satisfied through bonus credits:
 - A maximum of 2 bonus credits can be applied to the Fourth Round obligation.

FOURTH ROUND COMPLIANCE MECHANISMS

The Township shall satisfy its 7 unit Fourth Round (2025-2035) prospective need obligation through the following mechanisms:

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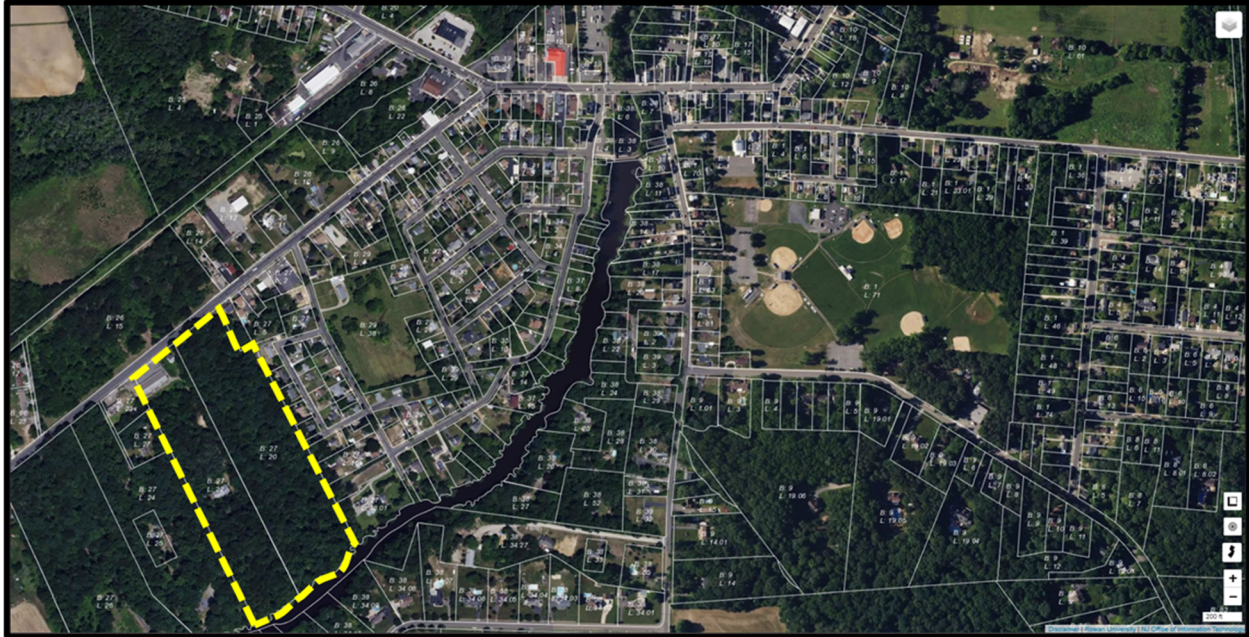
FAMILY RENTAL CREDITS

74-78 Maple Avenue: 20 credits – (7 Credits Present Need, 13 Credits Unmet Need)

Block 27, Lot 20 & 22

Status – Redevelopment Plan adopted

19.55 Acres



The subject site is located on the east side of Ocean County Road 616 or New Egypt Cookstown Road. The site is within walking distance (a half mile) to downtown New Egypt, makes the site accessible to regional transportation routes and regional bus service on NJ Transit, as well as in proximity to local employment opportunities and ideal for new development. The site is free of any environmental constraints such as steep slopes. The 19.55-acre site does have flood hazards and wetlands constraints in the rear of the site, but a survey of the property in April 2023, and subsequent Wetlands line approval by NJDEP on April 22, 2024, (file no. 1523-23-0004.1, Activity Number: FWW230001) indicated that there are approximately 4.0 acres encumbered lands, leaving 15.55 acres of developable uplands.

The sites are designated as an area in need of redevelopment

- **Available**

The Township is working with the property owner to develop an inclusionary project that can accommodate 101 units including 20 affordable units. Although a title search has not been completed, there do not appear to be any deed restrictions or title issues. Maps indicating the likely areas of wetlands or flood hazard area on all of these properties indicate minimal environmental encumbrances within the uplands portions

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of each of the sites. Each of the sites are “available” as there is sufficient land for development.

- **Suitable**

The location of the site is appropriate for an inclusionary development, as within a half mile the surrounding properties consist of similar uses and the site is accessible to public utilities and services. The surrounding properties consist of existing residential properties, as well as commercial properties. The site is consistent with the environmental policies delineated in N.J.A.C. 5:93-4). The site is not encumbered by flood hazards, or steep slopes. The site is not surrounded by industrial users and has sufficient space for adequate buffering.

- **Developable**

The site has access to appropriate water and sewer infrastructure and is consistent with the applicable area-wide water quality management plan and wastewater management plan. The site exhibits no environmental constraints within the uplands portion of the site and is suitable for development. The site is within the sewer service area and will be served by the municipality’s Municipal Utilities Authority (MUA).

- **Approvable**

The Township has adopted a redevelopment plan for the site, the requirement for set-aside is part of the Redevelopment Agreement for the site. The Township will also make any amendments necessary to the current redevelopment plan to ensure that the project is approvable. There are no environmental constraints on the uplands portion of the site.

Unmet Need Obligation for Fourth Round

The Amended Fair Housing Act requires a *municipality that receives an adjustment of the prospective need to identify sufficient parcels that are likely to redevelop during the Fourth Round to address 25 percent of the adjustment prospective need (unmet need) with realistic zoning. In compliance with the FHA the Township shall provide realistic zoning to address the minimum of 7 units (26 X 0.25 = 6.5)*

The Redevelopment Project noted above, meets the RDP requirement of 7 units and provides additional 13 units that can be applied towards the unmet need. The Township through this project will meet its 50% unmet need through realistic zoning.

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HOUSING ADMINISTRATION**AFFORDABLE HOUSING ORDINANCE**

The Township shall adopt the proposed ordinance that will be compliant with all Fair Housing Act and Uniform Housing Affordability Controls (UHAC) requirements.

- All new housing units will have a minimum of 50% of the units available to low income households, with at least 13% of units being available to very-low-income households. No more than 50% of housing units shall be made available to moderate income households.
- All new construction shall be adaptable in conformance with P.L.2005, c.350/N.J.S.A. 52:27D-311a and -311b.
- All affordable units shall fully comply with UHAC.
- In inclusionary developments, the affordable units shall be integrated with the market rate units.
- Construction of affordable units in inclusionary developments shall be phased in compliance with N.J.A.C. 5:93-5.6(d).
- All affordable units shall be affirmatively marketed in accordance with UHAC and applicable laws.

The Township's code will be amended to require that all affordable units shall be subject to affordability controls of at least 40 years from the initial date of occupancy for new construction.

A draft Affordable Housing Ordinance can be found in Appendices.

DEVELOPMENT FEE ORDINANCE

The Township's current development fee ordinance at Section 13-14 requires developers of residential developments of one or two units, shall make a contribution of 1.0% of the equalized assessed value of the construction, and developers of residential developers of three or more units shall make a contribution equal to 1.5% of the equalized assessed value of the construction, and all new non-residential construction provide a contribution of 2.5% of the equalized assessed value of the construction, to the Township's dedicated Affordable Housing Trust Fund.

AFFORDABLE HOUSING TRUST FUND

The Township has an interest-bearing affordable housing trust fund in place, and consistent with the updated development fee ordinance discussed above, will impose development fees on all applicable residential and non-residential development, and said fees shall be deposited into the affordable housing trust fund.

The Township will adopt by resolution a Spending Plan for the affordable housing trust fund. The Spending Plan will provide an outline of how the Township intends to utilize these funds to further the goals and mechanisms established in this Plan, and in accordance with prior COAH regulations found at N.J.A.C. 5:97 et seq, and with the Fair Housing Act. This will include a summary of

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revenues and expenditures to date from the affordable housing trust fund, identify mechanisms to collect revenues, project anticipated future revenues and interest, as well as outline all proposed spending from the trust fund. Funds will be spent on appropriate housing activity, affordability assistance, and administrative expenses consistent with applicable prior COAH regulations.

In the event that funding sources identified in the Spending Plan prove to be inadequate to complete the affordable housing programs outlined in this Housing Plan, the Township shall provide sufficient funding to address any such shortfalls.

A draft spending plan is located in the appendices.

AFFORDABILITY ASSISTANCE PROGRAM

The Township will address the minimum affordability assistance requirements of the Affordable Housing Trust Fund spending in accordance with an Affordability Assistance Program that will be implemented, consistent with the Fourth Round Requirements and the Spending Plan outlined above.

MUNICIPAL HOUSING LIAISON

The Township will appoint a municipal staff member as the designated Municipal Affordable Housing Liaison, who will be responsible for overseeing all affordable housing regulations and corresponding with administrative agent(s), the public, and all other related affordable housing professionals.

AFFORDABLE HOUSING ADMINISTRATIVE AGENT

The Township will ensure that all future projects are administered by a qualified affordable housing professional and will appoint an Administrative Agent to administer all projects that do not have their own administrative agent.

Pursuant to N.J.A.C. 5:80-26.15(f), the Township will adopt an updated Affirmative Marketing Plan to ensure that all available affordable units are marketed to the appropriate populations.