

2025 FOURTH ROUND HOUSING PLAN

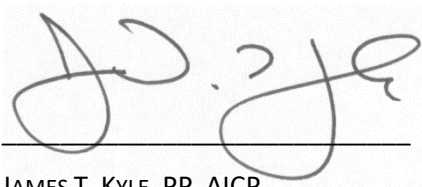
HOUSING ELEMENT & FAIR SHARE PLAN
BOROUGH OF MANVILLE
SOMERSET COUNTY
NEW JERSEY

ADOPTED BY THE PLANNING BOARD

JUNE 12, 2025

ENDORSED BY THE BOROUGH COUNCIL

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Table of Contents

<i>Introduction & Executive Summary.....</i>	<i>1</i>
<i>Affordable Housing in New Jersey</i>	<i>2</i>
The Compliance Process	5
Affordability Requirements	6
Overview of Compliance Requirements.....	7
<i>Affordable Housing in Manville</i>	<i>9</i>
<i>Consideration of Lands Most Appropriate for Affordable Housing</i>	<i>9</i>
<i>Opportunity for Multigenerational Housing</i>	<i>10</i>
<i>Demographic, Housing & Employment Analysis</i>	<i>11</i>
<i>Affordable Housing Obligation & Satisfaction</i>	<i>11</i>
Rehabilitation Obligation: 36 units	11
First & Second Rounds Obligation: 0 units	11
Third Round Obligation: 39 Units, Partially Satisfied.....	11
ARC Community Housing Opportunity	12
Third Round Minimum Requirements	12
Fourth Round Obligation	13
Present Need (Rehabilitation Share)	13
Prospective Need	13
Vacant Land Analysis.....	13
Rustic Mall	15
Mechanisms to Address Unmet Need	16
Additional Mechanisms to Address Unmet Need	16
Fourth Round Obligation Requirements.....	17
Affordability Assistance	18
<i>Consistency with the State Development and Redevelopment Plan.....</i>	<i>18</i>
<i>Affordable Housing Administration & Affirmative Marketing.....</i>	<i>18</i>
<i>Affordable Housing Trust Fund</i>	<i>19</i>

Appendices

1. Housing, Demographic & Employment Analysis
2. Vacant Land Adjustment Map
3. Calculation of Realistic Development Potential (RDP)
4. Manville Zoning Ordinance
5. Rehabilitation Plan for South Main Street
6. Mandatory Setaside Ordinance Draft
7. Spending Plan
8. Affordability Assistance Manual
9. Affordable Housing Ordinance Draft
10. Affirmative Market Plan
11. Existing Development Fee Ordinance

INTRODUCTION & EXECUTIVE SUMMARY

Since the 1975 New Jersey Supreme Court decision known as “Mount Laurel I,” New Jersey municipalities have a constitutional obligation to provide opportunities for construction of low and moderate housing units. This 1975 decision led to a body of case law, legislative changes and rulemaking by a state agency that collectively is known as the “Mount Laurel Doctrine”. Through the compliance process, New Jersey municipalities have been assigned their fair share of the region’s affordable housing need for each compliance period and mechanisms must be created to address that need to have “satisfied” their constitutional obligation. The purpose of this Housing Element and Fair Share Plan (hereinafter the “Plan”) is to detail how Manville will satisfy its constitutional obligation.

Affordable housing in New Jersey is defined as housing units which are reserved for households with incomes not more than 80% of the regional median income. Each affordable unit, depending on the age and type of housing, must remain reserved for low and moderate income households for up to 40 years, a requirement enforced by deed restriction. Each affordable unit is eligible for one “credit” against the obligation and certain units are eligible for “bonus credits,” which potentially provide more than one credit per unit. In addition to providing the minimum number of credits, municipalities must ensure diversity in the unit type (at least half of the units must be available to families and the remaining may be reserved for seniors and those with special needs), diversity in the level of affordability (very low, low and moderate income units), and diversity in the size of affordable units (one, two and three bedroom units).

Participation in this process and satisfaction of the affordable housing obligation can be achieved voluntarily or involuntarily, however, voluntary compliance is heavily incentivized. Municipalities that do not successfully participate may be vulnerable to exclusionary zoning litigation or a builder’s remedy, which is a litigation tool that can grant a developer the right to construct what is typically multifamily development on land that was not zoned to permit that use or density.

This Housing Plan addresses the Borough of Manville’s newly assigned fourth round affordable housing obligation consisting of a present need (rehabilitation) of 36 units and a prospective need (new construction) of 34 units. As the Borough did not participate in the third round process and never received a judgment of compliance relative to that obligation, this plan also addresses the third round obligation of 39 units determined in accordance with the Jacobsen methodology.

Manville is a mature suburb that has been dramatically affected by flooding over the years, as it is located along the Raritan River on its northern and eastern boundary, the Millstone River on its southeastern boundary and the Royce Brook on its southern boundary. The Borough has worked with the County and New Jersey Department of Environmental Protection to buy out properties subject to repeated loss and has purchased hundreds of properties within and around the flood zones associated with the rivers that surround Manville.

For all intent and purposes, the Borough is built out, with only 13 acres of vacant land remaining and a Realistic Development Potential (RDP) of 16 units as discussed later in this plan. The majority of that vacant land (12.23 of 14.42 acres) is associated with the former Superfund site known as the Rustic Mall. Based on this lack of available vacant land, the Borough has provided analysis that supports a vacant land adjustment.

This Plan supersedes all previously adopted housing plans and will serve as the foundation for the Borough’s filing with the New Jersey Affordable Housing Dispute Resolution Program and a request for

Compliance Certification. As detailed in this Plan, the Borough – like all New Jersey municipalities – has four components of its affordable housing obligation. Each component of the Borough’s obligation is identified on the following page and further detail is provided in later sections of this plan.

- Rehabilitation Obligation: 36 units
The rehabilitation obligation can be defined as an estimate of the number of deteriorated housing units existing in Manville that are occupied by low- and moderate-income households. This component is also referred to as “present need”.
- First & Second Rounds Obligation: 0 units
The first and second round obligations can be defined as the cumulative 1987 through 1999 new construction affordable housing obligation. This component is often referred to as the “prior round” obligation.
- Third Round Obligation: 39 units
The third round obligation can be defined as the 1999 through 2025 new construction affordable housing obligation.
- Fourth Round Obligation: 34 units
The fourth round obligation can be defined as the 2025-2035 new construction affordable housing obligation. The current round of affordable housing, now the fourth round, is also referred to as the “prospective need”.

AFFORDABLE HOUSING IN NEW JERSEY

In its landmark 1975 decision, now referred to as “Mount Laurel I,” the NJ Supreme Court ruled that developing municipalities have a constitutional obligation to provide variety and choice of housing types affordable to low- and moderate-income households. In its 1983 “Mount Laurel II” decision, the NJ Supreme Court extended the regional fair share obligation to all municipalities with any “growth area” as designated in the State Development Guide Plan (NJDCG 1978) and determined that each municipality would have to establish its fair share obligation and provide zoning strategies to create a realistic opportunity for fulfillment of the fair share obligation. Mount Laurel II also gave developers, under appropriate circumstances, the opportunity to secure a builder’s remedy. A builder’s remedy is a litigation tool that grants a developer the right to develop what is typically a multi-family development on land that was not zoned to permit the use or the residential density desired by the developer, provided a “substantial” percentage of the units are reserved for low and moderate income households. Manville seeks to avoid this possibility and has already taken substantial steps to do so by fully complying with its first, second and third round obligations.

In 1985, the Legislature enacted the Fair Housing Act in response to Mount Laurel II. The Fair Housing Act created the Council on Affordable Housing (hereinafter “COAH”) as an administrative alternative to compliance in a court proceeding. The Legislature conferred “primary jurisdiction” on COAH and charged COAH with promulgating regulations to establish housing regions, to estimate the state’s low- and moderate-income housing needs, set criteria and guidelines for municipalities to determine and satisfy their affordable housing obligation, and to create a process for the review and approval of appropriate housing elements and fair share plans. Approval of a municipal housing element and fair share plan by

COAH was referred to as “substantive certification” and it provided protection from builder’s remedy litigation during the period which the housing element and fair share plan addresses (i.e. the round).

COAH created the criteria and guidelines for municipalities to determine and address their respective affordable housing obligation. COAH originally established a formula for determining municipal affordable housing obligation for the six-year period between 1987 and 1993 (*N.J.A.C. 5:92-1 et seq.*), which became known as the “first round.” These rules established the first round rehabilitation obligation (also referred to as the “present need”) and the first round new construction obligation.

The first round formula was superseded by COAH regulations in 1994 (*N.J.A.C. 5:93-1.1 et seq.*). The 1994 regulations recalculated a portion of the first round 1987-1993 affordable housing obligations for each municipality and computed the additional municipal affordable housing need from 1993 to 1999 using 1990 U.S. Census data. The regulations COAH adopted in 1994 to identify a municipality’s “cumulative” obligations for the first and second rounds are known as “the second round” regulations. Under regulations adopted for the third round, the obligation of municipalities to create new affordable housing for the first and second rounds was referred to as the “prior round” obligation.

On December 20, 2004, COAH’s first version of the third round rules became effective some five years after the end of the second round in 1999. At that time, the third round was defined as the time from 1999 to 2014 but condensed into an affordable housing delivery period from January 1, 2004 through January 1, 2014. The third round rules marked a significant departure from the methods utilized in COAH’s earlier rounds by creating a “growth share” approach that linked the production of affordable housing to residential and non-residential development within a municipality.

The growth share approach and the rules under which it was created was the subject of significant litigation and ultimately overturned by the New Jersey Appellate Court. On January 25, 2007, the New Jersey Appellate Court decision, *In re Adoption of N.J.A.C. 5:94 and 5:95*, 390 N.J. Super. 1, invalidated key elements of the first version of the third round rules, including the growth share approach. COAH issued revised rules on June 2, 2008 (as well as a further rule revision effective on October 20, 2008). Included in the 2008 rules was a recalculation of the cumulative first and second rounds obligation to account for updated data addressing secondary sources (filtering, demolitions, and residential conversions). Just as various parties challenged COAH’s initial third round regulations, parties challenged COAH’s 2008 revised third round rules. On October 8, 2010, the Appellate Division issued its decision, *In re Adoption of N.J.A.C. 5:96 and 5:97*, 416 N.J. Super. 462, with respect to the challenge to the second iteration of COAH’s third round regulations. The Appellate Division upheld the COAH regulations that assigned rehabilitation and first and second rounds obligations to each municipality but invalidated the regulations by which the agency assigned housing obligations in the third round, finding that the Agency continued to utilize a growth share approach, albeit an amended one.

COAH sought a stay from the NJ Supreme Court of the deadline to issue new third round housing rules set forth by the Appellate Division. Additionally, there were various challenges to the Appellate Division’s 2010 decision. On September 26, 2013, the NJ Supreme Court upheld the Appellate Court decision in *In re Adoption of N.J.A.C. 5:96 and 5:97 by New Jersey Council On Affordable Housing*, 215 N.J. 578 (2013), and ordered COAH to prepare the necessary rules. Subsequent delays in COAH’s rule preparation and ensuing litigation led to the NJ Supreme Court, on March 14, 2014, setting forth a schedule for adoption.

Although ordered by the NJ Supreme Court to adopt revised new rules on or before October 22, 2014, COAH deadlocked 3-3 at its October 20th meeting and failed to adopt the draft rules it had issued on April

30, 2014. In response, Fair Share Housing Center (hereinafter “FSHC”) filed a motion in aid of litigant’s rights with the NJ Supreme Court.

On March 10, 2015, the NJ Supreme Court issued a ruling on the Motion In Aid of Litigant’s Rights (In re Adoption of N.J.A.C. 5:96 & 5:97, 221 NJ 1, aka “Mount Laurel IV”). This long-awaited decision provided a new direction for how New Jersey municipalities were to comply with the constitutional requirement to provide their fair share of affordable housing. The Court transferred responsibility to review and approve housing elements and fair share plans from COAH to designated Mount Laurel trial judges. The implication was that municipalities were required to apply to Superior Court with a Declaratory Judgment Action, instead of to COAH, if they wished to be protected from exclusionary zoning litigation, including builder’s remedy. These trial judges, with the assistance of an appointed Special Adjudicator to the Court, reviewed municipal plans much in the same manner as COAH previously did.

While the NJ Supreme Court’s decision set a process in motion for Boroughs to address their third round obligations, it did not assign those obligations. Instead, the task was completed by the trial courts. However, the NJ Supreme Court did direct that the method of determining municipal affordable housing obligations were to be “similar to” the methodologies used in the first and second round rules and municipalities should rely on COAH’s 1993 second round rules (N.J.A.C. 5:93) and certain components of COAH’s 2008 regulations that were specifically, as well as the Fair Housing Act (N.J.S.A. 52:27D – 301 et seq.), in their preparation of third round housing elements and fair share plans.

FSHC, the only public interest advocacy organization in New Jersey devoted exclusively to promoting the production of housing affordable to low and moderate income households, was permitted to serve as an interested party in every municipal Declaratory Judgment Action. In this role the organization calculated municipal affordable housing obligations and offered to settle with municipalities. Such settlements addressed the municipal affordable housing obligation, compliance strategies and other terms intended to promote affordable housing production. Most municipalities that filed a Declaratory Judgment Action settled with FSHC, finding it to be in their best interest. The typical alternative to settlement with FSHC was conducting a trial in Superior Court to determine the municipal affordable housing obligation.

In addition to the State agency activity and judicial decisions through 2015, the New Jersey Legislature amended the Fair Housing Act in 2008 (P.L. 2008, c. 46, often referred to as the “Roberts Bill”, or “A500”). This amendment established a statewide 2.5% nonresidential development fee, prohibited new regional contribution agreements (hereinafter “RCAs”), required that 13% of all new affordable housing units be restricted to very low income households (30% of median income), and added a requirement that municipalities had to commit to spend development fees within four (4) years of the date of collection. Additionally, the Fair Housing Act was amended in 2013 (P.L. 2013, c. 6) to permit municipalities to enter into an agreement with a developer or development owner to provide a preference for veterans who served in time of war or other emergency to occupy up to 50% of the affordable units in a particular development. The preference is applicable to the first 90 of the 120 days of initial marketing and thereafter may on a special waiting list for future available affordable units in the development. These amendments to the Fair Housing Act are not promulgated in any valid COAH regulations.

On March 20, 2024, an amendment to the Fair Housing Act was adopted (P.L. 2024, c.2.). This amendment creates significant changes to the fourth round of affordable housing, and all subsequent rounds. Such changes include the process in which municipalities obtain protection from builder’s remedy litigation – including but not limited to the elimination of COAH and the creation of the Affordable Housing Dispute Resolution Program, the methodology to calculate municipal prospective need obligations, and the

administration of affordable housing units. However, the Fair Housing Act does not create or direct the creation of new rules that would provide further guidance, instead it states municipalities shall rely on rules adopted by COAH, unless contradicted by statute or binding court decisions, for municipal crediting, adjustments and compliance strategies. One notable example of contradiction is the generation of and use of bonus credits. See the sections that follow for additional information regarding this amendment to the Fair Housing Act.

The Affordable Housing Dispute Resolution Program (hereinafter the “Program”) resides within the judiciary and is made up of an odd number of Judges with a minimum of 3 and not more than 7. The Program, in its discretion and in accordance with the Rules of Court, may consult or employ services of one or more special adjudicators or staff to assist it in rendering determinations, resolving disputes, and facilitating communication among municipalities and interested parties. The Program is responsible for reviewing municipal affordable housing obligations, housing plans, and conducting mediation. However, final determinations of compliance, disputes, and other issues, as well as Court orders may only be issued by a County-level housing judge.

In addition to changes addressing the compliance process and elimination of COAH, the amendment also revised minimum affordability controls for rental units from 30 years to 40 years and those for extension of affordability controls from 30 years to as little as 20 years, provided the total control period is not less than 60 years. It also created new roles for the Department of Community Affairs (hereinafter “DCA”), including calculation of non-binding rehabilitation and prospective need affordable housing obligations, oversight and adoption of rules regulating municipal affordable housing trust funds, municipal housing liaisons and affordable housing administrative agents, as well as oversight of affordable unit administration. The amendment also directed the New Jersey Housing and Mortgage Finance Agency to revise the Uniform Housing Affordability Control Rules (*N.J.A.C. 5:80-26.1 et seq.*).

The Compliance Process

The first step in a municipality’s compliance process is to establish the affordable housing obligation. The first, second and third round obligations are already established by COAH or Superior Court, as applicable. Only the rehabilitation obligation and current prospective need, the fourth round obligation, are subject to the current determination.

The methodology and formulas each municipality must rely upon to determine its rehabilitation and fourth round obligation (as well as subsequent round obligations) are set forth within *N.J.S.A. 52:27D-304.1* thru *-304.3* of the Fair Housing Act. The March 8, 2018 unpublished decision of the Superior Court, Law Division, Mercer County, *In re Application of Municipality of Princeton* (“Jacobson Decision”) is also to be referenced as to datasets and methodologies that are not explicitly addressed in *N.J.S.A. 52:27D-304.3*. Notwithstanding the methodology set forth in the Fair Housing Act, the Act also required the DCA to release a non-binding report calculating obligations for each municipality in the State.

The following provides an overview of the process and deadlines associated with fourth round compliance.

- Establishing the Affordable Housing Obligation
 - October 20, 2024: DCA Regional and Municipal Fair Share Obligation Report Issued.

- January 31, 2025: Deadline for municipalities to adopt a binding committing to the affordable housing obligation and seeking a Compliance Certification through participation in the Program.
- February 28, 2025: Deadline for an interested party to challenge the municipality's determination of its obligation to the Program. It shall apply "an objective assessment standard".
- March 1, 2025: The municipality's determination of its obligation will be established by default if no challenge.
- March 31, 2025: The Program must issue a decision on the obligation challenge.
- Obtaining a Compliance Certification
 - June 30, 2025: Municipality shall adopt a Housing Plan and propose drafts of ordinances and resolutions to implement the plan. If a municipality does not adopt a Housing Element and Fair Share Plan by June 30, 2025, the Rules of Court may permit the Program or County Level Judge to allow the municipality to secure a grace period. If a municipality does not adopt a Housing Plan by June 30, 2025 and does not secure a grace period, the municipality will have its immunity revoked.
 - August 31, 2025: Deadline for an interested party to file a challenge to the Housing Plan with the Program. If there is no challenge by this date the Program will begin review of the Housing Plan for consistency with the FHA.
 - December 31, 2025: Deadline for a municipality to settle any challenge or provide an explanation as to why it will not make all, or some of the changes brought by the challenge.
 - March 15, 2026: Municipality to amend the Housing Plan and implement the agreed upon revisions resulting from a challenge and adopt all pertinent ordinances. The Housing Plan and adopted ordinances shall be immediately filed with the Program.
- Ongoing Compliance
 - Midpoint (2030): Action by municipality or interested party filed to seek a realistic opportunity review of any developments that have not moved forward.

Affordability Requirements

Affordable housing is defined under New Jersey's Fair Housing Act as a dwelling, either for sale or rent, that is within the financial means of households of low- or moderate-income, as is measured within each housing region. Manville is in Region 3, which includes Hunterdon, Middlesex and Somerset counties. Moderate-income households are those with annual incomes greater than 50%, but less than 80% of the regional median income. Low-income households are those with annual incomes that are 50% or less than the regional median income. Very low-income households are a subset of "low-income" households and are defined as those with incomes 30% or less than the regional median income.

The Uniform Housing Affordability Controls (hereinafter "UHAC") at N.J.A.C. 5:80-26.3(d) and (e) requires that the maximum rent for a qualified unit be affordable to households with incomes 70% or less than the median income for the region, provided the development includes 13% or more very low income units.

The number of units priced at 70% of regional median income cannot exceed the number of very low income units plus one additional unit. The average rent must be affordable to households with incomes no greater than 52% of the median income. The maximum sale prices for affordable units must be affordable to households with incomes 70% or less than the median income. The average sale price must be affordable to a household with an income of 55% or less than the median income.

The regional median income is defined using the federal income limits established by Department of Housing and Urban Development (hereinafter “HUD”) on an annual basis. In the spring of each year, HUD releases updated regional income limits, and it is from these income limits that the rents and sale prices for affordable units are derived. The table on the following page reflects the 2024 affordable housing regional income limits for Region 4, prepared by NJHMFA.

2024 Income Limits for Region 3					
Household Income Levels	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5-Person Household
Median	\$102,340	\$109,650	\$131,580	\$146,200	\$157,896
Moderate	\$81,872	\$93,568	\$105,264	\$116,960	\$126,317
Low	\$51,170	\$58,480	\$65,790	\$73,100	\$78,948
Very Low	\$30,702	\$35,088	\$39,474	\$43,860	\$47,369
<i>Source: 2025 Income Limits prepared by NJHMFA, effective May 16, 2025.</i>					

Overview of Compliance Requirements

There are extensive requirements that municipalities must meet to ensure their affordable housing strategies result in a Compliance Certification. Furthermore, those requirements vary by round. The following provides a *brief and summarized* overview of the requirements.

- Rental Obligation. Not less than 25% of affordable units addressing the obligation of a round must be rental housing units.
- Family Obligation. Not less than 50% of affordable units addressing the obligation of a round must be available to families, meaning they are not restricted to a particular population. This obligation does not apply to the first and second rounds.
- Family Rental Obligation. Not less than 50% of the units meeting the rental obligation of a round must be available to families, meaning they are not restricted to a particular population. This obligation does not apply to the first and second rounds.
- Senior Maximum. Up to 30% of affordable units addressing the obligation of a round may be reserved for seniors. The maximum was 25% for the first, second and third rounds.
- Income Distribution of Affordable Units

- Very Low Income Obligation. Not less than 13% of affordable units created or approved on or after July 1, 2008 must be reserved for very low income units (30% or less than the regional median income). Very low income units are a subset of low income units.
- Family Very Low Income Obligation. Not less than 50% of the units meeting the very low income obligation must be available to families, meaning they are not restricted to a particular population.
- Low Income Obligation. Not less than 50% of affordable units in any development must be reserved for low income households (50% or less than the regional median income, which includes very low income units). The remaining may be available to moderate income households (51-80% of regional median income).
- Bedroom Distribution of Affordable Units
 - The total bedrooms within the affordable units in any development must be not less than twice the number of affordable units. This requirement does not apply to the first, second or third round.
 - Studio and 1-bedroom Units. Not more than 20% of units in any development.
 - 2-bedroom Units. Not less than 30% of units in any development.
 - 3-bedroom Units. Not less than 20% of units in any development.
 - The above requirements do not apply to special needs housing or senior housing.
 - Senior developments are subject to a modified bedroom distribution such that the total bedrooms within the affordable units must be not less than the number of affordable units.
 - Senior and supportive housing developments with 20 or more affordable units shall have not less than 5% 2-bedroom and 3-bedroom affordable units. This requirement does not apply to the first, second or third round.
- Bonus Credits
 - No more than 25% of the obligation for each round.
 - Only one type of bonus credit may be applied to a unit.
 - Rental bonus credits (1.0) are only applicable to the first, second and third rounds.
 - The following unit types are eligible for 1.0 bonus credit in the fourth round.
 - Supportive and special needs bedrooms.
 - Market to affordable (conversion of a market rate unit to an affordable unit).
 - 100% affordable developments: Units within 100% development provided the municipality supplies the land or a minimum of 3% of the development costs.
 - The following unit types are eligible for 0.5 bonus credit in the fourth round.
 - Partnership with non-profit.
 - Proximity to transit: units within ½ mile of transit (rail, bus, ferry).

- Senior: limited to 10% of the affordable age-restricted units proposed but capped at 30% of the obligation.
- Units with at least three bedrooms above the minimum number required by the bedroom distribution requirements in UHAC.
- Redevelopment for units on land previously utilized for retail, office or commercial use.
- Extension of affordability controls on rental housing only, provided the municipality funds the cost for extension.
- Very Low-Income units above the 13% required.

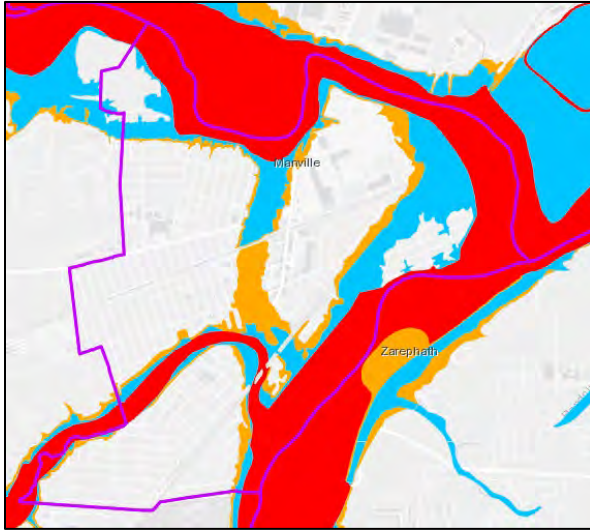
AFFORDABLE HOUSING IN MANVILLE

As the Borough did not have a first and second round obligation, a plan was not prepared. The Borough prepared a third round plan and petitioned COAH for substantive certification on June 23, 2010, but that plan was never acted upon by COAH. The Borough did not petition the Court through the declaratory judgment process after the Supreme Court's decision in March of 2015.

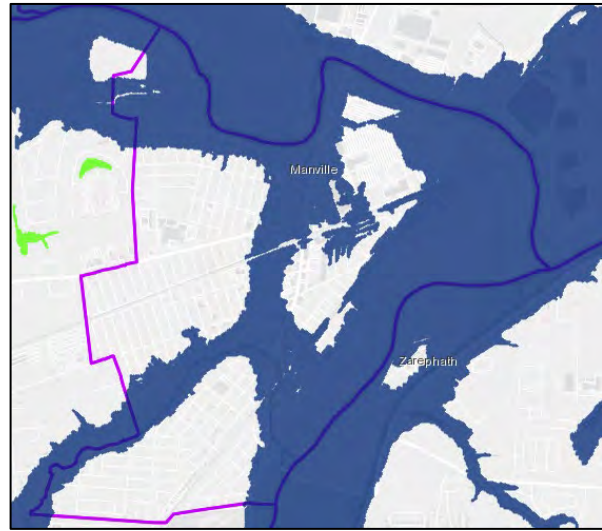
Although there are not a significant number of deed restricted affordable housing units in the Borough, Manville has a Section 8 voucher program with approximately 90 vouchers. It has also participated in the County's housing rehabilitation program, which has resulted in the improvement to a number of low and moderate income units over the last couple decades.

CONSIDERATION OF LANDS MOST APPROPRIATE FOR AFFORDABLE HOUSING

Manville Borough is a largely built out suburban community of approximately 2.4 square miles. As noted earlier in this plan, there is limited vacant land to support opportunity for the construction of new housing, let alone affordable housing. The Borough is profoundly impacted by flooding, and has pursued, with the County and State, a program to buy out properties that have been subject to repeated loss. Approximately 560 of the Borough's 1,568 acres (35.7%) are located within FEMA delineated 100-year flood zones or floodways. The area subject to regulations applicable to flood hazard areas under the NJDEP's 2023 Inland Flood Protection Rule is considerably more than 560 acres, as the rule requires that 3 feet be added to the FEMA 100-year base flood elevation to establish the regulated flood hazard area. The images on the following page compare the current extent of FEMA-delineated flood hazard areas and the area regulated under the Inland Flood Protection Rule. As shown, the amount of area subject to the flood hazard regulations and thus potentially limited for residential development is 845 acres, an increase of 285 acres.



FEMA Delineated Flood Hazard Areas.



NJDEP Regulated Flood Hazard Area.

In assessing lands most appropriate for affordable housing, the Borough will focus on redevelopment of the Rustic Mall property, which totals 12 acres.

OPPORTUNITY FOR MULTIGENERATIONAL HOUSING

The Fair Housing Act requires “an analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission”. As of the date of this Housing Plan, there have been no recommendations by the Multigenerational Family Housing Continuity Commission on which to provide the required analysis. However, the Commission has the primary goal of enabling senior citizens to reside at the homes of their extended families, thereby preserving and enhancing multigenerational family continuity. Borough land use policies are not in conflict with this goal and much of the Borough’s housing stock is large enough to accommodate multigenerational living. Nothing in the zoning ordinance prohibits creation of additional living space consisting of a bedroom and bathroom, but inclusion of separate kitchen facilities would constitute a second dwelling unit, which is not permitted but is also not necessary to permit multigenerational living.

DEMOGRAPHIC, HOUSING & EMPLOYMENT ANALYSIS

See Appendix 1 for this analysis.

AFFORDABLE HOUSING OBLIGATION & SATISFACTION

Fourth round housing plans must address four components of a municipality's affordable housing obligation. These include the rehabilitation obligation to improve substandard housing occupied by low- and moderate-income households, the first and second round obligation of new construction from 1987 to 1999, third round obligation of new construction from 1999 to 2025, and the fourth round obligation of new construction from 2025 to 2035.

Rehabilitation Obligation: 36 units

The rehabilitation obligation can be defined as an estimate of the number of deteriorated housing units existing in Manville that are occupied by low- and moderate-income households. The Fair Housing Act, N.J.S.A. 52:27D-304.3.b., describes present need as being determined by "estimating the existing deficient housing units currently occupied by low- and moderate-income households within the municipality, following a methodology comparable to the methodology used to determine third round present need, through the use of datasets made available through the federal decennial census and the American Community Survey, including the Comprehensive Housing Affordability Strategy dataset thereof." The DCA calculated municipal present need obligations in *Affordable Housing Obligations for 2025-2035 (Fourth Round) Methodology and Background*, released on or about October 18, 2024. This DCA Report calculated a rehabilitation obligation of 39 units for the Borough, which was accepted in the Borough's binding resolution adopted in conformance with the requirements of the law.

The Borough will address this obligation through continued participation in Somerset County's Housing Rehabilitation Program.

First & Second Rounds Obligation: 0 units

As noted previously, the Borough's first and second round obligation was 0 units.

Third Round Obligation: 39 Units, Partially Satisfied

As noted previously, the Borough did not receive court approval of a third round plan. As an obligation was never agreed to through the declaratory judgment process and settlement with Fair Share Housing Center, Manville relies on the March 18, 2018 report prepared by Econsult Solutions, Inc. (ESI) which calculated statewide obligations based on the methodology outlined in the Jacobsen decision. As calculated by ESI, Manville Borough's third round obligation included a gap present need of 25 units and a prospective need of 14 units for a total of 39 units. The Borough has provided the below mechanisms to address this, consisting of 8 existing supportive housing bedrooms operated by the ARC of Somerset County along with 2 bonus credits. A vacant land adjustment is sought for 29 units of the third round obligation.

Since the Borough did not prepare a vacant land analysis for the third round, it relies on the 8 units that are built and occupied as the RDP for this compliance period.

Satisfaction of the 134 Unit Third Round Obligation			
Program	Units	Bonus Credits	Total Credits
ARC Supportive Housing	8	2	10
RDP			8
Unmet Need			29
Total			39

ARC Community Housing Opportunity

This supportive housing project, operated by the ARC of Somerset County, is a licensed group home that has been operating since at least July of 2009. The property contains 2 units with a total of 8 bedrooms, all occupied by very low income residents with special needs. The project is also eligible for 2 rental bonus credits based on the 25% bonus credit limitation.

Third Round Minimum Requirements

In addition to meeting the total 39 unit obligation, the Borough must also meet minimum and maximum requirements related to the rental obligation, maximum number of age-restricted units, minimum family unit obligation, and the minimum very low income unit obligation of 13%. Given the vacant land adjustment sought for the third round, these requirements detailed on the following pages are based on the 8 unit RDP, not the 39 unit obligation. Since the only credits applied to the third round are supportive housing bedrooms, the minimum family unit obligation and family unit rental obligation are not met.

Minimum Rental Obligation = 2 units

$$.25 \text{ (obligation)} = \text{Minimum \# rental units} \text{ or } .25 (8) = \mathbf{2 \text{ units}}$$

This is satisfied as the supportive housing bedrooms are considered rental units.

Maximum Senior Units = 2 units

$$.25 \text{ (obligation)} = \text{Maximum \# age-restricted units} \text{ or } .25 (8) = \mathbf{2 \text{ units}}$$

None of the credits proposed are age-restricted.

Minimum Family Unit Obligation = 4 units

$$.50 \text{ (obligation)} = \text{Minimum \# family units} \text{ or } .50 (8) = \mathbf{4 \text{ units}}$$

This obligation is not satisfied.

Minimum Family Rental Obligation= 2 units

.50 (rental obligation) = Minimum # Family Rental Units or .50 (4) = 2 units.

This obligation could not be satisfied as only for-sale units were constructed in Heritage.

Minimum Very Low Income Unit Obligation = 1 units

.13 (units created or approved on or after July 1, 2008) = Minimum # very low income units or

.13 (8) = 1 unit

This obligation is satisfied as the supportive housing bedrooms are considered very low income credits.

Fourth Round Obligation

Present Need (Rehabilitation Share)

As calculated by DCA and accepted by the Borough in its binding resolution, Manville's present need for the fourth round is four (36) units. The Borough will continue participation in Somerset County's Housing Rehabilitation Program to satisfy this obligation.

Prospective Need

Manville's fourth round obligation (also referred to as the prospective need) is 36 units. This obligation is defined as the new construction obligation for 2025-2035. The Fair Housing Act, N.J.S.A. 52:27D-304.3.b., describes the obligation as a "projection of housing needs based on development and growth which is reasonably likely to occur in a region or a municipality, as the case may be, as a result of actual determination of public and private entities. Prospective need shall be determined by the methodology set forth pursuant to sections 6 and 7 of P.L.2024, c. 2 (C.52:27D-304.2 and C.52:27D-304.3) for the fourth round and all future rounds of housing obligations".

The methodology to calculate the obligation begins with determining the need for affordable housing in which the municipality is located. That regional need is then allocated to each municipality in the region, excluding qualified urban aid municipalities, based on an average of three factors: 1) equalized nonresidential valuation factor, which serves as a proxy for the municipal share of the region's change in employment during the previous affordable housing round, 2) income capacity factor, which is the municipal share of the region's median household income, and 3) land capacity factor, which is the municipal share of the region's developable land.

The DCA calculated municipal fourth round obligations in *Affordable Housing Obligations for 2025-2035 (Fourth Round) Methodology and Background*, released on or about October 18, 2024. This DCA Report calculated a fourth round obligation of 34 units for the Borough which was accepted in the binding resolution adopted by Mayor and Council.

Vacant Land Analysis

Manville has prepared a vacant land analysis in accordance with the requirements of N.J.A.C. 5:93-4.2, first studying existing land use in the Borough as required by 5:93-4.2(a). As shown in the table below and the map in Appendix 2, the Borough consists primarily of single family detached homes, with 9,035 of its 11,605 parcels (77.85%) designated as property class 2. Only 63 parcels are classified as vacant, totaling 96.64 acres. All publicly-owned property is either listed on the Borough's ROSI and permanently restricted

as open space or has been bought through the Blue and Green Acres programs. Both NJDEP and the County own a significant number of properties, almost all of which lie within the 100 year floodplain that winds around and through the Borough.

It should be noted that not every individual parcel identified in the table below has a structure on it. With few exceptions, individual buildings in the Borough stretch across multiple lots, with many residential structures on at least two lots but some on as many as eight. Many of the properties that have been bought out for flood protection are old platted lots that were never built on.

Existing Land Use				
Property Type	# Properties	% of Total Properties	Total Acreage	% Total Acreage
Vacant	63	0.54%	96.64	7.59%
Residential	9,035	77.85%	534.42	41.96%
Apartment	99	0.85%	5.64	0.44%
Commercial	372	3.21%	209.14	16.42%
Industrial	80	0.69%	9.29	0.73 %
Public School Property	2	0.02%	33.12	2.6%
Other School Property	1	0.01%	5.00	0.39%
Public Property	1,577	13.59%	316.27	24.83%
Church and Charitable	165	1.42%	8.90	0.7%
Cemetery	1	0.01%	0.02	0.00%
Other Exempt	205	1.77%	13.56	1.06%
Class I Railroad	5	0.04%	41.77	3.28%

As shown in the table in Appendix 3, the Borough's Realistic Development Potential (RDP) is 16 units, which was arrived at by applying a presumed density of 6 units per acre and a 20% setback requirement to the vacant properties of sufficient size to support more than 5 units. None of the parcels identified are impacted by wetlands, streams, flood hazard areas or steep slopes. With a fourth round obligation of 34 units and RDP of 16 units, the resulting Unmet Need is 18 units. The tables below detail satisfaction of RDP as well as mechanisms to address Unmet Need, all of which are properties that are intended to be developed or redeveloped.

Satisfaction of the 16-unit Fourth Round RDP			
Program	Units	Bonus Credits	Total Credits
Rustic Mall Redevelopment	12	4	16
RDP			16

Rustic Mall

The Rustic Mall property was subject to rezoning with adoption of ordinance #2024-1317, as shown in Appendix 4. The M (Municipal) zoning designation permits the development of affordable housing, which is deemed a municipally beneficial use by definition in the amended zoning scheme. The concept plan to the right shows current thinking for redevelopment, and two buildings of 40-50 units each can easily be accommodated on the eastern side of the site.

As noted, it is anticipated that between 80 and 100 units will be constructed at the Rustic Mall property, which allows for the Borough's RDP of 16 units to be met, including the use of 4 bonus credits. Should additional units be realized, RDP will be increased accordingly or credits will go towards Unmet Need.

The site is suitable. The property contains no buildings but does have some areas of parking utilized by adjacent properties. Access is via multiple points, one a signalized intersection with South Main Street, one through State Bank Place and its intersection with E. Camplain Road and the via Valerie Drive.

The 2001 Adopted State Plan Map and the 2004 Preliminary State Plan Map designates the property as being in the Metropolitan Planning Area (PA 1). Among the intentions of the Suburban



Planning Area are to provide for much of the state's future redevelopment; promote growth in compact forms; and redesign areas of sprawl. It is a preferred location for affordable housing development.

The site is approvable. As noted the site is zoned for municipally beneficial uses, which includes by definition affordable housing.

The site is available. The site has no known legal encumbrances or deed restrictions that would preclude the development of affordable housing, and there are no known historic or architecturally important sites or buildings on the property or in the immediate vicinity that will affect the development of the affordable housing.

The site is developable. There are no streams, wetlands or significant flood hazard areas on the property. While the site was a superfund site, cleanup has concluded. The site is within a sewer service area.

The site will be developed consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21-1 et seq. The Township will require a minimum 40-year affordability control deed restrictions on the units in accordance with N.J.A.C. 5:93 et seq. and N.J.A.C. 5:80-26.1.

In coordination with the Borough's administrative agent and municipal housing liaison, the developer of the property will utilize their own administrative agent, who will administer and affirmatively market the units in accordance with UHAC per N.J.A.C. 5:80-26.1.

Mechanisms to Address Unmet Need

The Borough's Unmet Need of 18 units will be addressed through the rehabilitation plan adopted by Mayor and Council in 2021. As described in the plan, the rehabilitation designation covers 13.11 acres along South Main Street and includes 166 individual parcels, all of which are currently developed with a mix of single-story commercial buildings and two-story mixed-use buildings. The rehabilitation plan for South Main Street is provided in Appendix 5.

Partial Satisfaction of the 18-unit Fourth Round Unmet Need			
Program	Units	Bonus Credits	Total Credits
South Main Street Rehabilitation Area	13	5	18
Unmet Need Remaining			0

Additional Mechanisms to Address Unmet Need

The Borough will adopt a mandatory setaside ordinance, which is provided in Appendix 6. This will permit the Joint Land Use Board to capture affordable housing units when for-sale projects of 5 or more units are proposed and when rental projects of 7 or more units are proposed. A payment-in-lieu option is provided for fractional units of four tenths or less.

Fourth Round Obligation Requirements

In addition to meeting the total 34 unit fourth round obligation, the Borough must also meet the minimum rental obligation, maximum number of senior units, minimum family unit obligation, minimum very low income obligation, and maximum bonus credits, as set forth in the Fair Housing Act. Compliance with these requirements is noted for the 16 units addressing RDP but will be applied as required should additional development be realized.

Maximum Bonus = 4 credits

- Maximum bonus credits = 25% (obligation) | $25\% (16) = 4$ credits.

Minimum Rental = 4 units

- Minimum rental units = 25% (of units meeting the obligation) | $25\% (16) = 4$ units

Maximum Senior = 4 units

- Maximum age-restricted units = 30% (units meeting the obligation) | $30\% (16) = 4.8$, rounded down to 4 units

The Borough proposes age-restricted units as part of its fourth round plan and will comply with the maximum permitted.

Minimum Family = 8 units

- Minimum family units = 50% (units meeting the obligation) | $50\% (16) = 8$ units

A minimum of 8 family units will be developed on the Rustic Mall property.

Minimum Family Rental = 4 units

- Minimum family rental = 50% (rental obligation) | $50\% (8) = 4$ units

This will be met with units at the Rustic Mall.

Minimum Very Low Income = 5 units

- Minimum very low income units = 13% (fourth round units created or approved on or after July 1, 2008) | $13\% (12) = 1.56$, rounded up to 2 units

The Borough will require that 13% of all units constructed are available to very low income households. As detailed in the table on the previous pages, the total number of units currently proposed is 12, and applying 13% to the individual projects results in the creation of at least 2 very low income units, meeting the minimum requirement of 2 units. All future projects will be required to meet the minimum 13% on an individual basis.

Minimum Family Very Low Income = 1 unit

- Minimum family very low income units = 50% (very low income obligation) | $13\% (2) = 0.26$ units round up to 1 unit

This requirement will be met at the Rustic Mall site.

Affordability Assistance

As required, the Borough will undertake a variety of affordability assistance activities to render units more affordable. These strategies are outlined in the spending plan (Appendix 7) and the affordability assistance program manual is provided in Appendix 8.

CONSISTENCY WITH THE STATE DEVELOPMENT AND REDEVELOPMENT PLAN

While the New Jersey State Development and Redevelopment Plan is currently being amended, the cross-acceptance process has not concluded and the 2001 Plan is still in effect. This consistency analysis is based on the 2001 Plan, although amendments proposed with the new Plan don't substantially alter policy and the Borough proposed no mapping changes.

Manville Borough is classified as Planning Areas 1, Metropolitan Planning Area, which covers the entire Borough. General housing policies in the 2001 Plan include locating more dense housing within walking distance of schools, services, transit, civic and employment opportunities, preservation of existing, sound affordable housing, promoting public/private partnerships for housing development and redevelopment, providing for nonprofit and special needs housing, utilizing development fees for affordable housing and promoting mixed-income neighborhoods.

AFFORDABLE HOUSING ADMINISTRATION & AFFIRMATIVE MARKETING

Manville will adopt an affordable housing consistent with the Fair Housing Act, the Uniform Housing Affordability Control Rules, *N.J.A.C. 5:80-26.1 et seq.*, and the Division of Local Planning Services Fair Housing Act Rules, *N.J.A.C. 5:99*. As of the adoption of this Housing Plan, the latter is in the process of being amended, therefore the existing ordinance will be relied upon until such time as those regulations are finalized. Ordinances adopted by March of 2026 will reflect appropriate requirements. The Borough's draft affordable housing ordinance is provided in Appendix 9.

The affordable housing ordinance will control the phasing of affordable units, the low/moderate income split, bedroom distribution, occupancy standards, affordability controls, establishing rents and prices, affirmative marketing, income qualification, etc. All newly created affordable units, with limited exceptions, will comply with the affordability control period of 30 years for sale units or 40 years for rental units, as required by the Fair Housing Act and the Uniform Housing Affordability Control Rules.

The Borough has established the position of the Municipal Housing Liaison. However, the Borough will likely rely on its affordable housing administrator to conduct the administration and affirmative marketing of its affordable housing sites that will not be administered by the developers and for the rehabilitation and extension of expiring controls programs. It is expected that all developers will administer their own affordable housing units.

The Borough's affirmative marketing plan is designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age or number of children to the affordable units located in the Borough. Additionally, the affirmative marketing plan is intended to target those potentially

eligible persons who are least likely to apply for affordable units and who reside in the Borough's housing region (Region 3), consisting of Hunterdon, Somerset and Middlesex counties.

The affirmative marketing plans include regulations for qualification of income eligibility, price and rent restrictions, bedroom distribution, affordability control periods, and unit marketing in accordance with N.J.A.C. 5:80-26.1 et seq. This plan must be adhered to by all private, non-profit, and municipal developers of affordable housing units and must cover the period of deed restriction or affordability controls on each affordable unit. A copy of the affirmative market plan is provided in Appendix 10.

AFFORDABLE HOUSING TRUST FUND

Manville has a development fee ordinance, which is included in Appendix 11. The Borough has prepared a new Spending Plan, provided in Appendix 7, which discusses anticipated revenues, collection of revenues, and the use of revenues, and it has been prepared in accordance with currently applicable rules. It should be noted, however, that 5:99, the Fair Housing Act Rules, which set forth requirements related to spending plans, are not yet finalized. All collected revenues will be placed in the Borough's Affordable Housing Trust fund and will be dispensed for the use of eligible affordable housing activities including, but not limited to:

- Affordability assistance program; and
- Extension of expiring controls program; and
- Rehabilitation program; and
- Any other activity as specified in the approved spending plan.

The Borough is required to fund eligible programs in a Court-approved Housing Element and Fair Share Plan, as well as provide affordability assistance. At least 30% of collected development fees, excluding expenditures made since July 17, 2008, when affordability assistance became a statutory requirement in the Fair Housing Act, shall be used to provide affordability assistance to low- and moderate-income households in affordable units included in a municipal Fair Share Plan. At least one-third (1/3) of the affordability assistance must be expended on very-low income units. Additionally, no more than 20% of the revenues collected from development fees each year shall be expended on administration, including, but not limited to, salaries and benefits for municipal employees or consultant fees necessary to prepare or implement a rehabilitation program, a new construction program, a housing element and fair share plan, and/or an affirmative marketing program. The spending plan prepared reflects these requirements, but once amendments to 5:99 are finalized, the Borough reserves the right to amend its spending plan related to affordability assistance requirements, which are proposed to change.

Appendix 1



TABLE OF CONTENTS

TABLE OF CONTENTS.....	1
<i>Table 1: Population Trends (1940-2020)</i>	3
<i>Table 2: Population by Age and Sex</i>	4
<i>Table 3: Population Change by Age, 2013 to 2023</i>	4
<i>Table 4: Household Size</i>	5
<i>Table 5: Family and Nonfamily Households</i>	5
<i>Table 6: Educational Attainment</i>	6
<i>Table 7: Race and Ethnicity</i>	6
<i>Table 8: Household Income</i>	7
<i>Table 9: Poverty Rate</i>	8
<i>Table 10: Unemployment Rate</i>	8
<i>Table 11: Occupation</i>	9
<i>Table 12: Industry</i>	9
<i>Table 13: Travel Time to Work</i>	10
<i>Table 14: Population in Occupied Housing Units by Tenure</i>	11
<i>Table 15: Occupancy Status</i>	11
<i>Table 17: Occupancy Status</i>	12
<i>Table 17: Units in Structure</i>	12
<i>Table 18: Units in Structure by Tenure</i>	13
<i>Table 19: Year Structure Built</i>	13
<i>Table 20: Number of Bedrooms, Housing Stock</i>	14
<i>Table 21: Rooms Per Housing Unit</i>	15
<i>Table 22: Housing Quality Indicators</i>	15
<i>Table 23: Mortgage Status</i>	16
<i>Table 24: Home Values</i>	16
<i>Table 25: Home Sales</i>	17
<i>Table 26: Residential Tax Assessments</i>	17
<i>Table 27: Burden of Housing Costs, All Households</i>	18
<i>Table 28: Burden of Housing Costs, Owner-Occupied Housing</i>	18



<i>Table 29: Monthly Costs, Homeowners with a Mortgage.....</i>	<i>19</i>
<i>Table 30: Monthly Costs, Homeowners without a Mortgage.....</i>	<i>19</i>
<i>Table 31: Burden of Housing Costs, Renter-Occupied Housing</i>	<i>20</i>
<i>Table 32: Gross Rent.....</i>	<i>20</i>
<i>Table 33: Total Housing Permits Issued Per Year, 2004-2023.....</i>	<i>21</i>
<i>Table 34: Total Housing Permits Issued by Type, 2004-2023.....</i>	<i>22</i>
<i>Table 35: Certificates of Occupancy</i>	<i>23</i>
<i>Table 36: Demolition Permits, 2004-2023.....</i>	<i>23</i>
<i>Table 37: Net Housing Permits, 2004-2023.....</i>	<i>24</i>
<i>Table 38: Building Permits Nonresidential Construction, 2004-2023.....</i>	<i>25</i>
<i>Table 39: Long-term Population, Household and Employment Forecasts.....</i>	<i>27</i>



DEMOGRAPHIC ANALYSIS

In 1940, before the US entered the Second World War, 6,065 persons lived in Manville (Table 1). The population steadily grew over the next few decades, with the swiftest growth coming in the 1940s, when it increased by 41.7%. The population rose by a further 27.9% in the 1950s while new residents continued to arrive in the 1960s, when the population climbed by another 18.5%, reaching 13,029 persons, its peak historical population, in 1970. The borough then endured a protracted period of population decline, with the number of residents falling over a succession of decades, beginning in the 1970s, when the population dropped by 13.4%. The trend continued in subsequent decades, even as Somerset County grew at a robust pace, with the community experiencing a net loss of residents of 6.3% in the 1980s and 2.1% in the 1990s. The number of residents stabilized in the 2000s, before ticking up in the 2010s by 5.9 %. As of 2020, 10,953 persons lived in Manville.

It should be noted that, while the total population data in Table 1 is drawn from the Decennial U.S. Census survey, all subsequent Census Bureau data was obtained from the 2019-2023 American Community Survey (ACS), a 5-year estimate of results from annual surveys that are averaged together.

Table 1: Population Trends (1940-2020)

Year	Manville		Somerset County		New Jersey	
1940	6,065	--	74,390	--	4,160,165	--
1950	8,597	41.7%	99,052	33.2%	4,835,329	16.2%
1960	10,995	27.9%	143,913	45.3%	6,066,782	25.5%
1970	13,029	18.5%	198,372	37.8%	7,171,112	18.2%
1980	11,278	-13.4%	203,129	2.4%	7,365,011	2.7%
1990	10,567	-6.3%	240,279	18.3%	7,730,188	5.0%
2000	10,343	-2.1%	297,490	23.8%	8,414,350	8.9%
2010	10,344	0.0%	323,444	8.7%	8,791,894	4.5%
2020	10,953	5.9%	345,361	6.8%	9,288,944	5.7%
Source: Census Bureau, Decennial Census; NJ Dept. of Labor and Workforce Development						

Slightly more women than men live in Manville. In all, 50.2% of residents are women while 49.8% are men (Table 2). The largest age group consists of persons 35 to 54 years of age are the largest age group, accounting for 29.1% of residents. Younger adults, those between the ages of 20 and 34, are the second largest age group, comprising 18.1% of residents. About a fifth of the population is less than 20 years of age, or 20.3%. Children under the age of 5 constitute 4.8% of residents, with an additional 15.5% of the population between the ages of 5 and 19. Older residents compose a sizable portion of the community, with 31.7% of the community 55 years of age and older. More specifically, persons between 55 and 64 years of age total 13.3% of the community while seniors - persons 65 years of age and older – make up 18.4% of community members. Overall, the median age in Manville is 42.4 years of age.

**Table 2: Population by Age and Sex**

Age Group	Total Population		Male		Female	
	Number	% of Population	Number	% of Population	Number	% of Population
Under 5 years old	526	4.8%	254	4.7%	272	5.0%
5 to 19 years of age	1,690	15.5%	850	15.7%	840	15.4%
20 to 34 years of age	2,050	18.9%	1,055	19.5%	995	18.2%
35 to 54 years of age	3,161	29.1%	1,780	32.9%	1,381	25.3%
55 to 64 years of age	1,448	13.3%	640	11.8%	808	14.8%
65+ years of age	1,995	18.4%	834	15.4%	1,161	21.3%
Total	10,870	100.0%	5,413	100.0%	5,457	100.0%
Median age	42.4		41.9		43.2	

Source: Census Bureau, 2019-2023 5-Year American Community Survey

The community is aging, with the median age increasing in the last decade, inching upward from 41.3 to 42.4 years of age (Table 3). Between 2013 and 2023, the number of seniors swelled by 26.1% while the cohort of persons 55 to 64 years of age expanded by 5.4%. The other age groups though either diminished in size or, at best, registered modest increases. For instance, population of persons 20 to 34 years of age slipped by 3.5% while the number of residents 35 to 54 years of age increased marginally, with a gain of 1.9%. The cohort of children under the age of 5 declined more than any other age group, tumbling by 15.2%. At the same time, the number of persons between 5 and 19 years of age increased, but only by 5.9%.

Table 3: Population Change by Age, 2013 to 2023

Age Group	2013		2023		Change, 2013 to 2023	
	2013	%, Total Population	2023	%, Total Population	Total Change	% Change
Under 5 years old	620	6.0%	526	2.5%	-94	-15.2%
5 to 19 years of age	1,596	15.3%	1,690	8.0%	94	5.9%
20 to 34 years of age	2,125	20.4%	2,050	9.6%	-75	-3.5%
35 to 54 years of age	3,103	29.8%	3,161	14.9%	58	1.9%
55 to 64 years of age	1,374	13.2%	1,448	6.8%	74	5.4%
65+ years of age	1,582	15.2%	1,995	9.4%	413	26.1%
Total	10,400	--	10,870	--	470	4.5%
Median Age	41.3		42.4		1.1	

Source: 2009-2013, 2019-2023 5-Year American Community Survey



As of 2023, 4,300 households lived in Manville. (Table 4). One- and two-person households make up 27.4% and 32.3% of total households, respectively, somewhat above the shares at the county and state level. Three- and four person households, though, account for a smaller percentage of households, 31.2%, relative to the wider county and state, 35.6% and 32.4%. Larger households, those that consist of five persons or more, constitute 9.1% of households, a figure that surpasses the comparable share for Somerset County, 8.6%, but falls short of the share for New Jersey as a whole, 10.2%. The median household size, 2.51 persons, is below the statewide median, 2.61 persons, as well as the median for Somerset County, 2.64 persons.

Table 4: Household Size

Household Size	Manville		Somerset County		New Jersey	
	Total	%	Total	%	Total	%
1-person household	1,177	27.4%	30,722	23.7%	918,897	26.4%
2-person household	1,389	32.3%	41,494	32.1%	1,081,842	31.1%
3-person household	793	18.4%	24,261	18.7%	594,946	17.1%
4-person household	551	12.8%	21,861	16.9%	530,520	15.3%
5-person household	257	6.0%	6,907	5.3%	218,492	6.3%
6-person household	116	2.7%	2,674	2.1%	79,678	2.3%
7+-person household	17	0.4%	1,540	1.2%	53,980	1.6%
Total households	4,300	100.0%	129,459	100.0%	3,478,355	100.0%
Average Household Size	2.53		2.64		2.61	

Source: 2019-2023 5-Year American Community Survey

Families constitute approximately two-thirds of the households in Manville, or 66.8% (Table 5). Family households are somewhat more common in the rest of the county and state, where families comprise 71.0% of Somerset County households and 67.8% of households in the Garden State. Moreover, family and nonfamily households alike tend to be smaller in Manville than in other Somerset County municipalities. The average size of family households in the borough is 3.04 persons while, for nonfamily households, the average size is 1.17 persons. By comparison, the average size of family households in Somerset County is 3.17 persons while the average size for nonfamily households is 1.22 persons.

Table 5: Family and Nonfamily Households

Household Type	Manville	Somerset County	New Jersey
Total family households	66.8%	71.0%	67.8%
Total nonfamily households	33.2%	29.0%	32.2%
Average household size, family households	3.04	3.17	3.19



Average household size, nonfamily households	1.17	1.22	1.22
Source: 2019-2023 5-Year ACS			

Educational levels are low relative to Somerset County and New Jersey. Of all residents at least 25 years of age, 28.6% have at least a bachelor's degree while 9.2% have a graduate or professional degree (Table 6). By contrast, 57.4% of residents in Somerset County have a bachelor's degree or higher while 26.3% have a graduate or professional degree. In the borough, an appreciable number of residents, 7.9%, do not have a high school diploma. Even so, this is below the percentage statewide, as 9.3% of persons living in New Jersey do not have a high school diploma or its equivalent.

Table 6: Educational Attainment

Highest level of education	Manville	Somerset County	New Jersey
Less than 9th grade	1.8%	3.1%	4.6%
9th to 12th grade, no diploma	6.1%	3.1%	4.7%
High school graduate (includes equivalency)	38.8%	18.0%	25.7%
Some college, no degree	16.3%	12.4%	15.3%
Associate's degree	8.4%	6.1%	6.7%
Bachelor's degree	19.4%	31.1%	25.8%
Graduate or professional degree	9.2%	26.3%	17.1%
High school graduate or higher	92.1%	93.8%	90.7%
Bachelor's degree or higher	28.6%	57.4%	42.9%
Source: 2019-2023 5-Year ACS			

White persons who are not Hispanic comprise a majority of Manville residents, 59.2% (Table 7). In Somerset County as a whole, non-Hispanic whites make up 50.6% of the population, just below the figure statewide, 51.9%. Whites who are Hispanic constitute another 2.4% of residents. Overall, slightly more than three-fifths of residents are white, 61.6%. About a quarter of the community is Hispanic, 25.5% in all, surpassing the percentage statewide, 21.9%. Black residents compose 8.4% of the population, just shy of the share for Somerset County, 9.3%. Asian-Americans account for a relatively low share of residents, 2.8%, a figure well below the respective shares for the county and state, 19.1% and 9.8%. Just over a tenth of the population is comprised of persons of multiple races.

Table 7: Race and Ethnicity

Race and Ethnicity	Manville	Somerset County	New Jersey
Non-Hispanic	74.5%	83.0%	78.1%
White	59.2%	50.6%	51.9%



Black	8.4%	9.3%	12.3%
Asian	2.8%	19.1%	9.8%
Other Race Alone	0.9%	0.9%	0.8%
Two or more Races	3.1%	3.1%	3.2%
<i>Hispanic (All Races)</i>	<i>25.5%</i>	<i>17.0%</i>	<i>21.9%</i>
Hispanic, White	2.4%	3.5%	5.0%
Hispanic, Black	0.0%	0.4%	0.7%
Hispanic, Other	15.9%	7.4%	8.9%
Hispanic, Two or More Races	7.3%	5.8%	7.4%
<i>Source: 2019-2023 5-Year ACS</i>			

SOCIOECONOMIC ANALYSIS

Household incomes in Manville are modest compared to those in other municipalities in the county. According to ACS data, 29.7% of households have an income of less than \$50,000 (Table 8). In contrast, 16.3% of households in Somerset County and 25.2% in New Jersey have an income below that threshold. The median household income is \$93,872, is considerably below the median for Somerset County median, \$135,960. At the other end of the spectrum, 12.7% of households have an income of at least \$200,000. Another 35.0% of households have an income of at least \$100,000 and less than \$200,000. In all, 47.7% of households have an income of at least \$100,000.

Table 8: Household Income

Household Income	Manville	Somerset County	New Jersey
Less than \$25,000	15.2%	7.5%	11.9%
\$25,000-\$50,000	14.5%	8.8%	13.3%
\$50,000-\$100,000	22.7%	19.8%	24.3%
\$100,000-\$200,000	35.0%	31.2%	29.7%
More than \$200,000	12.7%	32.7%	20.7%
Median Household Income	\$93,872	135,960	\$101,050
Mean Household Income	\$109,179	186,372	\$140,299
<i>Source: 2019-2023 5-Year ACS</i>			

Given that Manville has a significant number of low-income households, the poverty rate is high, or 12.3% (Table 9). The child poverty rate is especially severe, as almost a quarter of persons under the age of 18 live in poverty. Statewide, the child poverty rate is 13.3%. Poverty is also a problem among seniors, with 12.7% living in poverty, which is similarly above the percentage statewide.

**Table 9: Poverty Rate**

Indicator	Manville	Somerset County	New Jersey
Poverty Rate, Overall	12.3%	5.5%	9.8%
Poverty Rate, Under 18 years old	24.6%	7.3%	13.3%
Poverty Rate, Seniors	14.3%	6.1%	9.5%

Source: 2019-2023 5-Year ACS

Over the past decade, the unemployment rate in Manville has generally hovered above the county- and statewide rates. In 2013, the borough's unemployment rate stood at 8.3% (Table 10). In the years that followed, the rate has steadily ticked downward. By 2019, only 3.9% of the labor force living in Manville were unemployed. Joblessness subsequently ballooned with the onset of the pandemic, as the unemployment rate soared to 10.1%. The rate receded in the years that followed, reaching 4.3% in 2022 before climbing slightly in 2023 to 4.6%.

Table 10: Unemployment Rate

Year	Manville	Somerset County	New Jersey
2013	8.3%	6.5%	8.4%
2014	7.2%	5.3%	6.7%
2015	5.9%	4.5%	5.7%
2016	5.2%	4.0%	4.9%
2017	4.9%	3.7%	4.5%
2018	4.6%	3.3%	4.0%
2019	3.9%	2.9%	3.5%
2020	10.1%	7.5%	9.4%
2021	6.9%	5.4%	6.7%
2022	4.3%	3.2%	3.9%
2023	4.6%	3.8%	4.4%

Source: NJ Dept. of Labor and Workforce Development

Blue-collar workers are integral to Manville's economy. For instance, 18.2% of the employed population works in production, transportation, and moving occupations, double the percentage for Somerset County, 8.8%, and easily eclipsing the percentage in New Jersey, 11.3% (Table 11). Similarly, the percentage of residents working in natural resources, construction, and maintenance occupations, 9.8%, is twice the share in Somerset County, 4.9%. In addition, a higher percentage of Manville residents have service occupations, 19.6%, than in either the state or county, 14.8% and 11.4%. Conversely, the share of the employed population working in management, business, science, and the arts, 31.2%, is low relative



to the rest of New Jersey, where the percentage is 46.9%. The percentage of residents in sales and office jobs, 21.3%, is close to the respective shares for Somerset County and New Jersey, 20.4% and 20.0%.

Table 51: Occupation

Occupation	Manville	Somerset County	New Jersey
Management, business, science, and arts	31.2%	57.2%	46.9%
Service occupations	19.6%	11.4%	14.8%
Sales and office occupations	21.3%	17.7%	20.0%
Natural resources, construction, and maintenance occupations	9.8%	4.9%	6.9%
Production, transportation, and material moving	18.2%	8.8%	11.3%

Source: 2019-2023 5-Year ACS

More Manville residents work in manufacturing than any other sector, 15.0% of the employed population overall, well surpassing the state-level share, 9.8% (Table 12). Almost a tenth of the employed population, 9.7%, works in the construction sector, more than double the percentage for Somerset County. Meanwhile, the transportation, warehousing, and utilities sector employs 8.7% of residents, a share greater than the percentage in the state and county as a whole, 6.9% and 4.6%, respectively. A sizable segment of the population also works in retail and food services and accommodations, services sectors where many jobs have relatively low wages, and which employ 11.5% and 8.2% of working residents, respectively.

Table 62: Industry

Industry	Manville	Somerset County	New Jersey
Agriculture, forestry, fishing and hunting, and mining	0.0%	0.2%	0.3%
Construction	9.7%	4.5%	6.4%
Manufacturing	15.0%	16.4%	9.8%
Wholesale trade	2.0%	3.3%	3.4%
Retail trade	11.5%	7.3%	8.7%
Transportation, warehousing, and utilities	8.7%	4.6%	6.9%



Information	2.8%	4.0%	2.9%
Finance and insurance, and real estate and rental and leasing	2.8%	11.2%	10.3%
Professional, scientific, and management, and administrative and waste management services	10.0%	19.2%	15.4%
Educational services	6.5%	8.3%	8.9%
Health care and social assistance	11.8%	11.4%	13.3%
Arts, entertainment, and recreation, and accommodation and food services	8.2%	3.0%	4.8%
Other services except public administration	5.1%	3.0%	3.5%
Public administration	5.7%	3.4%	5.3%
Source: 2019-2023 5-Year ACS			

The median commuter takes 24.7 minutes to get to work (Table 13). This is a departure from commuting trends countywide, where the average commute takes 31.5 minutes. Just over a quarter of residents, 26.2%, get to work in under a quarter of an hour while 16.3% usually need between 15 and 19 minutes to go from home to work. About 1 in 4 commuters, 25.7%, has a commute that typically lasts between 20 and 29 minutes. Some commuters have longer commutes, given that 31.9% of commuters have a commute of a half hour or more. Such a low percentage, though, is atypical for New Jersey, where 46.0% of commuters take 30 minutes or more to get to work.

Table 13: Travel Time to Work

Travel Time	Manville	Somerset County	New Jersey
Less than 10 minutes	12.2%	9.3%	9.9%
10 to 14 minutes	14.0%	10.2%	11.5%
15 to 19 minutes	16.3%	12.7%	13.1%
20 to 29 minutes	25.7%	20.6%	19.6%
30 to 44 minutes	17.1%	24.0%	21.9%
45 to 59 minutes	7.9%	9.9%	9.9%
60 or more minutes	6.9%	13.4%	14.2%



**Mean travel time to work
(minutes)**

24.4

31.5

30.9

Source: 2019-2023 5-Year ACS

HOUSING ANALYSIS

A large majority of residents live in owner-occupied units, 72.0% in all (Table 14). The owner-occupied share is consistent with living patterns throughout Somerset County, where 74.5% of residents live in owner-occupied housing. Over a quarter of Manville and Somerset County residents live in renter-occupied housing, 28.0% and 25.5%, respectively.

Table 14: Population in Occupied Housing Units by Tenure

Tenure	Manville	Somerset County	New Jersey
Owner-Occupied	72.0%	74.5%	63.7%
Renter-Occupied	28.0%	25.5%	36.3%

Source: 2019-2023 5-Year ACS

According to the American Community Survey, only 5.2% of housing units in the borough are vacant (Table 15). The low vacancy rate is relatively high for Somerset County, where 2.5% of housing units are vacant. The limited availability of housing throughout the county could increase demand for housing in Manville in the years to come.

Table 15: Occupancy Status

Occupancy Status	Manville	Somerset County	New Jersey
Occupied	94.8%	97.5%	92.1%
Vacant	5.2%	2.5%	7.9%

Source: 2019-2023 5-Year ACS

Houses for sale represent an estimated 36.1% of housing vacancies while 18.1% have been sold, but the new owners have not yet moved in (Table 16). The latter in particular is indicative of a hot housing market. In addition, 41.6% of vacant units are for rent while 4.2% have been leased, but have not yet been occupied.

**Table 17: Occupancy Status**

Vacancy Status	Manville	Somerset County	New Jersey
For rent	41.6%	19.8%	16.0%
Rented, not occupied	4.2%	4.6%	2.7%
For sale only	36.1%	19.3%	6.4%
Sold, not occupied	18.1%	5.1%	4.1%
For seasonal, recreational, or occasional use	0.0%	10.1%	43.7%
For migrant workers	0.0%	0.0%	0.0%
Other vacant	0.0%	41.2%	27.1%

Source: 2019-2023 5-Year ACS

Housing in Manville is comprised largely of single-family residences (Table 17). To be precise, 66.2% of homes are detached one-family residences, while an additional 4.0% of units are attached one-family homes. In the state as a whole, detached and attached one-family homes comprise 62.7% of housing units. Two-family residences constitute a significant segment of the borough's housing stock, accounting for 22.8% of homes in all, with a further 2.1% in buildings with 3 or 4 dwellings. Multifamily housing, defined as housing in buildings of 5 units or more, totals 4.8% of the housing units in Manville. To be more precise, buildings with 5 to 9 units compose 1.6% of units while buildings with 10 to 19 units make up 3.2% of units. According to the American Community Survey, there are no apartment buildings in the borough with 20 units or more.

Table 17: Units in Structure

Housing Type	Manville	Somerset County	New Jersey
1, detached	66.2%	58.8%	52.7%
1, attached	4.0%	14.4%	10.0%
2	22.8%	4.6%	8.6%
3 or 4	2.1%	4.5%	6.1%
5 to 9	1.6%	5.0%	4.7%
10 to 19	3.2%	4.9%	4.9%
20 to 49	0.0%	2.6%	4.2%
50 or more	0.0%	4.9%	7.9%
Mobile home	0.0%	0.2%	0.9%
Boat, RV, van, etc.	0.0%	0.0%	0.0%

Source: 2019-2023 5-Year ACS



Manville homeowners overwhelmingly reside in one-family detached residences, totaling 81.8% of the owner-occupied stock (Table 18). One-family attached homes comprise 2.1% of owner-occupied units while two-family residences account for 16.1% of units. Detached one-family houses also make up about three in ten rentals in the borough, 29.8%, while another 7.8% of rentals are in one-family attached residences. Two-family residences are the most common type of rental housing, constituting 42.3% of units, with three- and four-family buildings composing another 6.2%. The remainder of the renter-occupied stock is in multifamily housing, with 6.0% of units in buildings of 5 to 9 units and 7.9% in buildings of 10 to 19 units.

Table 18: Units in Structure by Tenure

Housing Type	Manville		Somerset County		New Jersey	
	Owner-Occupied	Renter-Occupied	Owner-Occupied	Renter-Occupied	Owner-Occupied	Renter-Occupied
1, detached	81.8%	29.8%	74.6%	13.5%	77.1%	11.7%
1, attached	2.1%	7.8%	15.8%	10.8%	10.2%	8.4%
2	16.1%	42.3%	1.6%	13.4%	4.6%	15.5%
3 or 4	0.0%	6.2%	1.8%	12.7%	1.7%	13.8%
5 to 9	0.1%	6.0%	2.6%	11.9%	1.4%	10.6%
10 to 19	0.0%	7.9%	2.0%	13.0%	1.2%	11.4%
20 to 49	0.0%	0.0%	0.7%	8.2%	1.0%	9.7%
50 or more	0.0%	0.0%	0.8%	16.3%	1.8%	18.4%
Mobile home	0.0%	0.0%	0.2%	0.2%	1.1%	0.4%
Boat, RV, van, etc.	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: 2019-2023 5-Year ACS

Almost a fifth of existing units were constructed prior to 1940, 19.2%, or twice the percentage in Somerset County (Table 19). An additional 42.7% of Manville homes were built between 1940 and 1960. The 1950s were an especially productive time for housing production, as over a quarter of homes date to that decade, 25.4% in all. A relatively small portion of homes were built in the last half-century or so, with only 21.0% of homes built in 1970 or later, a significantly lower share than recorded statewide, 48.9%. Still, the low rate of recent housing construction is not unusual for Somerset County, where 28.1% of homes have been built since the 1960s.

Table 19: Year Structure Built

Year Structure Built	Manville	Somerset County	New Jersey
Built 2020 or later	0.0%	0.6%	0.6%



Built 2010 to 2019	1.6%	5.7%	5.8%
Built 2000 to 2009	4.3%	9.8%	9.1%
Built 1990 to 1999	1.0%	17.0%	9.1%
Built 1980 to 1989	6.0%	20.0%	11.9%
Built 1970 to 1979	8.1%	9.3%	12.4%
Built 1960 to 1969	17.2%	12.7%	13.0%
Built 1950 to 1959	25.4%	10.4%	14.1%
Built 1940 to 1949	17.3%	4.8%	6.7%
Built 1939 or earlier	19.2%	9.7%	17.5%

Source: 2019-2023 5-Year ACS

Three-bedroom homes form the core of the borough's housing stock, totaling 44.1% of all housing units in Manville (Table 20). Four-bedroom homes make up an additional 16.5% of dwellings. Only 4.2% of homes have five bedrooms or more, a fraction of the share in New Jersey overall, 5.9%. Approximately a quarter of homes are two-bedroom units, 24.9%, while 8.2% of dwellings have but one bedroom. A small percentage of homes, 2.1%, do not have a separate bedroom.

Table 20: Number of Bedrooms, Housing Stock

Total Bedrooms	Manville	Somerset County	New Jersey
No bedroom	2.1%	1.6%	3.0%
1 bedroom	8.2%	10.0%	14.2%
2 bedrooms	24.9%	26.2%	25.5%
3 bedrooms	44.1%	27.2%	31.8%
4 bedrooms	16.5%	26.7%	19.7%
5 or more bedrooms	4.2%	8.3%	5.9%

Source: 2019-2023 5-Year ACS

Homes in Manville tend to be less spacious than elsewhere in the county. The median number of rooms in the borough, 5.4, considerably lags the median for Somerset County, 6.3 (Table 21). It also trails the median rooms per housing unit for New Jersey, 5.7. In terms of larger residences, 30.5% of homes have seven rooms or more, significantly below the respective shares for the county and state, 47.2% and 37.6%. That said, comparatively few dwellings have three rooms or less. In total, 8.3% of units in Manville have three rooms or less, compared to 10.8% in Somerset County and 16.2% in New Jersey. The bulk of the housing stock, then, consists of homes of four to six rooms. At least a quarter of Manville homes, 26.3%, have five rooms while an additional 18.1% have four rooms, with the remainder, 16.8%, consisting of six rooms in all.

**Table 21: Rooms Per Housing Unit**

Total Rooms	Manville	Somerset County	New Jersey
1 room	2.1%	1.4%	2.7%
2 rooms	1.1%	1.8%	3.0%
3 rooms	5.1%	7.6%	10.5%
4 rooms	18.1%	13.9%	15.2%
5 rooms	26.3%	13.7%	15.8%
6 rooms	16.8%	14.4%	15.4%
7 rooms	13.7%	12.4%	12.0%
8 rooms	9.0%	12.3%	10.4%
9 rooms or more	7.8%	22.5%	15.2%
Median rooms	5.4	6.3	5.7

Source: 2019-2023 5-Year ACS

Some homes in Manville are in substandard condition. For example, 3.7% of homes lack telephone service, four times the percentage statewide (Table 22). What's more, 1.0% of homes lack complete kitchen facilities, a figure surpassing the statewide share. Housing is in excellent condition in one respect: the survey found no units lacking complete plumbing facilities. A number of homes, though, lacked fuel for heating, 1.5%, almost twice the percentage statewide, 0.8%. Natural gas supplied by a utility is used by the vast majority of households, 88.7% in all. Electricity is used by 6.9% of households while oil is used in another 1.6% of homes. An estimated 1.2% of households live in overcrowded conditions, with more than one occupant per room.

Table 22: Housing Quality Indicators

Home Heating Fuel	Manville	Somerset County	New Jersey
Utility gas	88.7%	79.5%	73.3%
Bottled, tank, or LP gas	0.5%	1.5%	2.5%
Electricity	6.9%	13.2%	15.6%
Fuel oil, kerosene, etc.	1.6%	4.7%	6.8%
Coal or coke	0.0%	0.0%	0.0%
Wood	0.0%	0.1%	0.3%
Solar energy	0.3%	0.2%	0.2%
Other fuel	0.5%	0.2%	0.5%
No fuel used	1.5%	0.5%	0.8%
Lacking facilities			



Lacking complete plumbing facilities	0.0%	0.2%	0.3%
Lacking complete kitchen facilities	1.0%	0.7%	0.8%
No telephone service available	3.7%	0.6%	0.9%
Occupants Per Room			
1.00 or less	98.8%	97.4%	96.3%
1.01 to 1.50	0.8%	1.7%	2.4%
1.51 or more	0.4%	0.8%	1.3%
<i>Source: 2019-2023 5-Year ACS</i>			

HOUSING MARKET ANALYSIS

Approximately 58.2% of Manville homeowners have a mortgage while 41.9% do not have a mortgage (Table 23). The percentage of homeowners in the borough without a mortgage is somewhat higher than the respective shares for the county and state. In Somerset County, 34.9% of owner-occupied homes are without a mortgage while in the Garden State as a whole, that figure is 35.6%.

Table 23: Mortgage Status

Mortgage Status	Manville	Somerset County	New Jersey
With a mortgage	58.2%	65.1%	64.4%
Without a mortgage	41.8%	34.9%	35.6%
<i>Source: 2019-2023 5-Year ACS</i>			

A majority of Manville homes, 52.3%, have a value between \$300,000 and \$499,999. (Table 24). As a result, the median home value in the community, \$321,100, is below the median values for Somerset County and New Jersey, \$498,800 and \$427,600, respectively. All told, only 5.6% of homes in Manville have a value of at least \$500,000. A mere 0.9% of residences have a value of \$750,000 or more. A sizable percentage of homes, 36.0%, have a value of less than \$300,000, but more than \$100,000. The community has a higher-than-average share of homes that have a value of less than \$100,000, 6.2% in all.

Table 24: Home Values

Home Value	Manville	Somerset County	New Jersey
Less than \$100,000	6.2%	1.6%	4.4%
\$100,000 to \$299,999	36.0%	12.4%	23.6%
\$300,000 to \$499,999	52.3%	33.2%	33.8%



\$500,000 to \$749,999	4.7%	28.8%	23.0%
\$750,000 to \$999,999	0.9%	13.7%	8.6%
\$1,000,000 or more	0.0%	10.3%	6.6%
Median home value	\$321,100	\$523,900	\$427,600
<i>Source: 2019-2023 5-Year ACS</i>			

In the five years preceding the pandemic year of 2020, home prices generally hovered around \$240,000 if varying from year to year (Table 25). The pandemic and mass adoption of work-from-home practices have since reshaped the housing market. In the last five years, home prices in Manville have moved progressively higher, climbing by 62.4% from 2019 to 2024. As of 2024, the average price of a home sold in the community stood at \$403,108. Even so, this remains far short of the average price in Somerset County, \$655,539.

Table 25: Home Sales

Year	Manville		Somerset County	
	Total Sales	Avg Sales Price	Total Sales	Avg Sales Price
2015	67	\$229,268	3,038	\$458,529
2016	33	\$223,107	1,655	\$455,314
2017	106	\$238,551	1,802	\$439,519
2018	30	\$257,089	1,859	\$460,296
2019	46	\$248,270	1,847	\$450,513
2020	35	\$267,228	1,673	\$447,563
2021	51	\$337,996	2,369	\$510,862
2022	45	\$340,862	2,157	\$562,662
2023	31	\$362,389	1,454	\$583,489
2024	37	\$403,108	1,206	\$655,539
<i>Source: NJ Division of Taxation, NJ Treasury</i>				

Residential assessments have kept pace with the run-up in home prices (Table 26). Since 2016, the average assessment has increased from \$229,566 to \$360,646 in 2024. The steady rise ensures that assessments remain in line with existing price levels. Assessed values have risen throughout Somerset County, with the average assessment increasing from \$360,646 in 2016 to \$549,852 in 2024.

Table 26: Residential Tax Assessments

Year	Total Lots, Manville	Average Assessment	Total Lots, Somerset County	Average Assessment
------	----------------------	--------------------	-----------------------------	--------------------



2016	3,191	\$229,566	103,132	\$429,675
2020	3,171	\$243,552	104,010	\$445,673
2024	3,172	\$360,646	103,850	\$549,852

Source: NJ Division of Taxation, NJ Treasury

Given the rise in home values, the cost of housing may become of increasingly serious concern in the years to come. Housing is generally considered to be affordable if the amount of rent, mortgage, and other essential costs consume less than 30% of a household's income. If a household spends more than 30% of its income on housing, it is considered cost-burdened. Data from the American Community Survey show that more than a third of Manville households, 35.3%, expend 30% or more of their income on housing, close to the percentage statewide, 35.7% (Table 27). Even so, the percentage of households that are cost-burdened exceeds the percentage in Somerset County as a whole, 29.7%. Additionally, 19.1% of households spend between 20% and 29% of income on housing costs while 43.6% of households spend less than 20% of their income on housing costs.

Table 27: Burden of Housing Costs, All Households

Housing Costs as % of Household Income	Manville	Somerset County	New Jersey
Less than 20% of household income	43.6%	45.9%	39.3%
20 to 29% of household income	19.1%	23.0%	22.9%
30% or more of household income	35.3%	29.7%	35.7%
Zero or negative income	0.9%	0.6%	1.1%
No cash rent	1.1%	0.9%	1.1%

Source: 2019-2023 5-Year ACS

Homeowners are better able to cope with housing costs than renters. Nevertheless, an estimated 27.3% must set aside at least 30% of their income to pay for housing (Table 28). This surpasses the percentage for Somerset County, 24.2%, but is below the share statewide, 28.5%. A small majority of homeowners, 50.4%, spend less than 20% of their income on housing while 21.0% allocate between 20% and 29% of their income towards the cost of housing.

Table 28: Burden of Housing Costs, Owner-Occupied Housing

Housing Costs as % of Household Income	Manville	Somerset County	New Jersey
Less than 20% of household income	50.4%	53.4%	48.1%
20 to 29% of household income	21.0%	22.0%	22.7%
30% or more of household income	27.3%	24.2%	28.5%
Zero or negative income	1.3%	0.5%	0.6%



Source: 2019-2023 5-Year ACS

The median homeowner with a mortgage spends \$2,247 a month on housing costs (Table 29). Altogether, 63.9% of households with a mortgage have monthly housing costs of at least \$2,000, including 22.4% of households that spend \$3,000 or more every month. A fifth of households, 20.0%, expend between \$1,500 and \$1,999 a month while 13.4% expend \$1,000 and \$1,499 every month. The remaining 2.8% of households with a mortgage have less than \$1,000 in monthly housing costs.

Table 29: Monthly Costs, Homeowners with a Mortgage

Monthly housing costs	Manville	Somerset County	New Jersey
Less than \$500	1.9%	0.3%	0.4%
\$500 to \$999	0.9%	0.9%	1.8%
\$1,000 to \$1,499	13.4%	3.8%	6.6%
\$1,500 to \$1,999	20.0%	8.1%	13.7%
\$2,000 to \$2,499	28.0%	16.2%	17.7%
\$2,500 to \$2,999	13.5%	17.0%	17.0%
\$3,000 or more	22.4%	53.7%	42.7%
Median monthly housing cost	\$2,247	\$3,124	\$2,787

Source: 2019-2023 5-Year ACS

Monthly housing costs are necessarily lower for those households without a mortgage. These expenditures go towards taxes, insurance payments, utilities, and other fees. More than half of households without a mortgage have monthly housing costs of \$1,000 or more per month (Table 30). The percentage is far higher in the rest of the county and state, with 80.3% and 67.1% of Somerset County and New Jersey homeowners without a mortgage, respectively, expending more than \$1,000 a month. In Manville, the median homeowner without a mortgage expends \$1,009 a month on housing costs. This is well below the comparable figures for the county and state, \$1,367 and \$1,205, respectively. Meanwhile, 16.0% of households without a mortgage set aside between \$800 and \$999 every month to pay for housing, while another 6.1% of households spend between \$600 and \$799 per month. Of the households that remain, 13.4% spend between \$400 and \$599 a month on housing costs, while 6.6% spend between \$250 and \$399 monthly and 6.5% spend less than \$250 per month.

Table 30: Monthly Costs, Homeowners without a Mortgage

Monthly housing costs	Manville	Somerset County	New Jersey
Less than \$250	6.5%	1.2%	1.9%
\$250 to \$399	6.6%	1.1%	2.6%



\$400 to \$599	13.4%	2.8%	5.0%
\$600 to \$799	6.1%	4.4%	8.8%
\$800 to \$999	16.0%	10.2%	14.6%
\$1,000 or more	51.3%	80.3%	67.1%
Median monthly housing costs	\$1,009	\$1,367	\$1,205

Source: 2019-2023 5-Year ACS

In Manville, more than half of renting households are cost-burdened, or 62.1% (Table 31). A further 14.1% of households spend between 20% and 29% of their income on housing costs while 25.6% of renting households spend less than 20% of their income on housing costs. A modest percentage of households in renter-occupied housing, 3.9%, have no cash rent, slightly more than in either the county or state.

Table 31: Burden of Housing Costs, Renter-Occupied Housing

Housing Costs as % of Household Income	Manville	Somerset County	New Jersey
Less than 20% of household income	25.6%	24.2%	23.8%
20 to 29% of household income	14.1%	25.7%	23.1%
30% or more of household income	56.4%	45.7%	48.3%
Zero or negative income	0.0%	0.9%	1.9%
No cash rent	3.9%	3.5%	2.9%

Source: 2019-2023 5-Year ACS

The median gross rent in Manville, \$1,837, is high relative to the rest of Somerset County, which has a median rent of \$1,702 (Table 32). Only a small number of renting households, 3.3%, have a gross rent of \$2,500 or more. Over a third of households, however, 36.4%, have a rent of between \$2,000 and \$2,499. An additional 31.7% of households in renter-occupied housing have a rent of between \$1,500 and \$1,999. A fifth of households have a gross rent between \$1,000 and \$1,499. For the remainder, 8.6%, the gross rent is less than \$1,000.

Table 32: Gross Rent

Gross Rent	Manville	Somerset County	New Jersey
Less than \$500	1.8%	4.3%	6.3%
\$500 to \$999	6.8%	7.0%	8.7%
\$1,000 to \$1,499	20.0%	25.2%	26.3%
\$1,500 to \$1,999	31.7%	33.5%	28.5%
\$2,000 to \$2,499	36.4%	19.1%	15.9%



\$2,500 to \$2,999	3.0%	5.9%	6.7%
\$3,000 or more	0.3%	5.1%	7.6%
Median rent	\$1,837	\$1,702	\$1,653

Source: 2019-2023 5-Year ACS

DEVELOPMENT TRENDS

In the last 20 years, Borough staffers have approved building permits on average for the construction of 6 housing units annually (Table 33). On an average basis at least, the rate at which permitting has occurred has slowed marginally in the last decade, with building permits approved for an average of 5 housing units per year.

Table 33: Total Housing Permits Issued Per Year, 2004-2023

Year	Manville	Somerset County	New Jersey
2004	15	1,448	39,238
2005	5	1,193	39,688
2006	9	746	32,048
2007	7	768	25,948
2008	13	520	16,338
2009	7	312	11,145
2010	9	575	11,885
2011	1	469	11,882
2012	1	1,060	15,270
2013	6	1,061	18,795
2014	4	689	22,896
2015	2	848	19,503
2016	5	839	24,170
2017	1	564	25,961
2018	0	1,196	26,048
2019	5	757	30,770
2020	23	1,624	26,680
2021	2	1,186	30,044
2022	2	739	31,792
2023	7	545	21,682
10-Year Average	5	899	25,955

**20-Year Average****6****857****24,089***Source: NJ Dept. of Community Affairs*

Most of building permits pertaining to new homes have been for one- and two-bedroom units. (Table 34). In total, 118 one- and two-family homes have been permitted in Manville in addition to 6 multifamily homes. On an average annual basis, 5.9 one- and two-family homes and 0.3 multifamily homes have been permitted every year since 2004. One- and two-family residential construction is less common in the rest of Somerset County, where such homes comprise only 46.7% of all housing units permitted.

Table 34: Total Housing Permits Issued by Type, 2004-2023

Year	Manville			Somerset County			New Jersey		
	1-2 Units	Multifamily	Mixed-Use	1-2 Units	Multifamily	Mixed-Use	1-2 Units	Multifamily	Mixed-Use
2004	15	0	0	833	612	3	39,238	27,103	11,383
2005	5	0	0	724	469	0	39,688	26,715	12,687
2006	9	0	0	537	207	2	32,048	20,090	11,760
2007	4	3	0	519	248	1	25,948	14,235	11,553
2008	13	0	0	382	138	0	16,338	8,960	7,102
2009	7	0	0	310	1	1	11,145	6,776	4,309
2010	9	0	0	393	181	1	11,885	6,934	4,733
2011	1	0	0	329	138	2	11,882	6,236	5,184
2012	1	0	0	361	699	0	15,270	6,700	8,527
2013	6	0	0	575	486	0	18,795	9,666	8,998
2014	4	0	0	518	171	0	22,896	10,678	11,909
2015	2	0	0	377	471	0	19,503	9,470	9,989
2016	5	0	0	348	490	1	24,170	8,885	15,217
2017	1	0	0	302	262	0	25,961	9,201	16,146
2018	0	0	0	263	878	55	26,048	9,026	16,811
2019	5	0	0	264	491	2	30,770	8,954	21,762
2020	20	3	0	252	1,372	0	26,680	8,673	17,950
2021	2	0	0	230	955	1	30,044	10,479	19,471
2022	2	0	0	225	514	0	31,792	9,163	21,913
2023	7	0	0	234	310	1	21,682	9,552	11,538
10-Year Average	4.8	0.3	0.0	301	591	6	25,955	9,408	16,271
20-Year Average	5.9	0.3	0.0	399	455	4	24,089	11,375	12,447

Source: NJ Dept. of Community Affairs



Certificates of occupancy were issued only for one- and two-family homes (Table 35). This is consistent with the permitting data for the borough, where development was oriented to one- and two-family housing. The NJ DCA dataset does not include any certificates of occupancy for multifamily housing. The certificates of occupancy data for many municipalities, however, is incomplete, so it this may very well be an inadvertent omission.

Table 35: Certificates of Occupancy

Year	Manville			Somerset County			New Jersey		
	1-2 Units	Multifamily	Mixed-Use	1-2 Units	Multifamily	Mixed-Use	1-2 Units	Multifamily	Mixed-Use
2014	1	0	0	555	267	0	8,158	5,042	55
2015	7	0	0	406	81	1	8,308	7,010	72
2016	11	0	0	323	89	0	7,912	7,073	38
2017	3	0	0	264	221	1	7,511	8,955	259
2018	2	0	0	300	303	0	7,164	9,861	293
2019	0	0	0	174	297	0	5,309	11,097	389
2020	2	0	0	181	179	0	5,716	9,755	54
2021	5	0	0	131	846	0	4,818	12,801	24
2022	1	0	0	156	972	0	5,167	10,545	66
2023	3	0	0	213	760	0	6,983	11,568	17
10-Year Average	4	0	0	270	402	0	6,705	9,371	127

Source: NJ Dept. of Community Affairs

The Borough has approved an appreciable number of demolition permits since 2004. In that time, staffers have approved the demolition of 117 housing units altogether (Table 36). Almost all of the demolition permits were for one- and two-family dwellings, while two demolition permits were for homes on mixed-use sites. On average, demolition permits were approved at a rate of 5.85 units per year. The rate at which demolition permits are issued has sped up in the last decade, when demolition permits were approved for 7.6 units per year on average.

Table 36: Demolition Permits, 2004-2023

Year	1-2 Family	Multifamily	Mixed-Use	Total
2004	8	0	0	8
2005	6	0	0	6
2006	1	0	1	2



2007	1	0	0	1
2008	2	0	1	3
2009	1	0	0	1
2010	4	0	0	4
2011	1	0	0	1
2012	2	0	0	2
2013	13	0	0	13
2014	2	0	0	2
2015	2	0	0	2
2016	13	0	0	13
2017	4	0	0	4
2018	1	0	0	1
2019	26	0	0	26
2020	3	0	0	3
2021	4	0	0	4
2022	20	0	0	20
2023	1	0	0	1
Total	115	0	2	117
10-Year Average	7.6	0	0	7.6
20-Year Average	5.75	0	0.1	5.85

Source: NJ Dept of Community Affairs

Adjusting for demolition, the municipality has permitted a net increase of 7 housing units between 2004 and 2023 (Table 37). Over the last two decades, the municipality has permitted an average of 0.35 housing units annually on net. Since 2014, the Borough has approved more demolition permits than building permits, resulting in an average net loss of 2.5 units per year.

Table 37: Net Housing Permits, 2004-2023

Year	1-2 Family	Multifamily	Mixed-Use	Total
2004	7	0	0	7
2005	-1	0	0	-1
2006	8	0	-1	7
2007	3	3	0	6
2008	11	0	-1	10



2009	6	0	0	6
2010	5	0	0	5
2011	0	0	0	0
2012	-1	0	0	-1
2013	-7	0	0	-7
2014	2	0	0	2
2015	0	0	0	0
2016	-8	0	0	-8
2017	-3	0	0	-3
2018	-1	0	0	-1
2019	-21	0	0	-21
2020	17	3	0	20
2021	-2	0	0	-2
2022	-18	0	0	-18
2023	6	0	0	6
Total	3	6	-2	7
10-Year Average	-2.8	0.3	0	-2.5
20-Year Average	0.15	0.3	-0.1	0.35

Source: NJ Dept of Community Affairs

Since 2004, only a meager amount of office construction has occurred in Manville. The construction of office space has only been permitted in three of the last twenty years, totaling 14,919 square feet of office space in all (Table 38). This equates to an average of 746 square feet permitted every year. Borough staffers have permitted significantly more retail space on aggregate. Even so, retail construction was only permitted in two years, 2004 and 2013. In 18 of the last 20 years, no retail construction has occurred. On average, Borough staffers permitted 2,711 square feet of retail space every year. A steady stream of permits have been approved for nonresidential uses other than office and retail. These uses are grouped by NJ DCA staffers into an 'Other' category. Though the construction of other types of nonresidential uses occurs, it is rare for more than 2,000 square feet of nonresidential construction to be permitted in any given year. Overall, an average of 813 square feet of nonresidential development other than office and retail space has been permitted annually since 2004.

Table 38: Building Permits Nonresidential Construction, 2004-2023

Year	Manville			Somerset County		
	Office	Retail	Other	Office	Retail	Other



2004	0	10,733	600	647,652	99,695	2,169,739
2005	0	0	635	303,063	116,544	1,951,309
2006	0	0	1,590	346,014	166,282	1,346,625
2007	0	0	400	379,414	328,940	1,704,508
2008	0	0	5,376	75,945	220,785	870,325
2009	0	0	0	678,023	0	750,031
2010	0	0	1,136	118,352	0	909,406
2011	0	0	1,056	124,379	61,538	590,521
2012	0	0	1,168	205,831	2,100	1,547,750
2013	0	43,479	824	135,950	228,833	823,943
2014	5,600	0	864	272,570	17,752	831,125
2015	0	0	0	310,313	85,105	1,592,042
2016	0	0	1,106	379,274	100,931	1,543,813
2017	0	0	0	217,717	166,032	1,308,863
2018	0	0	0	221,573	234,110	2,501,102
2019	8,739	0	1,500	368,896	45,457	2,374,635
2020	580	0	0	159,224	26,880	3,648,102
2021	0	0	0	91,213	19,633	3,537,738
2022	0	0	0	116,607	11,149	2,185,490
2023	0	0	1	20,372	11,807	2,135,900
20-Year Average	746	2,711	813	258,619	97,179	1,716,148

Source: NJ Dept. of Community Affairs

PLANNING PROJECTIONS

Somerset County is served by the North Jersey Transportation Planning Authority (NJTPA), one of New Jersey's three metropolitan planning organizations. NJTPA calculates population and employment projections to anticipate the long-range planning needs of the North Jersey portion of the New York metropolitan area.

The agency forecasts that population growth in Manville and Somerset County will be slower compared to the growth projected for NJTPA's jurisdiction overall (Table 39). Specifically, Manville is projected to have an annualized growth of 0.18% for households and 0.13% for population. The population growth forecast is lower than for household growth as household sizes are expected to decline, which would be a continuation of a decades-long trend. As projected, 4,254 households and 10,877 residents would live in the borough by 2050. The forecast growth is marginally higher for Somerset County overall, whose



population NJTPA expects to grow by 32,882 persons and 16,371 households by 2050. This represents an annualized growth rate of 0.37% for households and 0.27% for population. The growth rates for the county and borough fall short of those forecast for NJTPA's jurisdiction overall, 0.46% and 0.42%, respectively. Interestingly, the agency expects employment growth in the community to be more robust, with a growth rate of 0.41%, surpassing the projected growth rate for Somerset County, 0.38%, and almost matching the rate for the NJTPA region as a whole, 0.42%. The employment projection would translate to a net increase of 324 persons working in Manville.

Table 39: Long-term Population, Household and Employment Forecasts

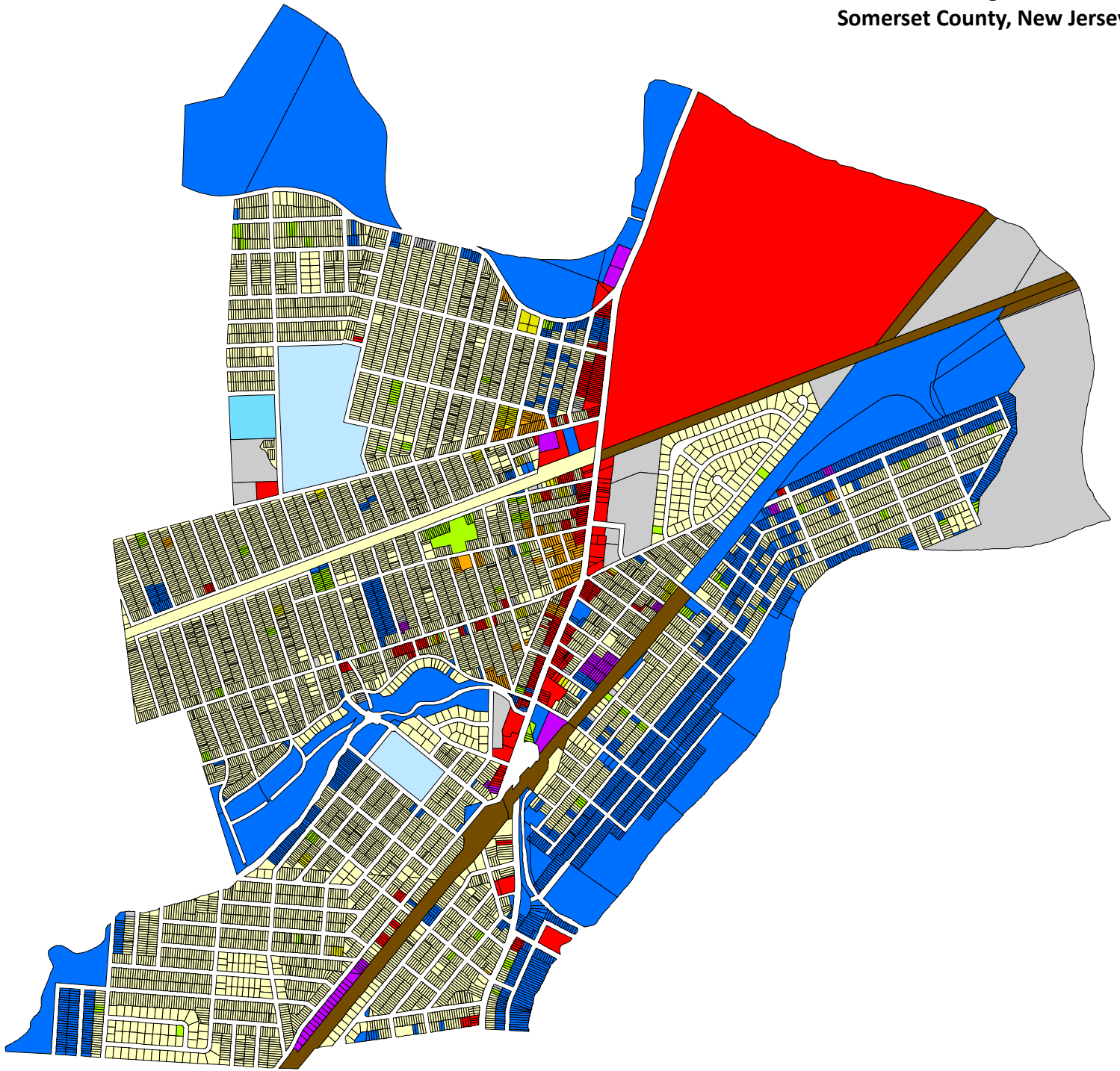
Metric	Manville	Somerset County	NJTPA
2015 Population	10,385	330,604	6,688,013
2050 Population	10,877	363,486	7,743,120
Annualized % Population Change 2015-2050	0.13%	0.27%	0.42%
2015 Household	3,995	117,583	2,444,799
2050 Household	4,254	133,954	2,868,943
Annualized % Household Change 2015-2050	0.18%	0.37%	0.46%
2015 Employment	2,093	185,400	2,910,458
2050 Employment	2,417	211,386	3,375,651
Annualized % Employment Change 2015-2050	0.41%	0.38%	0.42%

Source: NJTPA













Appendix 2

Land Use by Property Class

Borough of Manville
Somerset County, New Jersey



Legend

	Vacant		Other Public
	Public School Property		Residential
	Other School Property		Commercial
	Public Property		Industrial
	Church and Charitable		Apartment
	Cemetery		Railroad



Map Scale = 1:18,000

Map Prepared by:

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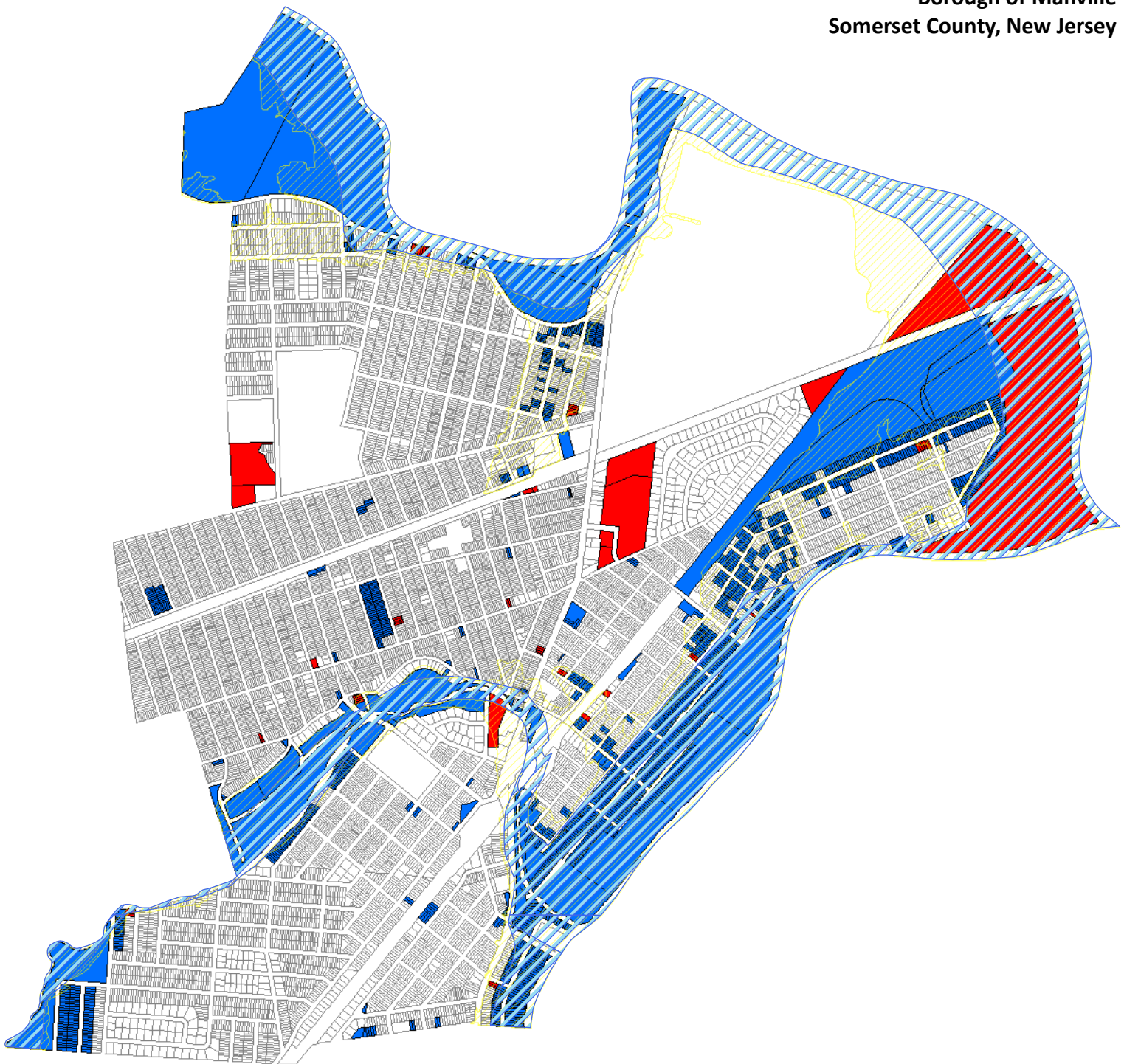
Data Sources:

NJ Office of Information Technology, Office of
Geographic Information Systems







Vacant and Publicly Owned Property

Borough of Manville
Somerset County, New Jersey



Legend

-  FEMA Delineated Floodway
-  FEMA 100 Year Floodplain
-  Vacant
-  Publicly Owned Property



Map Scale = 1:18,000

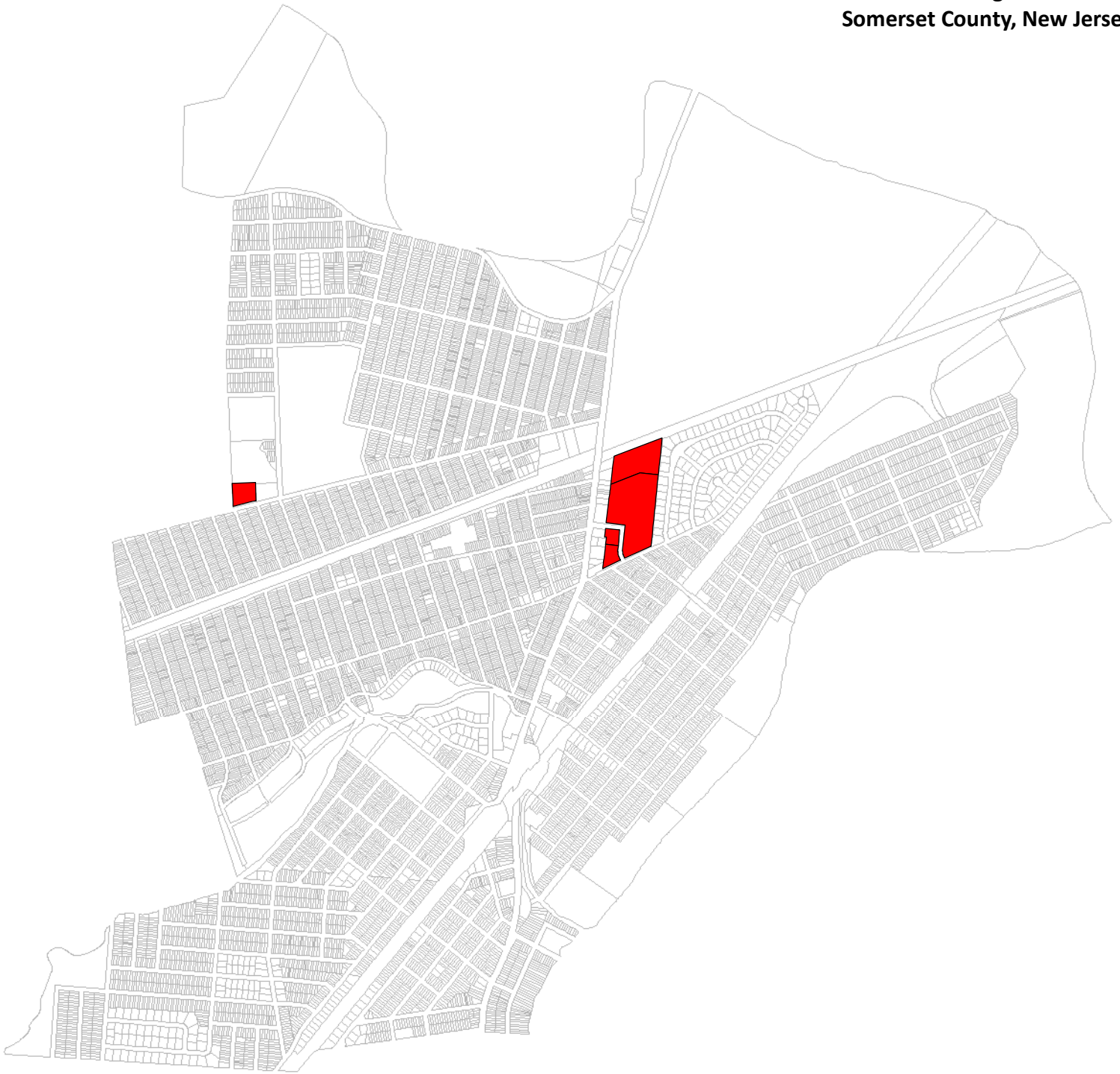
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Data Sources:
NJ Office of Information Technology, Office of
Geographic Information Systems




Vacant and Developable Property

Borough of Manville
Somerset County, New Jersey



Legend

 Vacant and Developable



Map Scale = 1:18,000

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Appendix 3

Borough of Manville Calculation of RDP				
Block	Lot	Acres	Total Units (6/Acre)	RDP (20%)
310	2.02	3.454	21	4.144
310	2.01	8.070	48	9.684
310	2.02	0.706	4	0.848
42.01	1.03	1.194	7	1.433
Totals		13.424		16.109

Borough of Manville
Vacant and Public Properties

Block	Lot	Property Cl.	Acres	Comments
180	67	15C	0.061	Property in 100 year floodplain
193	14	15C	0.038	Property in 100 year floodplain
155.01	5	15C	0.055	Property in 100 year floodplain
288	31	15C	0.055	Property in 100 year floodplain
224	48	15C	0.062	Blue Acres/Green Acres
299	16	15C	0.057	Property in 100 year floodplain
16	7	15C	0.045	Property in 100 year floodplain
123	19	15C	0.051	Blue Acres/Green Acres
224	19	15C	0.062	Blue Acres/Green Acres
264	29	15C	0.045	Property in 100 year floodplain
225	36	15C	0.057	Blue Acres/Green Acres
224	24	15C	0.061	Blue Acres/Green Acres
225	33	15C	0.056	Blue Acres/Green Acres
227	33	15C	0.056	Blue Acres/Green Acres
62	44	15C	0.047	Too small to develop 5 units
183	16	15C	0.059	Blue Acres/Green Acres
225	30	15C	0.060	Blue Acres/Green Acres
34	34	15C	0.048	Property in 100 year floodplain
224	27	15C	0.067	Blue Acres/Green Acres
180	35	15C	0.059	Property in 100 year floodplain
224	38	15C	0.057	Blue Acres/Green Acres
266	34	15C	0.089	Property in 100 year floodplain
133	22	15C	0.048	Blue Acres/Green Acres
1	2	15C	0.063	County/NJDEP Owned
300	1	15C	0.102	Blue Acres/Green Acres
104	2	15C	0.046	Library
302	25	15C	0.062	Property in 100 year floodplain
298	9.01	15C	0.025	Property in 100 year floodplain
104	26	15C	0.048	Library
304	8	15C	0.054	Property in 100 year floodplain
133	19	15C	0.049	Blue Acres/Green Acres
180	30	15C	0.056	Property in 100 year floodplain
177	11	15C	0.053	County/NJDEP Owned
16	2	15C	0.041	Property in 100 year floodplain
62	39	15C	0.047	Too small to develop 5 units
81	15.01	15C	0.044	County/NJDEP Owned
62	57	15C	0.047	Too small to develop 5 units
288	14.02	15C	0.032	Property in 100 year floodplain
34	33	15C	0.047	County/NJDEP Owned
180.01	73	15C	0.061	Blue Acres/Green Acres

301	34	15C	0.055	Property in 100 year floodplain
36	32	15C	0.045	Property in 100 year floodplain
180.01	75	15C	0.057	Property in 100 year floodplain
193	11	15C	0.052	Property in 100 year floodplain
178	2	15C	0.058	Property in 100 year floodplain
224	6	15C	0.060	Blue Acres/Green Acres
180	53	15C	0.060	Too small to develop 5 units
62	38	15C	0.042	Too small to develop 5 units
178	39	15C	0.079	Property in 100 year floodplain
288	22	15C	0.057	Property in 100 year floodplain
180	9	15C	0.047	Property in 100 year floodplain
36	33	15C	0.046	County/NJDEP Owned
104	65	15C	0.046	Library
300	2	15C	0.056	Property in 100 year floodplain
279	1	15C	0.054	Too small to develop 5 units
303	9	15C	0.058	Property in 100 year floodplain
288	8	15C	0.058	Property in 100 year floodplain
302	18	15C	0.061	Property in 100 year floodplain
15	11.02	15C	0.023	County/NJDEP Owned
187	24	1	0.047	Property in 100 year floodplain
224	51	15C	0.058	Blue Acres/Green Acres
290	6	15C	0.058	Property in 100 year floodplain
224	13	15C	0.062	Blue Acres/Green Acres
273	9	15C	0.058	Blue Acres/Green Acres
227	39	15C	0.056	Blue Acres/Green Acres
300	41	15C	0.057	Property in 100 year floodplain
266	16	15C	0.120	Property in 100 year floodplain
289	20	15C	0.057	Property in 100 year floodplain
298	19	15C	0.067	Property in 100 year floodplain
133	67	15C	0.070	Blue Acres/Green Acres
288	40	15C	0.053	Property in 100 year floodplain
36	34	15C	0.045	Property in 100 year floodplain
166	9	15C	0.053	OEM Garage
182	3	15C	0.061	Blue Acres/Green Acres
180	10	15C	0.048	Property in 100 year floodplain
133	13	15C	0.053	Blue Acres/Green Acres
37	30	1	0.050	Property in 100 year floodplain
17	10	15C	0.029	Municipal Complex
303	21	15C	0.058	Property in 100 year floodplain
303	16.02	15C	0.592	Property in 100 year floodplain
268	34	15C	0.034	Property in 100 year floodplain
270	10	15C	0.030	Blue Acres/Green Acres
133	76	15C	0.086	Blue Acres/Green Acres
133	61	15C	0.057	Blue Acres/Green Acres

133	30	15C	0.041	Blue Acres/Green Acres
265	33	15C	0.055	Property in 100 year floodplain
227	35	15C	0.056	Blue Acres/Green Acres
298	34	15C	0.059	Property in 100 year floodplain
299	42	15C	0.058	Property in 100 year floodplain
180	48	15C	0.060	Too small to develop 5 units
288	17	15C	0.056	Property in 100 year floodplain
193	42	15C	0.057	Property in 100 year floodplain
34	58	15C	0.043	County/NJDEP Owned
36	36	15C	0.040	County/NJDEP Owned
153	1	15C	0.065	Too small to develop 5 units
192	3	15C	0.058	Municipal Recreation Center
104	24	15C	0.045	Library
6	5	15C	0.064	Property in 100 year floodplain
177	31	15C	0.058	Property in 100 year floodplain
263	21	15C	0.060	Landlocked/Undevelopable
291	7	15C	0.062	Property in 100 year floodplain
170	16	15C	0.055	Property in 100 year floodplain
193	54	1	53.764	Property in 100 year floodplain
182	12	15C	0.058	Blue Acres/Green Acres
193	12	15C	0.049	Property in 100 year floodplain
15	12.01	15C	0.026	Property in 100 year floodplain
62	34	15C	0.046	Too small to develop 5 units
180.01	83	15C	0.058	Property in 100 year floodplain
289	19	15C	0.059	Property in 100 year floodplain
227	34	15C	0.055	Blue Acres/Green Acres
133	42	15C	0.044	Blue Acres/Green Acres
224	55	15C	0.060	Blue Acres/Green Acres
17	27	15C	0.051	Municipal Complex
37	31	1	0.090	Too small to develop 5 units
37	27	1	0.050	Property in 100 year floodplain
174	16.01	15C	0.044	Property in 100 year floodplain
187	2	15C	0.057	Blue Acres/Green Acres
300	42	15C	0.054	Property in 100 year floodplain
193	24	15C	0.049	Property in 100 year floodplain
182	15	15C	0.058	Blue Acres/Green Acres
62	54	15C	0.047	Too small to develop 5 units
299	59	15C	0.059	Property in 100 year floodplain
299	13	15C	0.058	Property in 100 year floodplain
300	13	15C	0.057	Property in 100 year floodplain
289	5	15C	0.055	Property in 100 year floodplain
81	17.01	15C	0.037	Property in 100 year floodplain
224	52	15C	0.062	Blue Acres/Green Acres
288	37	15C	0.053	Property in 100 year floodplain

291	27	15C	0.057	Property in 100 year floodplain
166	17	15C	0.056	OEM Garage
193	9	15C	0.064	Property in 100 year floodplain
178	8	15C	0.054	Property in 100 year floodplain
170	20	15C	0.054	Property in 100 year floodplain
177	32	15C	0.061	County/NJDEP Owned
177	62	15C	0.059	Property in 100 year floodplain
150	2	15C	0.091	Property in 100 year floodplain
133	35	15C	0.034	Blue Acres/Green Acres
224	37	15C	0.054	Blue Acres/Green Acres
188	17	15C	0.053	Blue Acres/Green Acres
176	22	15C	0.063	Property in 100 year floodplain
180	59	15C	0.061	Too small to develop 5 units
188	6	15C	0.055	Blue Acres/Green Acres
62	33	15C	0.044	Too small to develop 5 units
224	54	15C	0.059	Blue Acres/Green Acres
181	18	15C	0.061	Property in 100 year floodplain
304	19	15C	0.069	Property in 100 year floodplain
180	31	15C	0.059	Property in 100 year floodplain
148	12	15C	0.013	Property in 100 year floodplain
126.01	1.02	15C	1.207	Blue Acres/Green Acres
288	35	15C	0.054	Property in 100 year floodplain
178	32	15C	0.060	County/NJDEP Owned
177	9	15C	0.055	County/NJDEP Owned
300	12	15C	0.057	Property in 100 year floodplain
62	47	15C	0.044	Too small to develop 5 units
225	35	15C	0.058	Blue Acres/Green Acres
289	27	15C	0.055	Property in 100 year floodplain
169	24	15C	0.056	Property in 100 year floodplain
187	4	15C	0.061	Blue Acres/Green Acres
178	43	15C	0.056	Property in 100 year floodplain
292	4	15C	0.054	Property in 100 year floodplain
299	18	15C	0.056	Property in 100 year floodplain
224	29	15C	0.082	Blue Acres/Green Acres
227	40	15C	0.053	Blue Acres/Green Acres
62	46	15C	0.043	Too small to develop 5 units
192	1	15C	0.060	Municipal Recreation Center
298	30	15C	0.058	Property in 100 year floodplain
11	61	15C	0.060	Property in 100 year floodplain
299	49	15C	0.060	Property in 100 year floodplain
288	4	15C	0.061	Property in 100 year floodplain
180	41	15C	0.058	Property in 100 year floodplain
288	23.02	15C	0.027	Property in 100 year floodplain
180	50	15C	0.058	Too small to develop 5 units

188	2	15C	0.055	Blue Acres/Green Acres
273	5	15C	0.056	Blue Acres/Green Acres
292	2	15C	0.055	Property in 100 year floodplain
177	55	15C	0.057	County/NJDEP Owned
175	6	15C	0.054	Property in 100 year floodplain
288	11	15C	0.060	Property in 100 year floodplain
302	8	15C	0.062	Property in 100 year floodplain
225	45	15C	0.061	Blue Acres/Green Acres
11	3	15C	0.052	Property in 100 year floodplain
227	36	15C	0.056	Blue Acres/Green Acres
188	23	15C	0.055	Blue Acres/Green Acres
180	56	15C	0.060	Too small to develop 5 units
180.01	90	15C	0.058	Property in 100 year floodplain
72	11	15C	0.042	Blue Acres/Green Acres
306	1	15C	0.037	Blue Acres/Green Acres
292	3	15C	0.057	Property in 100 year floodplain
225	56	15C	0.061	Blue Acres/Green Acres
227	27	15C	0.053	Blue Acres/Green Acres
17	29	15C	0.052	Municipal Complex
9	28	1	0.058	Property in 100 year floodplain
62	43	15C	0.045	Too small to develop 5 units
290	1	15C	0.058	Blue Acres/Green Acres
291	35	15C	0.056	Property in 100 year floodplain
291	42	15C	0.058	Property in 100 year floodplain
224	4	15C	0.059	Blue Acres/Green Acres
225	46	15C	0.059	Blue Acres/Green Acres
34	39	15C	0.042	Property in 100 year floodplain
298	13	15C	0.054	Property in 100 year floodplain
193	43	15C	0.055	Property in 100 year floodplain
281	0	1	0.375	Property in 100 year floodplain
180.01	97	15C	0.485	Property in 100 year floodplain
180.01	92	15C	0.057	Property in 100 year floodplain
225	47	15C	0.060	Blue Acres/Green Acres
298	14	15C	0.055	Property in 100 year floodplain
193	29	15C	0.054	Property in 100 year floodplain
6	4	15C	0.063	Property in 100 year floodplain
180	24	15C	0.053	Property in 100 year floodplain
225	37	15C	0.055	Blue Acres/Green Acres
289	8	15C	0.056	Property in 100 year floodplain
225	31	15C	0.056	Blue Acres/Green Acres
17	20	15C	0.040	Municipal Complex
291	17	15C	0.061	Property in 100 year floodplain
178	41	15C	0.060	County/NJDEP Owned
133	32	15C	0.037	Blue Acres/Green Acres

288	26	15C	0.057	Property in 100 year floodplain
299	30	15C	0.059	Property in 100 year floodplain
289	35	15C	0.055	Property in 100 year floodplain
34	35	15C	0.047	Property in 100 year floodplain
104	7	15C	0.045	Library
168	15	15C	0.066	Property in 100 year floodplain
104	4	15C	0.046	Library
298	28	15C	0.055	Property in 100 year floodplain
289	31	15C	0.055	Property in 100 year floodplain
133	25	15C	0.047	Blue Acres/Green Acres
302	27	15C	0.062	Property in 100 year floodplain
11	4	15C	0.051	Property in 100 year floodplain
187	16	15C	0.058	Blue Acres/Green Acres
225	42	15C	0.062	Blue Acres/Green Acres
104	47	15C	0.044	Library
16	4	15C	0.048	Property in 100 year floodplain
176	5	15C	0.239	County/NJDEP Owned
177	38	15C	0.059	Property in 100 year floodplain
300	25	15C	0.054	Property in 100 year floodplain
6	2	15C	0.063	Property in 100 year floodplain
287	41	15C	0.063	Property in 100 year floodplain
225	54	15C	0.061	Blue Acres/Green Acres
180	64	15C	0.064	Property in 100 year floodplain
105	45	1	0.044	Too small to develop 5 units
188	25	15C	0.057	Blue Acres/Green Acres
177	5	15C	0.052	Property in 100 year floodplain
301	10	15C	0.058	Property in 100 year floodplain
180	43	15C	0.059	Property in 100 year floodplain
180	65	15C	0.056	Property in 100 year floodplain
288	32	15C	0.053	Property in 100 year floodplain
224	7	15C	0.059	Blue Acres/Green Acres
224	22	15C	0.061	Blue Acres/Green Acres
176	7	15C	0.059	Property in 100 year floodplain
306	6	15C	0.049	Blue Acres/Green Acres
305	21.01	15C	0.050	County/NJDEP Owned
224	56	15C	0.059	Blue Acres/Green Acres
187	8	15C	0.055	Blue Acres/Green Acres
11	60	15C	0.067	County/NJDEP Owned
182	18	15C	0.057	Blue Acres/Green Acres
224	15	15C	0.064	Blue Acres/Green Acres
155.01	9	15C	0.055	Property in 100 year floodplain
224	35	15C	0.057	Blue Acres/Green Acres
306	33	15C	0.085	Blue Acres/Green Acres
270	9	15C	0.039	Blue Acres/Green Acres

308	2	15C	0.057	Too small to develop 5 units
310	2.02	1	3.454	Vacant/Developable
104	63	15C	0.043	Library
290	26	15C	0.058	Property in 100 year floodplain
136.01	5	1	0.048	Property in 100 year floodplain
15	8	15C	0.045	Property in 100 year floodplain
116	35	1	0.039	Too small to develop 5 units
179	20	15C	0.056	Blue Acres/Green Acres
105	47	1	0.045	Too small to develop 5 units
16	6	15C	0.039	Property in 100 year floodplain
177	25	15C	0.059	Property in 100 year floodplain
133	38	15C	0.037	Blue Acres/Green Acres
175	10	15C	0.065	County/NJDEP Owned
153	6	15C	0.059	Too small to develop 5 units
309	1	1	16.118	Property in 100 year floodplain
34	64	15C	0.044	County/NJDEP Owned
193	21	15C	0.049	Property in 100 year floodplain
62	32	15C	0.045	Too small to develop 5 units
180	2	15C	0.045	Property in 100 year floodplain
300	26	15C	0.056	Property in 100 year floodplain
170	7	15C	0.056	County/NJDEP Owned
175	15	15C	0.065	Property in 100 year floodplain
187	10	15C	0.056	Blue Acres/Green Acres
182	8	15C	0.059	Blue Acres/Green Acres
293	30	15C	0.056	Property in 100 year floodplain
300	31	15C	0.055	Property in 100 year floodplain
224	8	15C	0.062	Blue Acres/Green Acres
286	24	15C	0.056	Property in 100 year floodplain
264	36	15C	0.042	Property in 100 year floodplain
6	1	15C	0.053	County/NJDEP Owned
182	14	15C	0.063	Blue Acres/Green Acres
104	6	15C	0.046	Library
225	48	15C	0.063	Blue Acres/Green Acres
133	15	15C	0.054	Blue Acres/Green Acres
193	28	15C	0.052	Property in 100 year floodplain
188	5	15C	0.058	Blue Acres/Green Acres
180	63	15C	0.056	Property in 100 year floodplain
16	8	15C	0.048	Property in 100 year floodplain
266	35	15C	0.089	Property in 100 year floodplain
224	39	15C	0.058	Blue Acres/Green Acres
224	3	15C	0.059	Blue Acres/Green Acres
227	30	15C	0.054	Blue Acres/Green Acres
126.01	1.03	15C	1.972	Property in 100 year floodplain
300	16	15C	0.058	Property in 100 year floodplain

291	19	15C	0.060	Property in 100 year floodplain
180	60	15C	0.057	Too small to develop 5 units
176	23	15C	0.062	County/NJDEP Owned
304	36	15C	0.057	Property in 100 year floodplain
301	26	15C	0.052	Property in 100 year floodplain
275	18	15C	0.024	Property in 100 year floodplain
180.01	88	15C	0.054	Property in 100 year floodplain
133	20	15C	0.051	Blue Acres/Green Acres
288	47	15C	0.052	Property in 100 year floodplain
300	28	15C	0.054	Property in 100 year floodplain
227	26	15C	0.179	Blue Acres/Green Acres
225	39	15C	0.060	Blue Acres/Green Acres
177	37	15C	0.058	County/NJDEP Owned
104	50	15C	0.044	Library
188	11	15C	0.056	Blue Acres/Green Acres
275	25	15C	0.066	Property in 100 year floodplain
17	18	15C	0.038	Municipal Complex
305	4	15C	0.059	County/NJDEP Owned
224	12	15C	0.062	Blue Acres/Green Acres
104	49	15C	0.046	Library
306	2	15C	0.050	Blue Acres/Green Acres
268	21	15C	0.047	Property in 100 year floodplain
6	3	15C	0.061	Property in 100 year floodplain
224	5	15C	0.062	Blue Acres/Green Acres
291	16	15C	0.063	Property in 100 year floodplain
302	11	15C	0.061	Property in 100 year floodplain
149	19	15C	0.039	County/NJDEP Owned
305	5	15C	0.056	Property in 100 year floodplain
224	30	15C	0.060	Blue Acres/Green Acres
224	43	15C	0.058	Blue Acres/Green Acres
305	12	15C	0.055	County/NJDEP Owned
266	6	15C	0.051	County/NJDEP Owned
87	25.02	1	0.024	Too small to develop 5 units
99	24	15C	0.045	Firehouse
62	48	15C	0.045	Too small to develop 5 units
290	30	15C	0.056	Property in 100 year floodplain
180.01	93	15C	0.055	Property in 100 year floodplain
8	27	15C	0.057	Property in 100 year floodplain
177	13	15C	0.057	County/NJDEP Owned
288	24	15C	0.052	Property in 100 year floodplain
224	32	15C	0.056	Blue Acres/Green Acres
255	46	15C	0.068	Too small to develop 5 units
180.01	82	15C	0.055	Property in 100 year floodplain
178	38.02	15C	0.010	Property in 100 year floodplain

299	54	15C	0.057	Property in 100 year floodplain
170	9	15C	0.045	Property in 100 year floodplain
224	18	15C	0.060	Blue Acres/Green Acres
266	22	15C	0.115	Property in 100 year floodplain
180	11	15C	0.050	Property in 100 year floodplain
275	5	15C	0.063	Property in 100 year floodplain
188	14	15C	0.056	Blue Acres/Green Acres
224	17	15C	0.062	Blue Acres/Green Acres
275	29	15C	0.060	Property in 100 year floodplain
291	11	15C	0.063	Property in 100 year floodplain
34	41	15C	0.042	Property in 100 year floodplain
17	37	15C	0.052	Municipal Complex
9	32	1	0.078	Property in 100 year floodplain
288	7	15C	0.056	Property in 100 year floodplain
178	12	15C	0.057	County/NJDEP Owned
312	2	15C	0.335	County/NJDEP Owned
266	24	15C	0.109	Property in 100 year floodplain
34	53	15C	0.042	Property in 100 year floodplain
188	24	15C	0.058	Blue Acres/Green Acres
188	12	15C	0.055	Blue Acres/Green Acres
180	61	15C	0.061	Property in 100 year floodplain
105	48	1	0.043	Too small to develop 5 units
180	44	15C	0.060	Property in 100 year floodplain
193	13	15C	0.041	Property in 100 year floodplain
81	19.01	15C	0.041	Property in 100 year floodplain
273	1	15C	0.056	Blue Acres/Green Acres
290	23	15C	0.056	Property in 100 year floodplain
180.01	81	15C	0.060	Property in 100 year floodplain
133	14	15C	0.053	Blue Acres/Green Acres
34	52	15C	0.043	County/NJDEP Owned
177	46.02	15C	0.003	Property in 100 year floodplain
177	26	15C	0.059	County/NJDEP Owned
11	62	15C	0.059	Property in 100 year floodplain
180	6	15C	0.048	Property in 100 year floodplain
176	33	15C	0.048	Property in 100 year floodplain
192	5	15C	0.067	Municipal Recreation Center
224	40	15C	0.056	Blue Acres/Green Acres
299	5	15C	0.059	Property in 100 year floodplain
290	28	15C	0.056	Property in 100 year floodplain
170	12	15C	0.054	Property in 100 year floodplain
180.01	80	15C	0.058	Too small to develop 5 units
175	11	15C	0.058	Property in 100 year floodplain
306	9	15C	0.055	Blue Acres/Green Acres
192	8	15C	0.057	Municipal Recreation Center

126.01	1.01	15C	0.441	Blue Acres/Green Acres
16	10	15C	0.047	Property in 100 year floodplain
288	19	15C	0.054	Property in 100 year floodplain
151	8	1	0.052	Property in 100 year floodplain
266	29	15C	0.119	County/NJDEP Owned
99	25	15C	0.079	Firehouse
87	25.01	1	0.024	Too small to develop 5 units
266	14	15C	0.117	Property in 100 year floodplain
133	64	15C	0.057	Blue Acres/Green Acres
169	35	1	0.056	Property in 100 year floodplain
291	43	15C	9.733	County/NJDEP Owned
266	32	15C	0.095	Property in 100 year floodplain
62	49	15C	0.045	Too small to develop 5 units
104	58	15C	0.045	Library
304	22	15C	0.063	Property in 100 year floodplain
110	10	15C	0.053	Too small to develop 5 units
289	4	15C	0.056	Property in 100 year floodplain
225	52	15C	0.063	Blue Acres/Green Acres
133	21	15C	0.048	Blue Acres/Green Acres
15	14.02	15C	0.022	Property in 100 year floodplain
36	37	15C	0.059	Property in 100 year floodplain
180	23	15C	0.054	Property in 100 year floodplain
178	40	15C	0.056	County/NJDEP Owned
299	55	15C	0.060	Property in 100 year floodplain
104	12	15C	0.045	Library
104	54	15C	0.045	Library
176	29	15C	0.061	County/NJDEP Owned
299	37	15C	0.059	Property in 100 year floodplain
133	60	15C	0.053	Blue Acres/Green Acres
133	68	15C	0.065	Blue Acres/Green Acres
299	20	15C	0.059	Property in 100 year floodplain
308	3	15C	0.057	Too small to develop 5 units
62	41	15C	0.047	Too small to develop 5 units
170	5	15C	0.060	Property in 100 year floodplain
302	13	15C	0.063	Property in 100 year floodplain
291	22	15C	0.060	Property in 100 year floodplain
304	27	15C	0.048	Property in 100 year floodplain
177	49	15C	0.055	Property in 100 year floodplain
289	7	15C	0.055	Property in 100 year floodplain
266	17	15C	0.118	Property in 100 year floodplain
224	34	15C	0.058	Blue Acres/Green Acres
275	2	15C	0.062	Property in 100 year floodplain
192	9	15C	0.077	Municipal Recreation Center
134.01	1.01	15C	1.682	Blue Acres/Green Acres

224	41	15C	0.060	Blue Acres/Green Acres
169	22	15C	0.054	County/NJDEP Owned
224	53	15C	0.057	Blue Acres/Green Acres
224	21	15C	0.064	Blue Acres/Green Acres
304	10	15C	0.046	Property in 100 year floodplain
126.01	1.04	15C	14.727	Blue Acres/Green Acres
225	51	15C	0.060	Blue Acres/Green Acres
182	17	15C	0.063	Blue Acres/Green Acres
104	19	15C	0.044	Library
133	40	15C	0.041	Blue Acres/Green Acres
36	21	15C	0.046	County/NJDEP Owned
225	32	15C	0.057	Blue Acres/Green Acres
290	33	15C	0.055	Property in 100 year floodplain
17	36	15C	0.052	Municipal Complex
169	7	15C	0.060	Property in 100 year floodplain
304	11	15C	0.057	Property in 100 year floodplain
178	6	15C	0.056	County/NJDEP Owned
264	23	15C	0.058	Property in 100 year floodplain
193	30	15C	0.055	Property in 100 year floodplain
62	42	15C	0.046	Too small to develop 5 units
303	26	15C	0.055	Property in 100 year floodplain
177	39	15C	0.060	Property in 100 year floodplain
289	18	15C	0.054	Property in 100 year floodplain
273	2	15C	0.058	Blue Acres/Green Acres
273	4	15C	0.056	Blue Acres/Green Acres
144	38	15C	0.047	Too small to develop 5 units
133	39	15C	0.037	Blue Acres/Green Acres
187	23	1	0.056	Too small to develop 5 units
224	20	15C	0.060	Blue Acres/Green Acres
288	52	15C	0.054	Property in 100 year floodplain
180	95	15C	11.476	Property in 100 year floodplain
300	30	15C	0.055	Property in 100 year floodplain
177	6	15C	0.055	Property in 100 year floodplain
298	15	15C	0.055	Property in 100 year floodplain
180	49	15C	0.060	Too small to develop 5 units
304	12	15C	0.058	Property in 100 year floodplain
180	51	15C	0.056	Too small to develop 5 units
34	66	15C	0.046	County/NJDEP Owned
301	32	15C	0.053	Property in 100 year floodplain
291	21	15C	0.058	Property in 100 year floodplain
36	47	15C	0.047	Property in 100 year floodplain
291	36	15C	0.058	Property in 100 year floodplain
72	12	15C	0.047	Blue Acres/Green Acres
299	41	15C	0.058	Property in 100 year floodplain

288	3	15C	0.039	Property in 100 year floodplain
224	42	15C	0.060	Blue Acres/Green Acres
266	1	15C	0.050	Property in 100 year floodplain
300	22	15C	0.054	Property in 100 year floodplain
176	25	15C	0.059	County/NJDEP Owned
62	52	15C	0.044	Too small to develop 5 units
224	50	15C	0.057	Blue Acres/Green Acres
182	9	15C	0.061	Blue Acres/Green Acres
153	5	15C	0.060	Too small to develop 5 units
187	7	15C	0.058	Blue Acres/Green Acres
303	32	15C	0.064	Property in 100 year floodplain
155.01	2	15C	0.067	Property in 100 year floodplain
169	32	15C	0.057	Property in 100 year floodplain
182	19	15C	0.057	Blue Acres/Green Acres
104	8	15C	0.044	Library
224	45	15C	0.059	Blue Acres/Green Acres
300	36	15C	0.054	Property in 100 year floodplain
180	13	15C	0.048	Property in 100 year floodplain
290	29	15C	0.055	Property in 100 year floodplain
104	45	15C	0.046	Library
11	1	15C	0.052	County/NJDEP Owned
193	27	15C	0.051	Property in 100 year floodplain
62	51	15C	0.046	Too small to develop 5 units
225	34	15C	0.059	Blue Acres/Green Acres
224	49	15C	0.061	Blue Acres/Green Acres
182	1	15C	0.063	Blue Acres/Green Acres
187	15	15C	0.057	Blue Acres/Green Acres
11	63	15C	0.061	Property in 100 year floodplain
227	28	15C	0.057	Blue Acres/Green Acres
193	8	15C	0.069	Property in 100 year floodplain
299	64	15C	0.057	Property in 100 year floodplain
224	11	15C	0.061	Blue Acres/Green Acres
181	15	15C	0.061	Property in 100 year floodplain
104	51	15C	0.047	Library
227	31	15C	0.055	Blue Acres/Green Acres
175	7	15C	0.070	Property in 100 year floodplain
133	24	15C	0.046	Blue Acres/Green Acres
298	6	15C	0.054	Property in 100 year floodplain
180	58	15C	0.060	Too small to develop 5 units
269	13	15C	0.057	County Owned right of way
180.01	96	15C	9.887	Property in 100 year floodplain
225	53	15C	0.059	Blue Acres/Green Acres
177	27	15C	0.057	Property in 100 year floodplain
300	33	15C	0.056	Property in 100 year floodplain

299	63	15C	0.059	Property in 100 year floodplain
299	19	15C	0.059	Property in 100 year floodplain
220	1.03	1	1.691	Property in 100 year floodplain
193	3	15C	0.081	Property in 100 year floodplain
181	9	15C	0.064	Property in 100 year floodplain
264	33	15C	0.045	Property in 100 year floodplain
150	1	15C	0.073	Property in 100 year floodplain
81	16.01	15C	0.038	Property in 100 year floodplain
62	40	15C	0.044	Too small to develop 5 units
301	19	15C	0.102	Property in 100 year floodplain
264	22	15C	0.057	Property in 100 year floodplain
266	7	15C	0.051	Property in 100 year floodplain
193	44	15C	0.053	Property in 100 year floodplain
224	36	15C	0.056	Blue Acres/Green Acres
133	10	15C	0.058	Blue Acres/Green Acres
180.01	78	15C	0.058	Too small to develop 5 units
8	23	15C	0.058	County/NJDEP Owned
301	2	15C	0.060	Property in 100 year floodplain
174	7	15C	0.054	Property in 100 year floodplain
174	13	15C	0.064	Property in 100 year floodplain
298	20	15C	0.058	Property in 100 year floodplain
62	30	15C	0.045	Too small to develop 5 units
181	13	15C	0.062	Property in 100 year floodplain
180.01	94	15C	0.061	Property in 100 year floodplain
104	46	15C	0.047	Library
301	8	15C	0.056	Property in 100 year floodplain
187	18	15C	0.054	Blue Acres/Green Acres
72	43	15C	0.048	Blue Acres/Green Acres
275	21.02	15C	0.004	Property in 100 year floodplain
299	4	15C	0.058	Property in 100 year floodplain
302	24	15C	0.063	Property in 100 year floodplain
17	19	15C	0.043	Municipal Complex
193	7	15C	0.075	Property in 100 year floodplain
225	44	15C	0.060	Blue Acres/Green Acres
224	47	15C	0.059	Blue Acres/Green Acres
225	43	15C	0.059	Blue Acres/Green Acres
169	26	15C	0.053	Property in 100 year floodplain
104	21	15C	0.044	Library
174	12	15C	0.067	Property in 100 year floodplain
168	12	15C	0.056	Property in 100 year floodplain
62	53	15C	0.047	Blue Acres/Green Acres
270	15	15C	0.114	Blue Acres/Green Acres
62	36	15C	0.045	Too small to develop 5 units
299	17	15C	0.059	Property in 100 year floodplain

169	34	15C	0.057	Property in 100 year floodplain
286	1.01	15C	0.171	Property in 100 year floodplain
301	14	15C	0.057	Property in 100 year floodplain
289	6	15C	0.055	Property in 100 year floodplain
291	23	15C	0.061	Property in 100 year floodplain
275	12	15C	0.058	Property in 100 year floodplain
180	15	15C	0.051	Property in 100 year floodplain
265	36	15C	0.056	Property in 100 year floodplain
181	11	15C	0.063	Property in 100 year floodplain
300	39	15C	0.057	Property in 100 year floodplain
133	11	15C	0.054	Blue Acres/Green Acres
300	3	15C	0.062	Property in 100 year floodplain
182	34	15C	0.064	Blue Acres/Green Acres
15	9	15C	0.047	County/NJDEP Owned
133	70	15C	0.073	Blue Acres/Green Acres
268	35	15C	0.040	Property in 100 year floodplain
193	45	15C	0.050	Property in 100 year floodplain
180.01	89	15C	0.055	Property in 100 year floodplain
288	27	15C	0.055	Property in 100 year floodplain
288	28	15C	0.057	Property in 100 year floodplain
9	29	1	0.056	Property in 100 year floodplain
221.01	1.01	15C	9.277	Blue Acres/Green Acres
170	11.02	15C	0.015	Property in 100 year floodplain
266	5	15C	0.055	Property in 100 year floodplain
104	66	15C	0.046	Library
187	11	15C	0.058	Blue Acres/Green Acres
300	40	15C	0.054	Property in 100 year floodplain
224	1	15C	0.059	Blue Acres/Green Acres
180	29	15C	0.060	Property in 100 year floodplain
299	29	15C	0.054	Property in 100 year floodplain
298	26	15C	0.057	Property in 100 year floodplain
62	45	15C	0.045	Too small to develop 5 units
17	32	15C	0.052	Municipal Complex
175	14	15C	0.062	County/NJDEP Owned
224	9	15C	0.065	Blue Acres/Green Acres
170	24	15C	0.056	County/NJDEP Owned
192	7	15C	0.103	Municipal Recreation Center
224	33	15C	0.055	Blue Acres/Green Acres
306	7	15C	0.050	Blue Acres/Green Acres
180	33	15C	0.056	Property in 100 year floodplain
188	26	15C	0.063	Blue Acres/Green Acres
224	23	15C	0.063	Blue Acres/Green Acres
17	31	15C	0.051	Municipal Complex
16	5	15C	0.054	Property in 100 year floodplain

62	29	15C	0.046	Blue Acres/Green Acres
306	32	15C	0.087	Blue Acres/Green Acres
168	8.02	15C	0.030	Property in 100 year floodplain
225	49	15C	0.062	Blue Acres/Green Acres
34	46	15C	0.041	County/NJDEP Owned
187	3	15C	0.054	Blue Acres/Green Acres
298	36	15C	0.061	Property in 100 year floodplain
300	20	15C	0.058	Property in 100 year floodplain
17	34	15C	0.052	Municipal Complex
169	3	15C	0.061	County/NJDEP Owned
17	9	15C	0.030	Municipal Complex
148	14	15C	0.004	Property in 100 year floodplain
104	38	15C	0.047	Library
299	52	15C	0.060	Property in 100 year floodplain
34	67	15C	0.044	Property in 100 year floodplain
62	37	15C	0.044	Too small to develop 5 units
224	2	15C	0.061	Blue Acres/Green Acres
36	31	15C	0.047	County/NJDEP Owned
133	37	15C	0.050	Blue Acres/Green Acres
36	22	15C	0.045	Property in 100 year floodplain
193	15	15C	0.047	Property in 100 year floodplain
266	2	15C	0.056	Property in 100 year floodplain
304	20	15C	0.062	Property in 100 year floodplain
188	1	15C	0.065	Blue Acres/Green Acres
306	36	15C	0.083	Blue Acres/Green Acres
306	34	15C	0.086	Blue Acres/Green Acres
124	21	15C	0.026	Blue Acres/Green Acres
16	16	15C	0.047	Property in 100 year floodplain
169	31	15C	0.057	Property in 100 year floodplain
275	28	15C	0.063	Property in 100 year floodplain
178	4	15C	0.057	County/NJDEP Owned
193	39	15C	0.059	Property in 100 year floodplain
187	17	15C	0.056	Blue Acres/Green Acres
180	8	15C	0.049	Property in 100 year floodplain
169	27.01	15C	0.043	Property in 100 year floodplain
298	9.02	15C	0.027	Property in 100 year floodplain
174	9	15C	0.061	Property in 100 year floodplain
305	25	1	0.057	Property in 100 year floodplain
288	30	15C	0.055	Property in 100 year floodplain
104	57	15C	0.044	Library
104	28	15C	0.050	Library
169	4	15C	0.059	Property in 100 year floodplain
299	45	15C	0.067	Property in 100 year floodplain
193	16	15C	0.055	Property in 100 year floodplain

183	15	15C	0.059	Blue Acres/Green Acres
87	24	15C	0.046	Too small to develop 5 units
303	16.04	15C	0.172	County/NJDEP Owned
180.01	85	15C	0.056	Property in 100 year floodplain
193	32	15C	0.060	Property in 100 year floodplain
16	1	15C	0.052	Property in 100 year floodplain
177	42	15C	0.059	County/NJDEP Owned
104	15	15C	0.047	Library
298	5	15C	0.055	Property in 100 year floodplain
265	24	15C	0.056	Property in 100 year floodplain
84	2	1	0.057	Too small to develop 5 units
182	35	15C	0.065	Blue Acres/Green Acres
176	20	15C	0.063	Property in 100 year floodplain
192	2	15C	0.056	Municipal Recreation Center
178	42	15C	0.056	Property in 100 year floodplain
300	24	15C	0.053	Property in 100 year floodplain
180.01	74	15C	0.058	Property in 100 year floodplain
174	11	15C	0.053	Property in 100 year floodplain
298	29	15C	0.058	Property in 100 year floodplain
180.01	91	15C	0.056	Property in 100 year floodplain
304	4	15C	0.057	Property in 100 year floodplain
290	22	15C	0.054	Property in 100 year floodplain
177	40	15C	0.057	County/NJDEP Owned
264	30	15C	0.042	Property in 100 year floodplain
193	23	15C	0.050	Property in 100 year floodplain
17	11	15C	0.032	Municipal Complex
227	37	15C	0.054	Blue Acres/Green Acres
227	25	1	0.125	Property in 100 year floodplain
15	11.01	15C	0.025	County/NJDEP Owned
180	22	15C	0.053	Property in 100 year floodplain
289	14	15C	0.059	Property in 100 year floodplain
256	18	15C	0.058	Landlocked/Undevelopable
105	46	1	0.047	Too small to develop 5 units
298	18	15C	0.063	Property in 100 year floodplain
289	12	15C	0.056	Property in 100 year floodplain
177	12	15C	0.055	Property in 100 year floodplain
180	47	15C	0.060	Too small to develop 5 units
187	20	1	0.056	Too small to develop 5 units
303	7	15C	0.058	Property in 100 year floodplain
155.01	4	15C	0.068	Property in 100 year floodplain
266	21	15C	0.120	Property in 100 year floodplain
297	6	15C	0.057	Property in 100 year floodplain
299	48	15C	0.056	Property in 100 year floodplain
303	12	15C	0.060	Property in 100 year floodplain

145	1	15C	0.049	Too small to develop 5 units
36	35	15C	0.045	Property in 100 year floodplain
168	11	15C	0.058	Property in 100 year floodplain
133	43	15C	0.041	Blue Acres/Green Acres
192	4	15C	0.054	Municipal Recreation Center
299	7	15C	0.059	Property in 100 year floodplain
104	42	15C	0.045	Library
180	14	15C	0.051	Property in 100 year floodplain
304	28	15C	0.048	Property in 100 year floodplain
133	16	15C	0.049	Blue Acres/Green Acres
181	14	15C	0.061	Property in 100 year floodplain
174	14	15C	0.061	Property in 100 year floodplain
177	50	15C	0.056	Property in 100 year floodplain
276.01	1.01	15C	6.281	County/NJDEP Owned
16	3	15C	0.044	Property in 100 year floodplain
265	22	15C	0.057	Property in 100 year floodplain
288	12	15C	0.055	Property in 100 year floodplain
179	21	15C	0.053	Blue Acres/Green Acres
178	24	15C	0.057	County/NJDEP Owned
9	27	1	0.057	Property in 100 year floodplain
188	18	15C	0.057	Blue Acres/Green Acres
291	14	15C	0.063	Property in 100 year floodplain
136.01	3	1	0.045	Property in 100 year floodplain
289	10	15C	0.056	Property in 100 year floodplain
227	29	15C	0.055	Blue Acres/Green Acres
82	37.01	15C	0.144	County/NJDEP Owned
180	46	15C	0.060	Too small to develop 5 units
193	49	15C	0.050	Property in 100 year floodplain
180.01	87	15C	0.060	Property in 100 year floodplain
275	13	15C	0.060	Property in 100 year floodplain
170	15	15C	0.054	County/NJDEP Owned
182	33	15C	0.063	Blue Acres/Green Acres
288	9	15C	0.055	Property in 100 year floodplain
133	27	15C	0.046	Blue Acres/Green Acres
148	5	15C	0.041	Property in 100 year floodplain
1	1	15C	0.093	County/NJDEP Owned
104	44	15C	0.043	Library
265	23	15C	0.058	Property in 100 year floodplain
15	12.02	15C	0.024	Property in 100 year floodplain
145	34	15C	0.059	Too small to develop 5 units
306	13	15C	0.055	Blue Acres/Green Acres
282	17	15C	0.079	Property in 100 year floodplain
84	1	1	0.089	Too small to develop 5 units
290	27	15C	0.055	Property in 100 year floodplain

269	14	15C	0.050	County Owned right of way
177	3	15C	0.053	Property in 100 year floodplain
177	60	15C	0.057	Property in 100 year floodplain
187	14	15C	0.054	Blue Acres/Green Acres
180	28	15C	0.058	Property in 100 year floodplain
306	11	15C	0.054	Blue Acres/Green Acres
286	1.03	15C	0.143	Property in 100 year floodplain
299	28	15C	0.056	Property in 100 year floodplain
300	32	15C	0.052	Property in 100 year floodplain
179	17	15C	0.060	Blue Acres/Green Acres
299	62	15C	0.058	Property in 100 year floodplain
293	29	15C	0.055	Property in 100 year floodplain
133	59	15C	0.068	Blue Acres/Green Acres
193	40	15C	0.060	Property in 100 year floodplain
275	19.02	15C	0.623	Property in 100 year floodplain
299	36	15C	0.059	Property in 100 year floodplain
301	29	15C	0.053	Property in 100 year floodplain
224	31	15C	0.056	Blue Acres/Green Acres
264	24	15C	0.056	Property in 100 year floodplain
62	50	15C	0.045	Too small to develop 5 units
288	49	15C	0.054	Property in 100 year floodplain
292	5	15C	0.057	Property in 100 year floodplain
289	37	15C	0.053	Property in 100 year floodplain
303	25	15C	0.057	County/NJDEP Owned
292	6.01	15C	0.335	Right of way; not developable
133	46	15C	0.045	Blue Acres/Green Acres
266	43	15C	0.070	Property in 100 year floodplain
275	22	15C	0.062	Property in 100 year floodplain
177	41	15C	0.059	Property in 100 year floodplain
264	38	15C	0.058	Property in 100 year floodplain
177	43	15C	0.060	Property in 100 year floodplain
193	25	15C	0.051	Property in 100 year floodplain
182	16	15C	0.059	Blue Acres/Green Acres
8	28	15C	0.059	Property in 100 year floodplain
312	1	15C	8.844	County/NJDEP Owned
290	37	15C	0.056	Property in 100 year floodplain
299	65	15C	0.053	Property in 100 year floodplain
268	13	15C	0.157	Property in 100 year floodplain
282	1.03	15C	0.725	Property in 100 year floodplain
268	11	15C	0.097	Property in 100 year floodplain
174	15	15C	0.070	Property in 100 year floodplain
268	32	15C	0.042	Property in 100 year floodplain
303	24	15C	0.057	Property in 100 year floodplain
268	5	15C	0.084	Property in 100 year floodplain

275	17.02	15C	0.044	Property in 100 year floodplain
268	12	15C	0.099	Property in 100 year floodplain
224	26	15C	0.059	Blue Acres/Green Acres
299	38	15C	0.055	Property in 100 year floodplain
169	15	15C	0.061	Property in 100 year floodplain
302	7	15C	0.061	Property in 100 year floodplain
104	14	15C	0.045	Library
266	25	15C	0.109	Property in 100 year floodplain
300	43	15C	0.097	Property in 100 year floodplain
225	40	15C	0.057	Blue Acres/Green Acres
225	41	15C	0.062	Blue Acres/Green Acres
225	55	15C	0.063	Blue Acres/Green Acres
124	20	15C	0.015	Blue Acres/Green Acres
62	35	15C	0.045	Too small to develop 5 units
224	44	15C	0.058	Blue Acres/Green Acres
289	2	15C	0.055	Property in 100 year floodplain
193	2	15C	0.076	Property in 100 year floodplain
62	55	15C	0.045	Too small to develop 5 units
224	46	15C	0.058	Blue Acres/Green Acres
188	3	15C	0.057	Blue Acres/Green Acres
290	24	15C	0.055	Property in 100 year floodplain
123	20	15C	0.058	Blue Acres/Green Acres
62	56	15C	0.047	Too small to develop 5 units
193	6	15C	0.081	Property in 100 year floodplain
187	21	1	0.054	Too small to develop 5 units
288	10	15C	0.055	Property in 100 year floodplain
36	6	15C	0.042	Property in 100 year floodplain
227	24	1	0.059	Property in 100 year floodplain
37	28	1	0.051	Property in 100 year floodplain
298	22	15C	0.057	Property in 100 year floodplain
224	16	15C	0.064	Blue Acres/Green Acres
133	45	15C	0.043	Blue Acres/Green Acres
224	14	15C	0.064	Blue Acres/Green Acres
298	21	15C	0.058	Property in 100 year floodplain
225	29	15C	0.076	Blue Acres/Green Acres
34	40	15C	0.045	Property in 100 year floodplain
288	44	15C	0.053	Property in 100 year floodplain
83	1	15C	0.053	Too small to develop 5 units
301	27	15C	0.055	Property in 100 year floodplain
275	19.01	15C	1.249	Property in 100 year floodplain
302	16	15C	0.063	Property in 100 year floodplain
305	3	15C	0.058	Property in 100 year floodplain
34	43	15C	0.044	Property in 100 year floodplain
302	20	15C	0.060	Property in 100 year floodplain

169	8	15C	0.059	Property in 100 year floodplain
116	36	1	0.040	Too small to develop 5 units
133	34	15C	0.034	Blue Acres/Green Acres
36	30	15C	0.046	Property in 100 year floodplain
225	50	15C	0.059	Blue Acres/Green Acres
193	34	15C	0.065	Property in 100 year floodplain
299	23	15C	0.058	Property in 100 year floodplain
169	14	15C	0.061	Property in 100 year floodplain
15	14.01	15C	0.024	Property in 100 year floodplain
270	11	15C	0.003	Blue Acres/Green Acres
125	1	15C	0.052	Blue Acres/Green Acres
291	9	15C	0.061	Property in 100 year floodplain
153	2	15C	0.063	Too small to develop 5 units
177	10	15C	0.053	Property in 100 year floodplain
104	10	15C	0.046	Library
179	18	15C	0.057	Blue Acres/Green Acres
265	21	15C	0.054	County/NJDEP Owned
177	14	15C	0.056	Property in 100 year floodplain
288	25	15C	0.055	Property in 100 year floodplain
308	1	15C	0.054	County/NJDEP Owned
182	2	15C	0.058	Blue Acres/Green Acres
301	20	15C	0.053	Property in 100 year floodplain
192	6	15C	0.051	Municipal Recreation Center
193	20	15C	0.048	Property in 100 year floodplain
169	28.01	15C	0.043	Property in 100 year floodplain
268	28	15C	0.041	Property in 100 year floodplain
268	25	15C	0.041	Property in 100 year floodplain
268	3	15C	0.050	Property in 100 year floodplain
180.01	98	15C	3.022	Property in 100 year floodplain
180	72	15C	0.059	Property in 100 year floodplain
180	71	15C	0.061	Property in 100 year floodplain
310	2.01	1	8.070	Vacant/Developable
180	40	15C	0.059	Property in 100 year floodplain
301	28	15C	0.057	Property in 100 year floodplain
287	44	15C	0.072	Property in 100 year floodplain
34	65	15C	0.044	Property in 100 year floodplain
209	2	15C	0.046	Too small to develop 5 units
302	2	15C	0.063	Property in 100 year floodplain
180	42	15C	0.062	Property in 100 year floodplain
133	73	15C	0.089	Blue Acres/Green Acres
300	23	15C	0.056	Property in 100 year floodplain
104	3	15C	0.046	Library
104	48	15C	0.046	Library
300	11	15C	0.060	Property in 100 year floodplain

273	7	15C	0.057	Blue Acres/Green Acres
256	15	15C	0.059	Landlocked/Undevelopable
193	10	15C	0.060	Property in 100 year floodplain
304	14	15C	0.053	Property in 100 year floodplain
136.01	1	1	0.027	Too small to develop 5 units
174	5	15C	0.054	Property in 100 year floodplain
266	10	15C	0.029	Property in 100 year floodplain
298	33	15C	0.058	Property in 100 year floodplain
264	28	15C	0.055	Property in 100 year floodplain
6	31	15C	0.091	Property in 100 year floodplain
299	60	15C	0.058	Property in 100 year floodplain
17	13	15C	0.034	Municipal Complex
275	11	15C	0.060	Property in 100 year floodplain
265	27	15C	0.057	Property in 100 year floodplain
302	1	15C	0.061	Blue Acres/Green Acres
181	24	15C	0.061	Too small to develop 5 units
273	3	15C	0.056	Blue Acres/Green Acres
174	8	15C	0.044	Property in 100 year floodplain
104	29	15C	0.046	Library
290	20	15C	0.054	Property in 100 year floodplain
293	34	15C	0.058	Property in 100 year floodplain
287	3	15C	0.055	Property in 100 year floodplain
170	17	15C	0.052	County/NJDEP Owned
289	36	15C	0.056	Property in 100 year floodplain
290	21	15C	0.055	Property in 100 year floodplain
306	5	15C	0.048	Blue Acres/Green Acres
298	8	15C	0.054	Property in 100 year floodplain
301	12	15C	0.057	Property in 100 year floodplain
9	31	1	0.057	Property in 100 year floodplain
193	18	15C	0.046	Property in 100 year floodplain
170	10	15C	0.048	Property in 100 year floodplain
288	29	15C	0.056	Property in 100 year floodplain
302	6	15C	0.062	Property in 100 year floodplain
289	38	15C	0.056	Property in 100 year floodplain
180	45	15C	0.059	Too small to develop 5 units
304	24	15C	0.058	Property in 100 year floodplain
288	50	15C	0.051	Property in 100 year floodplain
289	13	15C	0.054	Property in 100 year floodplain
266	11	15C	0.111	County/NJDEP Owned
181	16	15C	0.059	Property in 100 year floodplain
275	10	15C	0.058	Property in 100 year floodplain
169	12	15C	0.059	Property in 100 year floodplain
151	17.01	15C	0.029	Too small to develop 5 units
82	34.01	15C	0.132	County/NJDEP Owned

100	40	15C	0.046	Too small to develop 5 units
299	31	15C	0.059	Property in 100 year floodplain
9	30	1	0.059	Property in 100 year floodplain
266	36	15C	0.119	Property in 100 year floodplain
8	24	15C	0.056	Property in 100 year floodplain
225	38	15C	0.058	Blue Acres/Green Acres
268	10	15C	0.101	Property in 100 year floodplain
268	29	15C	0.040	Property in 100 year floodplain
268	18	15C	0.056	Property in 100 year floodplain
216	1.08	15C	0.105	Blue Acres/Green Acres
180	68	15C	0.058	Property in 100 year floodplain
299	27	15C	0.060	Property in 100 year floodplain
177	4	15C	0.054	Property in 100 year floodplain
133	23	15C	0.047	Blue Acres/Green Acres
275	1	15C	0.064	Property in 100 year floodplain
301	30	15C	0.056	Property in 100 year floodplain
302	19	15C	0.062	Property in 100 year floodplain
288	14.01	15C	0.022	Property in 100 year floodplain
298	11	15C	0.055	Property in 100 year floodplain
304	34	15C	0.058	Property in 100 year floodplain
266	19	15C	0.120	Property in 100 year floodplain
266	37	15C	0.122	Property in 100 year floodplain
301	5	15C	0.056	Property in 100 year floodplain
303	1	15C	0.058	Blue Acres/Green Acres
177	46.01	15C	0.094	County/NJDEP Owned
227	32	15C	0.056	Blue Acres/Green Acres
224	25	15C	0.065	Blue Acres/Green Acres
179	19	15C	0.057	Blue Acres/Green Acres
176	19	15C	0.061	Property in 100 year floodplain
290	15	15C	0.059	Property in 100 year floodplain
306	35	15C	0.087	Blue Acres/Green Acres
110	40.01	1	0.041	Too small to develop 5 units
289	9	15C	0.058	Property in 100 year floodplain
301	35	15C	0.057	Property in 100 year floodplain
62	31	15C	0.048	Too small to develop 5 units
104	39	15C	0.046	Library
302	9	15C	0.060	Property in 100 year floodplain
176	32	15C	0.060	Property in 100 year floodplain
104	60	15C	0.046	Library
224	10	15C	0.062	Blue Acres/Green Acres
264	35	15C	0.044	Property in 100 year floodplain
305	19	15C	0.065	County/NJDEP Owned
288	41	15C	0.052	Property in 100 year floodplain
178	7	15C	0.056	Property in 100 year floodplain

34	38	15C	0.041	Property in 100 year floodplain
155.01	8	15C	0.058	Property in 100 year floodplain
275	4	15C	0.059	Property in 100 year floodplain
302	22	15C	0.060	Property in 100 year floodplain
193	46	15C	0.049	Property in 100 year floodplain
301	1	15C	0.060	Property in 100 year floodplain
177	59	15C	0.056	County/NJDEP Owned
15	6	15C	0.041	County/NJDEP Owned
155.01	10	15C	0.047	Property in 100 year floodplain
187	6	15C	0.057	Blue Acres/Green Acres
193	5	15C	0.087	Property in 100 year floodplain
304	3	15C	0.057	Property in 100 year floodplain
291	15	15C	0.062	Property in 100 year floodplain
180	12	15C	0.050	Property in 100 year floodplain
289	26	15C	0.054	Property in 100 year floodplain
300	7	15C	0.058	Property in 100 year floodplain
180	55	15C	0.058	Too small to develop 5 units
155.01	3	15C	0.068	Property in 100 year floodplain
133	77	15C	0.087	Blue Acres/Green Acres
266	30	15C	0.141	Property in 100 year floodplain
291	2	15C	0.061	Property in 100 year floodplain
11	2	15C	0.051	Property in 100 year floodplain
291	1	15C	0.035	Blue Acres/Green Acres
257	16	15C	0.062	Landlocked/Undevelopable
257	17	15C	0.059	Landlocked/Undevelopable
212	23	15C	0.392	Too small to develop 5 units
193	1	15C	0.072	Blue Acres/Green Acres
288	42	15C	0.054	Property in 100 year floodplain
72	42	15C	0.045	Blue Acres/Green Acres
176	24	15C	0.062	Property in 100 year floodplain
17	14	15C	0.035	Municipal Complex
175	9	15C	0.061	Property in 100 year floodplain
15	7	15C	0.042	Property in 100 year floodplain
8	26	15C	0.058	Property in 100 year floodplain
304	7	15C	0.057	Property in 100 year floodplain
299	50	15C	0.058	Property in 100 year floodplain
268	30	15C	0.043	Property in 100 year floodplain
268	23	15C	0.043	Property in 100 year floodplain
312.01	6	15C	36.117	County/NJDEP Owned
301	23	15C	0.054	Property in 100 year floodplain
104	55	15C	0.044	Library
81	18.01	15C	0.038	Property in 100 year floodplain
298	24	15C	0.057	Property in 100 year floodplain
148	10	15C	0.031	Property in 100 year floodplain

170	18	15C	0.062	Property in 100 year floodplain
304	5	15C	0.056	Property in 100 year floodplain
304	33	15C	0.060	Property in 100 year floodplain
300	38	15C	0.053	Property in 100 year floodplain
182	7	15C	0.058	Blue Acres/Green Acres
169	11.02	15C	0.030	Property in 100 year floodplain
17	16	15C	0.038	Municipal Complex
287	30	15C	0.061	Blue Acres/Green Acres
292	6.08	1	0.112	Too small to develop 5 units
300	27	15C	0.056	Property in 100 year floodplain
188	19	15C	0.055	Blue Acres/Green Acres
133	17	15C	0.052	Blue Acres/Green Acres
265	26	15C	0.057	Property in 100 year floodplain
168	16	15C	0.075	Property in 100 year floodplain
264	40	15C	0.058	Property in 100 year floodplain
305	22	15C	0.057	Property in 100 year floodplain
266	15	15C	0.126	County/NJDEP Owned
275	27	15C	0.062	Property in 100 year floodplain
302	12	15C	0.061	Property in 100 year floodplain
300	15	15C	0.057	Property in 100 year floodplain
304	17	15C	0.052	Property in 100 year floodplain
180	7	15C	0.047	Property in 100 year floodplain
104	30	15C	0.046	Library
300	4	15C	0.056	Property in 100 year floodplain
280	24.03	15C	0.860	Property in 100 year floodplain
303	3	15C	0.058	Property in 100 year floodplain
193	38	15C	0.063	Property in 100 year floodplain
182	13	15C	0.058	Blue Acres/Green Acres
299	24	15C	0.057	Property in 100 year floodplain
72	41	15C	0.048	Blue Acres/Green Acres
180	52	15C	0.061	Too small to develop 5 units
275	26	15C	0.061	Property in 100 year floodplain
306	37	15C	0.101	Blue Acres/Green Acres
302	17	15C	0.062	Property in 100 year floodplain
180	66	15C	0.061	Property in 100 year floodplain
180.01	76	15C	0.060	Property in 100 year floodplain
104	23	15C	0.048	Library
302	14	15C	0.061	Property in 100 year floodplain
288	33	15C	0.052	Property in 100 year floodplain
299	32	15C	0.059	Property in 100 year floodplain
305	1	15C	0.057	County/NJDEP Owned
300	35	15C	0.055	Property in 100 year floodplain
287	32	15C	0.060	Blue Acres/Green Acres
275	6	15C	0.063	Property in 100 year floodplain

34	42	15C	0.045	Property in 100 year floodplain
104	11	15C	0.046	Library
299	25	15C	0.059	Property in 100 year floodplain
263	20	15C	0.059	Landlocked/Undevelopable
170	21	15C	0.055	Property in 100 year floodplain
290	10	15C	0.059	Property in 100 year floodplain
6	30	15C	0.086	County/NJDEP Owned
291	6	15C	0.063	Property in 100 year floodplain
180	38	15C	0.060	Property in 100 year floodplain
177	63	15C	0.045	Property in 100 year floodplain
291	12	15C	0.060	Property in 100 year floodplain
290	36	15C	0.057	Property in 100 year floodplain
303	4	15C	0.059	Property in 100 year floodplain
312.01	7	15C	33.331	County/NJDEP Owned
299	40	15C	0.060	Property in 100 year floodplain
17	35	15C	0.049	Municipal Complex
298	35	15C	0.058	Property in 100 year floodplain
302	4	15C	0.061	Property in 100 year floodplain
268	38	15C	0.849	Property in 100 year floodplain
312	3	15C	1.994	Property in 100 year floodplain
268	6	15C	0.085	Property in 100 year floodplain
268	8	15C	0.108	Property in 100 year floodplain
268	20	15C	0.047	Property in 100 year floodplain
268	9	15C	0.106	Property in 100 year floodplain
169	10	15C	0.050	Property in 100 year floodplain
180	70	15C	0.056	Property in 100 year floodplain
303	31	15C	0.055	County/NJDEP Owned
133	26	15C	0.046	Blue Acres/Green Acres
298	27	15C	0.058	Property in 100 year floodplain
17	28	15C	0.050	Municipal Complex
266	27	15C	0.114	County/NJDEP Owned
291	33	15C	0.057	Property in 100 year floodplain
177	24	15C	0.059	County/NJDEP Owned
304	18	15C	0.056	Property in 100 year floodplain
180.01	84	15C	0.060	Property in 100 year floodplain
266	8	15C	0.054	Property in 100 year floodplain
266	26	15C	0.111	Property in 100 year floodplain
303	8	15C	0.059	Property in 100 year floodplain
133	62	15C	0.053	Blue Acres/Green Acres
291	4	15C	0.064	Property in 100 year floodplain
9	25	1	0.065	Property in 100 year floodplain
304	16	15C	0.055	Property in 100 year floodplain
290	3	15C	0.061	Property in 100 year floodplain
299	15	15C	0.057	Property in 100 year floodplain

290	7	15C	0.062	Property in 100 year floodplain
306	3	15C	0.049	Blue Acres/Green Acres
180	37	15C	0.059	Property in 100 year floodplain
193	26	15C	0.052	Property in 100 year floodplain
275	3	15C	0.062	Property in 100 year floodplain
288	36	15C	0.053	Property in 100 year floodplain
266	40	15C	0.106	Property in 100 year floodplain
182	11	15C	0.060	Blue Acres/Green Acres
148	6	15C	0.048	Property in 100 year floodplain
288	5	15C	0.060	Property in 100 year floodplain
265	30	15C	0.059	Property in 100 year floodplain
290	18	15C	0.057	Property in 100 year floodplain
104	53	15C	0.045	Library
187	1	15C	0.059	Blue Acres/Green Acres
176	8	15C	0.059	Property in 100 year floodplain
178	1	15C	0.049	County/NJDEP Owned
187	22	1	0.057	Too small to develop 5 units
312.01	3.01	15C	1.970	Blue Acres/Green Acres
312.01	5.01	15C	10.741	Blue Acres/Green Acres
290	8	15C	0.056	Property in 100 year floodplain
180.01	86	15C	0.057	Property in 100 year floodplain
300	19	15C	0.057	Property in 100 year floodplain
302	21	15C	0.062	Property in 100 year floodplain
289	34	15C	0.054	Property in 100 year floodplain
291	18	15C	0.061	Property in 100 year floodplain
188	22	15C	0.057	Blue Acres/Green Acres
302	28	15C	8.302	County/NJDEP Owned
119	37	1	0.046	Too small to develop 5 units
104	61	15C	0.045	Library
302	3	15C	0.064	Property in 100 year floodplain
299	46	15C	0.060	Property in 100 year floodplain
273	8	15C	0.057	Blue Acres/Green Acres
36	5	15C	0.047	County/NJDEP Owned
178	37	15C	0.055	Property in 100 year floodplain
291	24	15C	0.060	Property in 100 year floodplain
289	22	15C	0.056	Property in 100 year floodplain
301	33	15C	0.057	Property in 100 year floodplain
177	30	15C	0.058	County/NJDEP Owned
288	2	15C	0.040	Property in 100 year floodplain
180	26	15C	0.055	Property in 100 year floodplain
182	4	15C	0.060	Blue Acres/Green Acres
291	26	15C	0.058	Property in 100 year floodplain
305	21.02	15C	0.006	Property in 100 year floodplain
104	59	15C	0.044	Library

160	11	15C	0.047	Too small to develop 5 units
188	15	15C	0.055	Blue Acres/Green Acres
299	1	15C	0.051	Blue Acres/Green Acres
291	13	15C	0.060	Property in 100 year floodplain
104	69	15C	0.045	Library
303	2	15C	0.061	Property in 100 year floodplain
301	22	15C	0.054	Property in 100 year floodplain
300	8	15C	0.058	Property in 100 year floodplain
170	14	15C	0.057	Property in 100 year floodplain
16	9	15C	0.060	Property in 100 year floodplain
266	23	15C	0.117	Property in 100 year floodplain
288	48	15C	0.050	Property in 100 year floodplain
169	30	15C	0.056	Property in 100 year floodplain
187	9	15C	0.056	Blue Acres/Green Acres
17	38	15C	0.050	Municipal Complex
16	15	15C	0.050	County/NJDEP Owned
268	36	15C	0.047	Property in 100 year floodplain
303	17	15C	0.058	Property in 100 year floodplain
268	27	15C	0.038	Property in 100 year floodplain
15	13.02	15C	0.023	Property in 100 year floodplain
281	1	15C	26.623	Property in 100 year floodplain
268	22	15C	0.045	Property in 100 year floodplain
155.01	7	15C	0.054	Property in 100 year floodplain
193	17	15C	0.045	Property in 100 year floodplain
297	36	15C	0.057	Property in 100 year floodplain
116	34	1	0.038	Too small to develop 5 units
288	53	15C	0.046	Property in 100 year floodplain
301	13	15C	0.059	Property in 100 year floodplain
17	15	15C	0.034	Municipal Complex
304	25	15C	0.059	Property in 100 year floodplain
298	3	15C	0.055	Property in 100 year floodplain
300	21	15C	0.094	Property in 100 year floodplain
301	7	15C	0.059	Property in 100 year floodplain
308	31	15C	0.075	Property in 100 year floodplain
288	23.01	15C	0.030	Property in 100 year floodplain
104	17	15C	0.046	Library
169	13.02	15C	0.036	Property in 100 year floodplain
180	57	15C	0.059	Too small to develop 5 units
188	4	15C	0.055	Blue Acres/Green Acres
177	47	15C	0.062	Property in 100 year floodplain
227	38	15C	0.054	Blue Acres/Green Acres
187	5	15C	0.056	Blue Acres/Green Acres
82	42.02	15C	0.740	Post Office
182	6	15C	0.061	Blue Acres/Green Acres

104	56	15C	0.047	Library
193	31	15C	0.058	Property in 100 year floodplain
36	46	15C	0.045	County/NJDEP Owned
266	4	15C	0.054	Property in 100 year floodplain
289	17	15C	0.057	Property in 100 year floodplain
291	30	15C	0.045	Property in 100 year floodplain
299	61	15C	0.060	Property in 100 year floodplain
299	3	15C	0.058	Property in 100 year floodplain
289	21	15C	0.055	Property in 100 year floodplain
298	2	15C	0.055	Property in 100 year floodplain
203	3	15C	0.058	Blue Acres/Green Acres
304	15	15C	0.053	Property in 100 year floodplain
289	1	15C	0.056	Property in 100 year floodplain
291	39	15C	0.058	Property in 100 year floodplain
133	41	15C	0.040	Blue Acres/Green Acres
160	12	15C	0.045	Too small to develop 5 units
181	10	15C	0.058	Property in 100 year floodplain
193	19	15C	0.047	Property in 100 year floodplain
133	72	15C	0.084	Property in 100 year floodplain
265	32	15C	0.057	Property in 100 year floodplain
155.01	6	15C	0.059	Property in 100 year floodplain
17	30	15C	0.049	Municipal Complex
224	28	15C	0.088	Blue Acres/Green Acres
300	34	15C	0.055	Property in 100 year floodplain
169	25	15C	0.052	County/NJDEP Owned
264	32	15C	0.044	Property in 100 year floodplain
303	10	15C	0.058	Property in 100 year floodplain
290	11	15C	0.059	Property in 100 year floodplain
166	18	15C	0.490	OEM Garage
177	56	15C	0.054	Property in 100 year floodplain
219.01	9	15C	2.772	Blue Acres/Green Acres
304	6	15C	0.056	Property in 100 year floodplain
178	25	15C	0.060	Property in 100 year floodplain
178	5	15C	0.058	Property in 100 year floodplain
290	35	15C	0.054	Property in 100 year floodplain
153	3	15C	0.627	Municipal parking lot
104	13	15C	0.045	Library
289	15	15C	0.054	Property in 100 year floodplain
188	10	15C	0.057	Blue Acres/Green Acres
289	29	15C	0.055	Property in 100 year floodplain
180	69	15C	0.059	Property in 100 year floodplain
303	20	15C	0.057	Property in 100 year floodplain
268	24	15C	0.041	Property in 100 year floodplain
268	33	15C	0.027	Property in 100 year floodplain

310	2.02	1	0.706	Vacant/Developable
268	26	15C	0.039	Property in 100 year floodplain
188	13	15C	0.058	Blue Acres/Green Acres
303	13	15C	0.057	Property in 100 year floodplain
309	2	1	2.131	Property in 100 year floodplain
180	5	15C	0.044	Property in 100 year floodplain
133	79	15C	0.095	Blue Acres/Green Acres
265	39	15C	0.050	Property in 100 year floodplain
193	36	15C	0.067	Property in 100 year floodplain
188	16	15C	0.058	Blue Acres/Green Acres
256	19	15C	0.069	Landlocked/Undevelopable
104	20	15C	0.049	Library
304	26	15C	0.057	Property in 100 year floodplain
133	33	15C	0.034	Blue Acres/Green Acres
303	16.01	15C	12.459	County/NJDEP Owned
300	14	15C	0.060	Property in 100 year floodplain
72	44	15C	0.045	Blue Acres/Green Acres
265	28	15C	0.057	Property in 100 year floodplain
275	7	15C	0.060	Property in 100 year floodplain
266	18	15C	0.122	Property in 100 year floodplain
193	37	15C	0.063	Property in 100 year floodplain
301	31	15C	0.056	Property in 100 year floodplain
264	31	15C	0.043	Property in 100 year floodplain
275	21.01	15C	0.063	Property in 100 year floodplain
287	43	15C	0.058	Property in 100 year floodplain
301	18	15C	0.109	Property in 100 year floodplain
116	37	1	0.036	Too small to develop 5 units
151	7	1	0.054	Property in 100 year floodplain
304	9	15C	0.048	Property in 100 year floodplain
299	22	15C	0.042	Property in 100 year floodplain
298	17	15C	0.055	Property in 100 year floodplain
305	20	15C	0.056	Property in 100 year floodplain
34	37	15C	0.042	Property in 100 year floodplain
188	49	15C	0.058	Blue Acres/Green Acres
17	12	15C	0.032	Municipal Complex
133	65	15C	0.059	Blue Acres/Green Acres
104	5	15C	0.045	Library
104	22	15C	0.047	Library
169	23	15C	0.055	Property in 100 year floodplain
36	29	15C	0.045	County/NJDEP Owned
297	1	15C	0.057	Property in 100 year floodplain
298	25	15C	0.059	Property in 100 year floodplain
298	32	15C	0.058	Property in 100 year floodplain
298	7	15C	0.056	Property in 100 year floodplain

300	18	15C	0.062	Property in 100 year floodplain
265	35	15C	0.058	Property in 100 year floodplain
168	13	15C	0.067	Property in 100 year floodplain
34	47	15C	0.043	Property in 100 year floodplain
288	18	15C	0.058	Property in 100 year floodplain
304	30	15C	0.059	Property in 100 year floodplain
293	36	15C	0.053	Property in 100 year floodplain
299	2	15C	0.057	Property in 100 year floodplain
301	11	15C	0.056	Property in 100 year floodplain
183	13	15C	0.058	Blue Acres/Green Acres
300	17	15C	0.061	Property in 100 year floodplain
209	1	15C	0.057	Too small to develop 5 units
300	10	15C	0.058	Property in 100 year floodplain
275	20.01	15C	0.044	Property in 100 year floodplain
265	29	15C	0.055	Property in 100 year floodplain
286	1.02	15C	0.141	Property in 100 year floodplain
187	13	15C	0.055	Blue Acres/Green Acres
304	29	15C	0.055	Property in 100 year floodplain
301	15	15C	0.057	Property in 100 year floodplain
299	12	15C	0.058	Property in 100 year floodplain
187	19	1	0.056	Too small to develop 5 units
180	36	15C	0.061	Property in 100 year floodplain
110	9	15C	0.050	Too small to develop 5 units
290	16	15C	0.059	Property in 100 year floodplain
178	36.02	15C	0.006	Property in 100 year floodplain
289	23	15C	0.057	Property in 100 year floodplain
299	56	15C	0.058	Property in 100 year floodplain
265	37	15C	0.052	Property in 100 year floodplain
170	31	15C	0.055	Property in 100 year floodplain
170	30	15C	0.056	Property in 100 year floodplain
265	38	15C	0.048	Property in 100 year floodplain
303	23	15C	0.056	Property in 100 year floodplain
268	31	15C	0.028	Property in 100 year floodplain
275	16.02	15C	0.012	Property in 100 year floodplain
169	11.01	15C	0.031	Property in 100 year floodplain
104	62	15C	0.044	Library
182	10	15C	0.059	Blue Acres/Green Acres
180	21	15C	0.053	Property in 100 year floodplain
290	38	15C	0.054	Property in 100 year floodplain
303	16.03	15C	0.396	Property in 100 year floodplain
289	24	15C	0.053	Property in 100 year floodplain
193	4	15C	0.085	Property in 100 year floodplain
177	1	15C	0.043	County/NJDEP Owned
72	13	15C	0.041	Blue Acres/Green Acres

291	40	15C	0.059	Property in 100 year floodplain
290	13	15C	0.060	Property in 100 year floodplain
275	14	15C	0.058	Property in 100 year floodplain
266	39	15C	0.114	Property in 100 year floodplain
266	41	15C	0.112	Property in 100 year floodplain
301	4	15C	0.058	Property in 100 year floodplain
298	4	15C	0.056	Property in 100 year floodplain
211	7	15C	0.058	Too small to develop 5 units
291	20	15C	0.062	Property in 100 year floodplain
291	28	15C	0.058	Property in 100 year floodplain
290	17	15C	0.055	Property in 100 year floodplain
299	35	15C	0.059	Property in 100 year floodplain
299	26	15C	0.057	Property in 100 year floodplain
293	35	15C	0.054	Property in 100 year floodplain
299	10	15C	0.058	Property in 100 year floodplain
193	33	15C	0.065	Property in 100 year floodplain
275	9	15C	0.063	Property in 100 year floodplain
99	1	15C	0.051	Firehouse
275	15	15C	0.058	Property in 100 year floodplain
180	39	15C	0.060	Property in 100 year floodplain
104	67	15C	0.045	Library
290	25	15C	0.052	Property in 100 year floodplain
291	37	15C	0.059	Property in 100 year floodplain
265	34	15C	0.055	Property in 100 year floodplain
297	35	15C	0.059	County/NJDEP Owned
188	9	15C	0.053	Blue Acres/Green Acres
180	62	15C	0.058	Property in 100 year floodplain
300	9	15C	0.059	Property in 100 year floodplain
281.01	1	1	2.049	Landlocked/Undevelopable
304	21	15C	0.067	Property in 100 year floodplain
289	28	15C	0.054	Property in 100 year floodplain
104	41	15C	0.044	Library
104	1	15C	0.052	Library
300	29	15C	0.053	Property in 100 year floodplain
289	32	15C	0.054	Property in 100 year floodplain
137	31	15C	0.040	Too small to develop 5 units
212	22	15C	0.062	Too small to develop 5 units
299	57	15C	0.059	Property in 100 year floodplain
170	19	15C	0.064	County/NJDEP Owned
104	70	15C	0.051	Library
299	51	15C	0.058	Property in 100 year floodplain
301	3	15C	0.056	Property in 100 year floodplain
300	37	15C	0.055	Property in 100 year floodplain
275	8	15C	0.059	Property in 100 year floodplain

306	10	15C	0.052	Blue Acres/Green Acres
176	30	15C	0.061	Property in 100 year floodplain
136.01	4	1	0.043	Property in 100 year floodplain
264	27	15C	0.059	Property in 100 year floodplain
264	21	15C	0.049	County/NJDEP Owned
36	7	15C	0.047	County/NJDEP Owned
133	69	15C	0.076	Blue Acres/Green Acres
288	45	15C	0.052	Property in 100 year floodplain
291	25	15C	0.064	Property in 100 year floodplain
303	14	15C	0.056	Property in 100 year floodplain
178	38.01	15C	0.076	County/NJDEP Owned
104	68	15C	0.046	Library
306	8	15C	0.053	Blue Acres/Green Acres
291	29	15C	0.058	Property in 100 year floodplain
104	25	15C	0.048	Library
300	5	15C	0.060	Property in 100 year floodplain
180	25	15C	0.056	Property in 100 year floodplain
8	25	15C	0.053	Property in 100 year floodplain
299	53	15C	0.059	Property in 100 year floodplain
34	36	15C	0.048	Property in 100 year floodplain
289	25	15C	0.058	Property in 100 year floodplain
180.01	77	15C	0.058	Too small to develop 5 units
170	29.02	15C	0.037	County/NJDEP Owned
290	9	15C	0.060	Property in 100 year floodplain
288	1	15C	0.047	Property in 100 year floodplain
289	16	15C	0.057	Property in 100 year floodplain
306	12	15C	0.053	Blue Acres/Green Acres
170	8	15C	0.062	Property in 100 year floodplain
287	2	15C	0.054	Property in 100 year floodplain
288	38	15C	0.052	Property in 100 year floodplain
148	11	15C	0.021	Property in 100 year floodplain
181	12	15C	0.062	Property in 100 year floodplain
180.01	79	15C	0.058	Too small to develop 5 units
193	35	15C	0.069	Property in 100 year floodplain
301	16	15C	0.059	Property in 100 year floodplain
304	35	15C	0.059	Property in 100 year floodplain
160	10	15C	0.051	Too small to develop 5 units
288	16	15C	0.056	Property in 100 year floodplain
299	11	15C	0.058	Property in 100 year floodplain
302	26	15C	0.063	Property in 100 year floodplain
275	23	15C	0.066	Property in 100 year floodplain
133	18	15C	0.051	Blue Acres/Green Acres
169	29	15C	0.055	Property in 100 year floodplain
180	1	15C	0.035	Property in 100 year floodplain

169	33	15C	0.056	County/NJDEP Owned
291	38	15C	0.058	Property in 100 year floodplain
104	64	15C	0.045	Library
299	47	15C	0.058	Property in 100 year floodplain
290	4	15C	0.058	Property in 100 year floodplain
287	42	15C	0.059	Property in 100 year floodplain
169	28.02	15C	0.002	Property in 100 year floodplain
178	13	15C	0.056	Property in 100 year floodplain
180	16	15C	0.050	Property in 100 year floodplain
298	12	15C	0.056	Property in 100 year floodplain
264	25	15C	0.056	Property in 100 year floodplain
36	8	15C	0.044	Property in 100 year floodplain
298	23	15C	0.059	Property in 100 year floodplain
287	31	15C	0.058	Blue Acres/Green Acres
298	31	15C	0.058	Property in 100 year floodplain
275	20.02	15C	0.018	Property in 100 year floodplain
211	8	15C	0.055	Too small to develop 5 units
304	1	15C	0.055	Blue Acres/Green Acres
133	12	15C	0.055	Blue Acres/Green Acres
297	5	15C	0.058	Property in 100 year floodplain
288	20	15C	0.056	Property in 100 year floodplain
133	28	15C	0.044	Blue Acres/Green Acres
305	6	15C	0.058	Property in 100 year floodplain
133	71	15C	0.084	Blue Acres/Green Acres
179	16	15C	0.059	Blue Acres/Green Acres
302	10	15C	0.062	Property in 100 year floodplain
302	23	15C	0.060	Property in 100 year floodplain
288	46	15C	0.057	Property in 100 year floodplain
170	23	15C	0.057	Property in 100 year floodplain
133	75	15C	0.088	Blue Acres/Green Acres
299	39	15C	0.057	Property in 100 year floodplain
174	4	15C	0.055	County/NJDEP Owned
298	1	15C	0.056	Property in 100 year floodplain
304	13	15C	0.057	Property in 100 year floodplain
289	30	15C	0.057	Property in 100 year floodplain
188	20	15C	0.055	Blue Acres/Green Acres
193	22	15C	0.048	Property in 100 year floodplain
137	30	15C	0.041	Too small to develop 5 units
264	34	15C	0.045	Property in 100 year floodplain
290	32	15C	0.058	Property in 100 year floodplain
299	44	15C	0.083	Property in 100 year floodplain
187	12	15C	0.056	Blue Acres/Green Acres
297	2	15C	0.059	Property in 100 year floodplain
104	18	15C	0.046	Library

266	3	15C	0.057	County/NJDEP Owned
297	17	15C	0.058	Blue Acres/Green Acres
182	20	15C	0.061	Blue Acres/Green Acres
291	31	15C	0.043	Property in 100 year floodplain
288	43	15C	0.051	Property in 100 year floodplain
289	33	15C	0.054	Property in 100 year floodplain
299	14	15C	0.059	Property in 100 year floodplain
174	16.02	15C	0.014	Property in 100 year floodplain
290	19	15C	0.057	Property in 100 year floodplain
305	2	15C	0.055	Property in 100 year floodplain
264	1	1	0.054	Property in 100 year floodplain
176	31	15C	0.062	Property in 100 year floodplain
155.01	1	15C	0.065	Property in 100 year floodplain
133	36	15C	0.044	Blue Acres/Green Acres
304	23	15C	0.064	Property in 100 year floodplain
98	38.01	1	0.138	Too small to develop 5 units
281	4.02	15C	0.251	Property in 100 year floodplain
275	17.01	15C	0.005	Property in 100 year floodplain
288	13	15C	0.056	Property in 100 year floodplain
268	19	15C	0.055	Property in 100 year floodplain
303	5	15C	0.058	Property in 100 year floodplain
290	5	15C	0.059	Property in 100 year floodplain
302	15	15C	0.061	Property in 100 year floodplain
136.01	2	1	0.044	Too small to develop 5 units
291	10	15C	0.066	Property in 100 year floodplain
291	5	15C	0.062	Property in 100 year floodplain
306	4	15C	0.048	Blue Acres/Green Acres
145	2	15C	0.046	Too small to develop 5 units
301	25	15C	0.056	Property in 100 year floodplain
177	33	15C	0.067	Property in 100 year floodplain
290	2	15C	0.059	Property in 100 year floodplain
180	4	15C	0.045	Property in 100 year floodplain
177	2	15C	0.057	Property in 100 year floodplain
99	2	15C	0.045	Firehouse
289	11	15C	0.054	Property in 100 year floodplain
9	26	1	0.059	Property in 100 year floodplain
266	13	15C	0.120	Property in 100 year floodplain
170	25	15C	0.056	Property in 100 year floodplain
193	47	15C	0.049	Property in 100 year floodplain
290	12	15C	0.058	Property in 100 year floodplain
17	17	15C	0.037	Municipal Complex
291	34	15C	0.059	Property in 100 year floodplain
290	31	15C	0.052	Property in 100 year floodplain
169	36	1	0.057	Property in 100 year floodplain

178	3	15C	0.056	Property in 100 year floodplain
180	34	15C	0.061	Property in 100 year floodplain
291	8	15C	0.060	Property in 100 year floodplain
203	4.01	15C	0.045	Blue Acres/Green Acres
170	22	15C	0.053	County/NJDEP Owned
104	16	15C	0.045	Library
11	5	15C	0.053	Property in 100 year floodplain
37	29	1	0.047	Property in 100 year floodplain
178	36.01	15C	0.050	County/NJDEP Owned
15	13.01	15C	0.025	Property in 100 year floodplain
176	6	15C	0.059	County/NJDEP Owned
178	20	15C	0.062	Property in 100 year floodplain
303	15	15C	0.062	Property in 100 year floodplain
301	17	15C	0.055	Property in 100 year floodplain
177	61	15C	0.053	County/NJDEP Owned
193	48	15C	0.047	Property in 100 year floodplain
100	39	15C	0.045	Too small to develop 5 units
264	37	15C	0.036	Property in 100 year floodplain
289	3	15C	0.056	Property in 100 year floodplain
256	20	15C	0.215	Landlocked/Undevelopable
266	38	15C	0.111	Property in 100 year floodplain
104	9	15C	0.045	Library
301	36	15C	0.057	Property in 100 year floodplain
297	4	15C	0.059	Property in 100 year floodplain
302	5	15C	0.062	Property in 100 year floodplain
303	11	15C	0.058	Property in 100 year floodplain
125	2	15C	0.035	Too small to develop 5 units
169	9	15C	0.048	Property in 100 year floodplain
265	31	15C	0.056	Property in 100 year floodplain
288	6	15C	0.056	Property in 100 year floodplain
268	2	15C	0.052	Property in 100 year floodplain
288	34	15C	0.055	Property in 100 year floodplain
288	15	15C	0.056	Property in 100 year floodplain
181	17	15C	0.062	Property in 100 year floodplain
136.01	89	15C	6.067	Blue Acres/Green Acres
299	34	15C	0.058	Property in 100 year floodplain
193	50	15C	0.050	Property in 100 year floodplain
299	43	15C	0.058	Property in 100 year floodplain
133	66	15C	0.061	Blue Acres/Green Acres
133	63	15C	0.056	Blue Acres/Green Acres
180	27	15C	0.057	Property in 100 year floodplain
299	9	15C	0.058	Property in 100 year floodplain
269	11	15C	0.020	County Owned right of way
291	32	15C	0.059	Property in 100 year floodplain

290	34	15C	0.055	Property in 100 year floodplain
292	1	15C	0.055	Property in 100 year floodplain
193	41	15C	0.057	Property in 100 year floodplain
15	10	15C	0.029	Property in 100 year floodplain
170	11.01	15C	0.044	Property in 100 year floodplain
178	19	15C	0.061	County/NJDEP Owned
104	27	15C	0.045	Library
303	27	15C	0.055	Property in 100 year floodplain
266	28	15C	0.118	Property in 100 year floodplain
266	12	15C	0.128	Property in 100 year floodplain
301	6	15C	0.058	Property in 100 year floodplain
133	44	15C	0.047	Blue Acres/Green Acres
303	22	15C	0.055	Property in 100 year floodplain
268	14	15C	0.127	Property in 100 year floodplain
275	16.01	15C	0.045	Property in 100 year floodplain
303	19	15C	0.056	Property in 100 year floodplain
268	4	15C	0.091	Property in 100 year floodplain
268	16	15C	0.133	Property in 100 year floodplain
104	52	15C	0.043	Library
287	1	15C	0.072	Property in 100 year floodplain
170	6	15C	0.058	Property in 100 year floodplain
178	34.02	15C	0.006	Property in 100 year floodplain
303	6	15C	0.060	Property in 100 year floodplain
288	21	15C	0.055	Property in 100 year floodplain
301	21	15C	0.056	Property in 100 year floodplain
175	8	15C	0.064	County/NJDEP Owned
148	1.02	15C	0.016	Property in 100 year floodplain
299	6	15C	0.059	Property in 100 year floodplain
178	33	15C	0.057	Property in 100 year floodplain
266	33	15C	0.086	County/NJDEP Owned
273	6	15C	0.059	Blue Acres/Green Acres
148	13	15C	0.009	Property in 100 year floodplain
183	14	15C	0.058	Blue Acres/Green Acres
266	31	15C	0.109	Property in 100 year floodplain
104	43	15C	0.048	Library
290	14	15C	0.055	Property in 100 year floodplain
291	3	15C	0.062	Property in 100 year floodplain
299	58	15C	0.056	Property in 100 year floodplain
304	32	15C	0.057	Property in 100 year floodplain
264	2	1	0.054	Property in 100 year floodplain
17	33	15C	0.049	Municipal Complex
104	40	15C	0.043	Library
168	14	15C	0.063	Property in 100 year floodplain
269	10	15C	0.025	County Owned right of way

297	3	15C	0.056	Property in 100 year floodplain
264	39	15C	0.053	County/NJDEP Owned
304	2	15C	0.057	Property in 100 year floodplain
301	24	15C	0.056	Property in 100 year floodplain
170	32	15C	0.058	Property in 100 year floodplain
269	12	15C	0.058	County Owned right of way
176	21	15C	0.059	County/NJDEP Owned
291	41	15C	0.055	Property in 100 year floodplain
176	18	15C	0.075	County/NJDEP Owned
133	31	15C	0.039	Blue Acres/Green Acres
177	48	15C	0.055	Property in 100 year floodplain
180	32	15C	0.065	Property in 100 year floodplain
282	16	15C	0.079	County/NJDEP Owned
298	16	15C	0.054	Property in 100 year floodplain
299	8	15C	0.056	Property in 100 year floodplain
264	26	15C	0.056	Property in 100 year floodplain
180	3	15C	0.045	Property in 100 year floodplain
180	54	15C	0.060	Too small to develop 5 units
110	39.01	1	0.040	Too small to develop 5 units
119	38	1	0.045	Too small to develop 5 units
265	25	15C	0.057	Property in 100 year floodplain
266	42	15C	0.114	Property in 100 year floodplain
275	24	15C	0.062	Property in 100 year floodplain
300	6	15C	0.056	Property in 100 year floodplain
170	13	15C	0.056	Property in 100 year floodplain
174	6	15C	0.054	Property in 100 year floodplain
298	10	15C	0.055	Property in 100 year floodplain
256	17	15C	0.055	Landlocked/Undevelopable
304	31	15C	0.058	Property in 100 year floodplain
288	51	15C	0.052	Property in 100 year floodplain
292	6.02	1	0.111	Property in 100 year floodplain
299	33	15C	0.063	Property in 100 year floodplain
175	13	15C	0.065	Property in 100 year floodplain
256	16	15C	0.056	Landlocked/Undevelopable
266	20	15C	0.116	Property in 100 year floodplain
182	5	15C	0.057	Blue Acres/Green Acres
148	9	15C	0.043	Property in 100 year floodplain
266	9	15C	0.050	Property in 100 year floodplain
179	15	15C	0.060	Blue Acres/Green Acres
174	10	15C	0.051	Property in 100 year floodplain
188	21	15C	0.055	Blue Acres/Green Acres
175	12	15C	0.059	County/NJDEP Owned
133	78	15C	0.087	Blue Acres/Green Acres
297	18	15C	0.065	Blue Acres/Green Acres

149	20	15C	0.040	Property in 100 year floodplain
133	29	15C	0.043	Blue Acres/Green Acres
169	13.01	15C	0.026	Property in 100 year floodplain
133	74	15C	0.084	Blue Acres/Green Acres
301	9	15C	0.059	Property in 100 year floodplain
288	39	15C	0.056	Property in 100 year floodplain
299	21	15C	0.047	Property in 100 year floodplain
268	1	15C	0.053	Property in 100 year floodplain
268	37	15C	0.648	Property in 100 year floodplain
303	18	15C	0.057	Property in 100 year floodplain
268	17	15C	0.058	Property in 100 year floodplain
268	7	15C	0.108	Property in 100 year floodplain
169	27.02	15C	0.002	Property in 100 year floodplain
268	15	15C	0.111	Property in 100 year floodplain
42.01	1.03	1	1.194	Vacant/Developable
42.01	1.02	1	4.153	All wetlands

Appendix 4



**Borough of Manville
Ordinance #2024-1317**

**AN ORDINANCE AMENDING CHAPTER 31, ARTICLE 6
OF THE BOROUGH OF MANVILLE LAND USE CODE
ENACTING AN AMENDED ZONING ORDINANCE AND ZONING MAP,
IN ACCORD WITH THE ADOPTED RE-EXAMINATION OF THE BOROUGH MASTER PLAN**

Statement of Purpose

The purpose of this Ordinance is to amend Chapter 31, Article 6 of the Borough of Manville Land Use Code, enacting an amended Zoning Ordinance and Zoning Map, in accord with the adopted Re-examination of the Borough Master Plan

WHEREAS, the Borough of Manville Planning Board ("Joint Land Use Board") on April 4, 2024 approved and adopted a periodic Re-Examination of the Borough Master Plan in accord with N.J.S.A. §40:55D-89, which adopted Re-Examination includes, with the recommendation of the Borough Planner, the following proposed revisions to Chapter 31, Article 6 of the Borough Land Use Code ; and

WHEREAS, the Mayor & Council have determined that it is in the best interests of the citizens of the Borough of Manville to amend Chapter 31, Article 6 of the Borough of Manville Land Use Code, in order to hereby enact a new Zoning Ordinance and Zoning Map, as set forth below, in accord with the adopted Re-Examination of the Master Plan

NOW, THEREFORE, BE IT ORDAINED by the Mayor & Council of the Borough of Manville, as follows:

SECTION 1: Chapter 31, Article 6 of the Borough of Manville Land Use Code is hereby amended to now read as follows:

31-601: R-Residential**31-601.01 – Intent:**

The purpose of this zone is for residential use. The schedule of regulations controlling this zone are intended to be flexible based on the size of the lot. The majority of the zone is intended for single-family residential dwelling, however duplexes and townhouses may be permitted provided all of the criteria of the bulk schedule are met, including parking requirements as established by the Residential Site Improvement Standards (R.S.I.S.) and impervious coverage is not exceeded. Parking is always intended to be accommodated on-site, however impervious coverage should always be minimized over this requirement if sufficient street parking is available.

31-601.02 – Permitted Uses:

- a. Single-family dwelling.
- b. Two-family dwelling (where parking is fully accommodated on-site and no impervious coverage variances are required, on lots greater than 8,000 square feet)
- c. Townhouses. (where parking is fully accommodated on-site and no impervious coverage variances are required, , on lots greater than 8,000 square feet)
- d. A home professional office for a person residing on the premises, provided that no more than one-half of the floor area of one story of the dwelling be devoted to such use.
- e. Temporary buildings for uses incidental to construction work, provided such buildings are removed upon completion or abandonment of the construction work.

31-601.03 – Permitted Accessory Uses:

- a. Private garages.
- b. Signs, subject to the provisions of Article 9.
- c. Fences, subject to the provisions of Article 10.
- d. Other normal, incidental residential secondary structures such as private swimming pools, tool sheds, outdoor barbecues, fireplaces, trellises, lamp posts or the like.
- e. Off-street parking facilities, subject to the provisions of Article 8.
- f. Other customary accessory uses and buildings which are clearly incidental to the principal use and building.

31-601.04 – Area and Bulk Requirements

(See Table)

31-601.05 – Uses Permitted Upon Application to the Planning Board as Conditional Uses, Subject to Article 7

- a. Public utilities.
- b. Schools.
- c. Churches.
- d. Quasi-public buildings and recreation areas.

31-602: C-Commercial**31-602.01 – Intent:**

The purpose of this zone is for commercial use. Various types of businesses are permitted as well as residential dwellings located on the second floor of the buildings. Off-street parking shall be provided on these lots to accommodate consumers visiting and/or living on the lots. Spacing of buildings, especially along Main Street, is a function of lighting and shall be considered by the Board on a case by case basis provided that there is never a continuous building face exceeding 200 linear feet. Generally, the maximum size of commercial vehicle anticipated for uses in this zone is a standard SU-40 box truck.

31-602.02 – Permitted Uses:

- a. Club.
- b. Residential dwelling units on second story or above.
- c. Rooming or boarding houses on second story or above, hotels.
- d. Retail stores.
- e. Barber shops, beauty parlor or similar personal service establishment.
- f. Restaurants.
- g. Banks.
- h. Business, professional or government offices, office buildings.
- i. Business schools or studios conducted for gain.
- j. Theater or motion picture theater, including such theaters and motion picture theaters that serve alcoholic beverages on premises, subject to all applicable local, state, and federal regulations including but not limited to those regulations concerning the consumption, sale, and provision of alcoholic beverages.
- k. Motor vehicle sales establishment entirely within a building.
- l. Bakeries, confectionery, or catering establishment, for sale at retail on the premises only.
- m. Drycleaning, dying or laundry establishments, employing not more than five persons.
- n. Cabinetmaking or upholstering.
- o. Printing offices, newspaper offices.
- p. Wholesale establishments.
- q. Police Station, fire house
- r. Municipal parking areas.
- s. Townhouses.

31-602.03 – Area and Bulk Requirements

(See Table)

31-602.04 – Uses Permitted Upon Application to the Planning Board as Conditional Uses, Subject to Article 7

- a. Public utilities.
- b. Service stations, public garages.
- c. Funeral homes.
- d. Bowling alleys.
- e. Indoor entertainment for profit.
- f. Bar, tavern, or other establishment for consumption of alcoholic beverages on the premises, except uses pursuant to subsection 31-602.02j shall be considered permitted uses pursuant to that subsection.
- g. Veterinarian's establishment or animal hospital.
- h. Apartments on the Second and Third floors if located on Main Street and parking provided R.S.I.S. parking requirements are fully accommodated.

31-602.05 Other Requirements

- a. Off-Street Parking. Off-street parking shall be provided; see Article 8. All off-street parking shall be in rear of premises, and subject to site plan review and approval.

31-603: I-Industrial

31-603.01 – Intent: The purpose for this is zone is for industrial and large, central office use. The lot is permitted to contain light manufacturing and fabricating, warehousing, research and development facilities, and central/headquarter-type buildings. On arterial roads, there is no anticipated maximum size for delivery and industrial vehicles for this zone.

31-603.02 – Permitted Uses:

- a. Plants and facilities engaged in light manufacturing, fabricating, compounding assembling, storing, warehousing, handling, or other processing of commodities, materials, or equipment.
- b. Research laboratories and product development facilities.
- c. Executive and administrative offices, including central or headquarter-type buildings occupied by single companies or affiliated members of a corporation entity, which do not include separate offices for rent or lease.
- d. Employee education and training facilities operated by a corporation or firm for use by its employees or employees of other corporations or firms.
- e. Temporary buildings for uses incidental to construction work, provided such buildings are removed upon completion or abandonment of the construction work.

31-603.03 – Permitted Accessory Uses:

- a. Signs, subject to the provisions of Article 9.
- b. Fences and landscaping, subject to the provisions of Article 10.
- c. Off-street parking facilities, subject to the provisions of Article 8.
- d. Loading and unloading ramps and structures, subject to the provisions of Article 8.
- e. Private garage and storage buildings which are necessary to store any vehicles, equipment, or materials on the premises.

31-603.04 – Area and Bulk Requirements
(See Table)

31-603.05 – Uses Permitted Upon Application to the Planning Board as Conditional Use, Subject to Article 7

- a. Public utilities.

31-603.06 – Performance Standards

- a. Standards for All Permitted Uses. The following performance standards shall apply to all permitted uses in this district:
 1. Any noise produced on the premises shall not be in excess of the standards listed below when measured at any property line of the lot in which the use is located.

Frequency Band (Hertz)	Sound Pressure Level (Decibels 2) (0.002 dyne/cm ²)
20-75	69
75-150	54
150-300	47
300-600	4
600-1200	37
1200-2400	34
2400-4800	31
4800-10000	28

If the noise is not smooth and continuous but is of an impulsive or periodic character, the decibel levels indicated above shall be reduced by 5%. Sound levels shall be measured with a sound level meter and associated frequency analyzer or filter, manufactured in compliance with standard prescribed by the American Standards Association. The Environmental Impact Statement shall address this subsection.

2. Any smoke emitted from any source on the premises shall be of a density less than that described as No. 1 on the Ringleman Chart, as published by the United States Bureau of Mines.

3. No fly ash, dust fumes, vapors, gases, or other forms of air pollution which can cause any damage to health of animals or vegetation, or damage or soiling of other forms of property shall be permitted.
 4. No objectionable odors shall be transmitted beyond the property lines of the lot on which the use is located.
 5. No activity shall be maintained on the premises which will produce heat or glare beyond any property line.
 6. No machinery or operation shall be permitted which shall cause perceptible earth shaking vibration beyond the property lines of the lot on which the use is located.
 7. No use or activity shall be maintained on the premises which will violate any laws of the State of New Jersey relating to air or environmental pollution.
- b. Residential uses of any type and retail business establishments are categorically prohibited uses in this District. Also prohibited is any use which by its nature would tend to create or in any way result in a detrimental effect upon the surrounding area and the general community.
 - c. Industrial uses located in this zone shall set aside not less than 20% of the tract for lawns for landscaping and shall use said area for no other purpose.
 - d. Parking areas may be permitted in the front yard, but not closer than 25 feet to the street nor nearer than 10 feet to any building or any property line; parking areas may be permitted in side yards up to 75% of the total area of each side yard, but not closer than 10 feet to any property line or building.
 - e. Wherever an industrial zone or use abuts a residential zone, a solid and continuous landscape screen shall be planted and maintained. Said landscaping shall consist of massed evergreen and deciduous trees and shrubs of such species and size as will produce, within two growing seasons, a screen at least six feet in height, and of such density as will effectively obscure the light of automobile headlamps emitted from the premises throughout the full course of the year. Such buffer planting shall be at least 10 feet wide. In addition to such buffer planting, the owner of the business or office property shall erect on the buffer area a fence six feet in height for the purpose of protecting the residential property from litter, debris, and light glare and such other nuisances that would disturb peaceful possession. Such fence shall not be less than 75% solid, and shall be located only as shown on the site plan approved by the Planning Board.
 - f. The landscape screen described above shall be at least 50 feet in depth from any residential property line.
 - g. Whenever the property line abuts an arterial highway a buffer zone 100 feet in width as measured from said property line or right-of-way shall be provided. Within said buffer zone, no use, activity, or sign shall be established other than the following:
 1. Such driveways as may be necessary to provide proper means of ingress and egress for the parking areas and should be on conformance with those standards as set forth in Article 8 of the Ordinance.
 2. Directional signs in conjunction with said driveway which are necessary for the proper guidance and control of vehicular traffic provided that not more than one such sign is erected in conjunction with each driveway.

31-604: M-Municipal**31-604.01 – Intent:**

The purpose of this zone is to promote municipal or municipally beneficial uses. The property does not have to be owned or maintained by the Borough of Manville, but its existence is one that enhances the character of the community or provides similar function for the Borough's residents and visitors. Stormwater management and parking areas are inherently beneficial uses that are supported by this zone. Previously approved uses within this zone are permitted to continue, however any future development of parcels following the adoption of this ordinance within this zone must conform to the intent of this chapter – future uses must be of benefit and use to the greater municipality.

31-604.02 – Permitted Uses:

- a. Municipal Facilities, including administrative buildings, police departments, fire departments and fire houses, emergency response buildings and Department of Public Work Yards
- b. Parks and Open Space, including unoccupied or vacant land.
- c. Municipally Beneficial Uses including parking lots, stormwater management facilities, affordable housing, EV Charging facilities, and any other manner of built environment that serves public need as determined by Mayor and Council.
- d. All current uses on each lot are considered permitted for the respective lot at the time of ordinance adoption. All future uses must be in conformance with item "c" above.

31-604.03 – Permitted Accessory Uses:

- a. Any permitted use within this ordinance is an acceptable accessory use. For the purposes of bulk-schedule interpretation, all uses are considered principal, however setback requirements are only enforceable on structures, (e.g. parking and stormwater management have no restrictions)
- b. Any use considered customarily accessory to the principal use, subject to review and approval by the Planning Board.

31-604.04 – Area and Bulk Requirements

(See Table)

Borough of Manville Bulk Schedule

Zone District	Minimum Lot Size		Minimum Yard Requirements										Maximum Building Height		Total Impervious Coverage
			Principal				Accessory								
	Area	Width (FT)	Front (FT)	Rear (FT)	One	Both	Side (FT)	Corner	Front (FT)	Side (FT)	Rear (FT)	Stories	Feet		
R - Residential ^[1]	5000 SF	50	25	25	8	18	12	25	8	10	2.5	35	40%		
	6000 SF	60	25	25	8	18	15	25	10	10	2.5	35	40%		
	7500 SF	75	30	25	10	22	18	30	10	10	2.5	35	40%		
	8000 SF	80	25	25	8	18	15	25	8	25	2.5	35	40%		
	10000 SF	100	30	25	12	27	25	30	10	10	2.5	35	40%		
C - Commercial	10000 SF	100	10	50	-	-	-	10	-	20	4	50	70%		
I - Industrial	1 AC	300	50	50	25	35% Width		50	50	50	2	35	40%		
M - Municipal	5000 SF	50	25	25	8	18	12	25	8	10	4	50	70%		

1. For Residential lots 8,000 square feet and greater, duplexes and townhouses are permitted provided no variances are required for impervious coverage and parking counts. For these lots, the height is permitted to extend to 3 stories or 40 feet.

Proposed Zoning Manville Borough

Sources: NJGIN, ModIV Data,
NJDOT, U.S.G.S.



Municipal Boundary

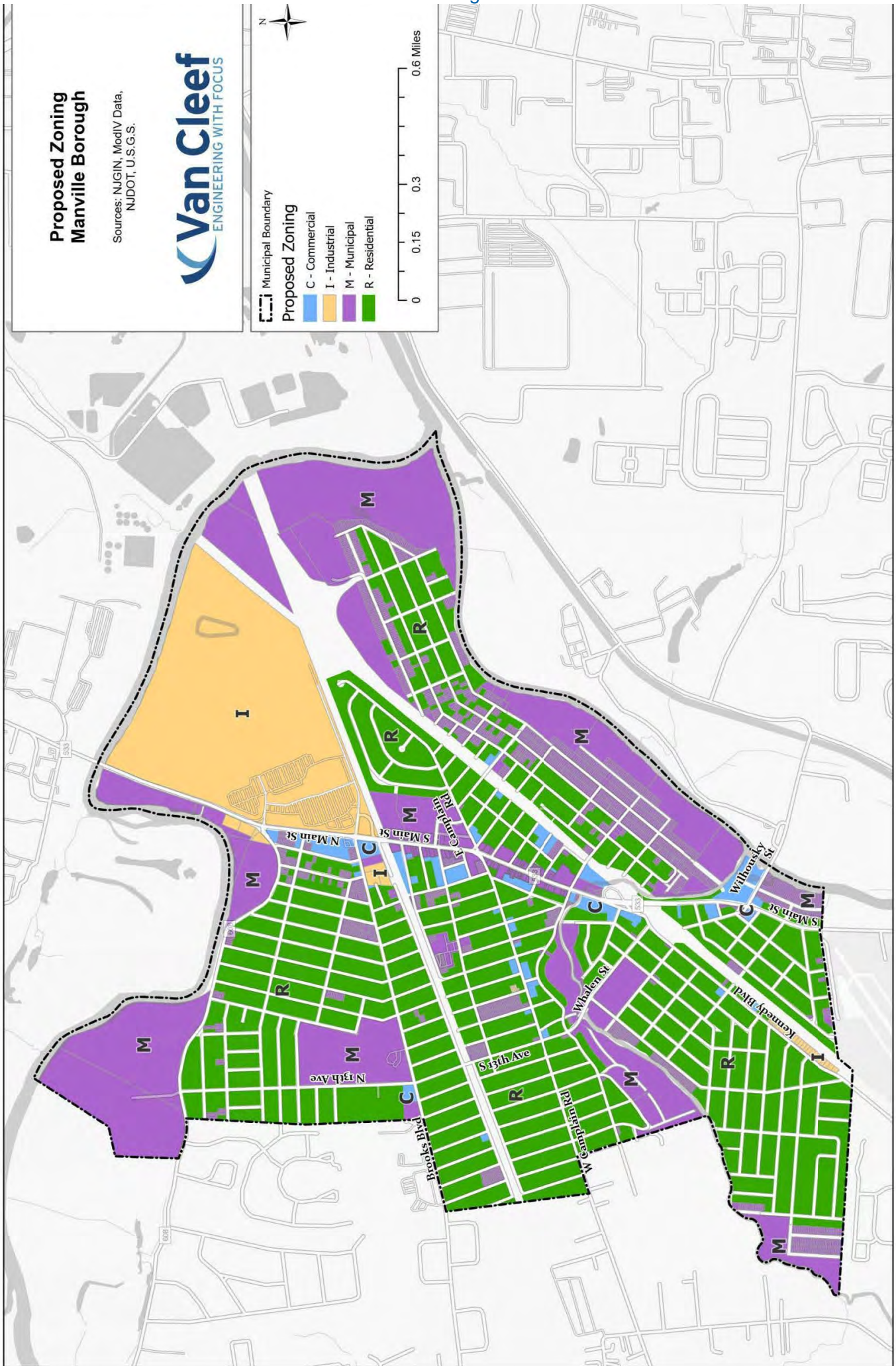
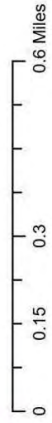
Proposed Zoning

C - Commercial

I - Industrial

M - Municipal

R - Residential



SECTION 2: Exhibits: The Chart and Zoning Map as annexed hereto are hereby adopted and made a part of this Ordinance.

SECTION 4: Referral. Upon the governing body's Introduction and First Reading of this Ordinance, the Borough Clerk shall submit a true copy of same to the Borough Planning Board {"Joint Land Use Board"} for Consistency Review with the Re-Examination of the Master Plan as adopted by the Planning Board on April 4, 2024.

SECTION 5: Severability. In the event that any provision of this Ordinance, or the application thereof to any person or circumstance is declared invalid by a court of competent jurisdiction, such declaration of invalidity shall not affect any other provision or application of this ordinance which may be given effect, and, to realize this intent, the provisions and applications of this ordinance are declared to be severable.

SECTION 6: Repealer. Should there exist any inconsistency with other ordinances of the Borough, or should any provision of this ordinance be inconsistent with the provisions of any other prior ordinances, the inconsistent provisions of such other prior ordinances are hereby repealed, but only to the extent of such inconsistencies.

SECTION 7: Purpose of Captions. The captions contained in this Ordinance have been inserted only for the purpose of facilitation reference to the various sections, and are not intended and shall not be utilized to construe the intent and meaning of the text of any section.

SECTION 8: Effective Date. This Ordinance shall take effect after adoption, passage, and signature by the Mayor in accord with N.J.S.A. §40A:60-5(d).

Borough of Manville,

A handwritten signature in black ink, appearing to read "Richard M. Onderko".

Richard M. Onderko
Mayor

INTRODUCED this6th day of May:

Attest:

William Bray
Borough Clerk**ORDINANCE # 2024-1317****FIRST READING:****5/6/2024****ROLL CALL**

Introduced	Seconded	Council	Yes	No	Abstain	Absent
		Agans				X
		Camacho				X
X		DeVito	X			
		Madak	X			
	X	Puia	X			
		Skirkanish	X			
		Onderko				

ADOPTED this20th day of May, 2024:

Attest:

William Bray
Borough Clerk**ORDINANCE # 2024-1317****SECOND READING AND FINAL ADOPTION:****5/20/2024****ROLL CALL**

Introduced	Seconded	Council	Yes	No	Abstain	Absent
		Agans	X			
		Camacho	X			
	X	DeVito	X			
		Madak	X			
		Puia	X			
X		Skirkanish	X			
		Onderko				

ADOPTED this 20th day of May 2024

Appendix 5

Rehabilitation Plan

For the South Main Street Area in Need of Rehabilitation



Prepared by:
Van Cleef Engineering Associates, Inc.
Date : July 6, 2021

Angela Knowles, PP/AICP
Lic. #61250



ACKNOWLEDGEMENTS

Mayor and Council

Mayor Richard Onderko
Council President, Ted Petrock, III
Councilman Joseph A. Lukac, III
Councilwoman Suzanne Maeder,
Councilwoman Michele Magnani
Councilman Steve Szabo
Councilwoman Patricia Zamorski

Planning Board

Jim Powers, Chairman
Amanda Gorbatuk
Branden Agans
Matthew Brown
Donald Quick
Ted Camacho
Vince Lo Medico
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Richard Onderko, Mayor
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Chief Financial Officer

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Borough Administrator

Brett Radi

Contents

<u>0.0 ACKNOWLEDGEMENTS</u>	1
<u>1.0 Background Information</u>	4
<u>1.2. Rehabilitation Area Description</u>	4
<u>1.3. Vision Statement:</u>	5
<u>1.4. Planning Goals / Purpose:</u>	5
<u>2. Land Use and Zoning</u>	6
<u>2.1. Definitions</u>	7
<u>2.2. Permitted Uses:</u>	21
<u>2.1. Accessory Uses</u>	21
<u>2.2. Prohibited Uses:</u>	22
<u>2.3. Parking Standards</u>	23
<u>2.5. Screening Standards</u>	26
<u>3.0. Design Standards</u>	27
<u>3.1. Development / Place-Making Design Standards:</u>	27
<u>3.2. Building Architectural Character:</u>	28
<u>3.3. Building Orientation:</u>	28
<u>3.1. Building Entrances:</u>	29
<u>3.2. Building Storefronts:</u>	32
<u>3.3. Storefront Components:</u>	32
<u>3.6. Rehabilitation standard Introduction / Background Information:</u>	33
<u>3.7. Rehabilitation Standards</u>	33
<u>3.8. Streetscape Design Standards:</u>	34
<u>4. Circulation Overview</u>	37
<u>4.1. Background Information:</u>	37
<u>4.2. Circulation Plan Goals:</u>	37
<u>4.3. Design Elements:</u>	37
<u>4.4. Conclusions / Recommendations:</u>	38
<u>5.0. Implementation of Rehabilitation Plan</u>	38
<u>5.1. Implementation Strategies</u>	39
<u>5.2. Rehabilitation Process</u>	39
<u>5.3. Financing / Funding Mechanisms</u>	39
<u>5.4. Implementation of Rehabilitation Plan</u>	40
<u>5.5. Phasing</u>	40
<u>5.6. Selection of One or More Redevelopers</u>	40
<u>5.7. Negotiation of One or More Redevelopers</u>	41
<u>5.8. Pre-application Review Committee Process and Requirements</u>	41
<u>5.9. Additional Submission Requirements</u>	41
<u>5.10. Affordable Housing</u>	41
<u>5.11. Long-Term Financing Considerations</u>	42

5. The Borough Council directed the Borough Planner and Redevelopment Attorney to supervise the undertaking of a planning, engineering and legal analysis to develop a program of rehabilitation for the Main Street rehabilitation area including the preparation of a rehabilitation plan.

1.2. Rehabilitation Area Description

1. The Rehabilitation Area consists of approximately 13.11 acres on 166 parcels which are depicted on Figure 1.1. The Study Area consists of two land use classifications: Commercial (General Sales & Services) and Residential, Semi-Public and Parking, Figure 1.2.
2. The Study Area boundaries include all of the properties that front on South Main Street starting at the CSX Railroad Bridge at the northernmost point, to the intersection with Kyle Street / Roosevelt Street at the southernmost point. The Study Area include properties that front on, or have side yards on, the following streets that intersect with South Main Street:

- | | |
|---------------------|------------------|
| • South Street | • Rosalie Street |
| • Dakota Street | • Beekman Street |
| • Kascheck Blvd. | • South 5th Ave. |
| • Washington Ave. | • William Street |
| • Filak Ave. | • Roosevelt Ave. |
| • E. Camplain Rd. | • Kyle Street. |
| • N. Orchard Street | |

3. A complete breakdown of the parcels in the Rehabilitation Area is provided in the Appendix and includes a table identifying each parcel, with the tax block, lot and street address. This information is based on the Somerset County GIS Tax Parcel Online Database.
4. Based on information provided in the Borough of Manville 2004 Master Plan, 2019 Master Plan dated November 2019, and current land use data, the existing land uses in the Rehabilitation Area consist of the following (% of total land in the Rehabilitation Area and # of parcels):

Office (5.69%).....	4 parcels;
General Commercial (5.27%).....	20 parcels;
High Density Res./Commercial (3.99%).....	13 parcels;
Parking (13.65%).....	7 parcels;
Municipal (6.67%).....	5 parcels;
Semi-Public (0%).....	0 parcels;
Parks & Open Space (6.67%).....	5 parcels;
Medium Density Residential (0%).....	0 parcels;
County (8.05%).....	6 parcels;
Redevelopment Office (0%).....	0 parcels;

1.3. Vision Statement

"The vision for this Redevelopment Plan for the Main Street Rehabilitation Area (hereinafter "Rehabilitation Plan") is to promote the creation of a livable and real downtown district with clear boundaries and gateways, which strengthen existing businesses and provides opportunities for new mixed use development which will become the social, cultural and economic heart of the Borough of Manville and Somerset County through the design and development of an immersive, authentic, place-based urban environment.

The plan promotes a diversity of land uses, businesses and housing types with high quality architecture designed from the street up which includes improved infrastructure, streetscape and a hierarchy of parks and open spaces to support a business friendly atmosphere with a diverse population of varied ages, races and socio-economic backgrounds."

Insert Illustration from EJB Designs

1.4. Planning Goals / Purpose:

1. To promote and **strengthen existing businesses** with the creation of a livable, real and clearly defined downtown district, made up of a series of **interconnected, mixed-use neighborhoods** which are connected to their immediate context;
2. To promote and **encourage existing property owners** to undertake the rehabilitation of their property within the Rehabilitation Area;
3. To promote the development of a **place-based environment** where people live and work, **connected by great streets** and activated by appropriate retail, food and entertainment uses;
4. To promote an environment that fosters the development of **cultural, educational and civic facilities** and uses which enrich the lives and experiences of Borough and county residents;
5. To promote the **preservation, adaptive reuse and integration of historic and architecturally significant buildings** within the Rehabilitation Area in order to maintain and promote the rich history of the Borough and the downtown;
6. To promote a series of **memorable public places and spaces connected by great sidewalks** and streetscape elements, enhanced by public art, safe lighting and on-street parallel parking, that promote outdoor dining, walking, people watching and gathering, **activated by a clearly organized program of street retail and restaurants**;
7. To promote **improved pedestrian and vehicular connectivity** into and through the downtown and to adjacent existing residential and commercial neighborhoods as well as to transportation and transit options;
8. To promote an **overall approach to downtown parking** based on a shared vertical parking strategy reflective of a mixed use environment which emphasizes quality, accessibility, location, size, scale, configuration, management and aesthetic character over quantity;
9. To promote and take advantage of the physical **relationship of the downtown to the Millstone River, the Peters Brook, the D&R Canal Towpath, and to Duke Farms**;
10. To promote a clear, understandable and streamlined **business friendly** process for the review and approval of new businesses while promoting and strengthening existing businesses;
11. To promote flexibility within the plan to **adapt** to changing **economic and political environments**;
12. To promote **uniform design standards** in the Main Street including architectural design, landscaping and sign standards to create a sense of place and scale to invite proper growth and businesses into the downtown;
13. To promote **mixed use** to include first floor commercial and office uses;
14. To allow for denser retail within the Rustic Mall site to enhance a **proper gateway** within the downtown;
15. To promote the principles of **sustainable design** for individual buildings and for the district as a whole;
16. Implement a **Business Improvement District (BID)** to assist and properly guide in the downtown revitalization;

2. Land Use and Zoning

2.1. Definitions

It is the intention of this Redevelopment Plan for the Main Street Rehabilitation Area to supersede existing zoning (except as noted herein) as provided under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. However, this plan adopts the definitions of the Borough's Land Development Ordinance Section 30-103 and the Zoning Ordinance Section 31-103, by reference.

The definitions of the Borough's Land Development and Zoning Ordinances shall apply to this plan, unless this plan provides a superseding definition. This section sets forth the use, bulk standards, and design criteria for future development in the Main Street Rehabilitation Area. The relationship of this plan to the Master Plan of the State of New Jersey, Somerset County, Borough of Manville and neighboring communities is discussed in the Appendix.

The definitions defined in Sections 30-103 and 31-103 apply to the Rehabilitation Area with the exception of the following terms:

ALTERNATIVE TOWER STRUCTURE

Manmade trees, clock towers, bell steeples, light poles, and similar alternative design mounting structures that camouflage or conceal the presence of antennas or towers.

APARTMENT

One (1) or more rooms where a person or family lives independent of the other occupants of the same building and where each suite is used or designed to be used for living, sleeping, cooking and eating.

APARTMENT HOUSE

Any house or building which is rented, leased, let or hired out to be occupied or is occupied as the home or residence of three (3) or more families living in separate apartments or efficiency apartments.

ASSEMBLAGE

The merger of separate properties into a single tract of land.

AWNING

A roof-like cover that is temporary in nature and projects from any part of a building for the purpose of shielding a doorway or window from the elements and is so erected as to permit it being raised to a position flat against the building when not in use.

BANNER

Any temporary sign applied to paper, plastic or fabric of any kind which shall be permitted by the Mayor and Council by permit, above a public right-of-way.

BAR

A structure or part of a structure used primarily for the sale or dispensing of alcoholic beverages by the drink.

BASE FLOOD ELEVATION

The highest elevation, expressed in feet above sea level, of the level of flood waters occurring in the regulatory base flood.

BEDROOM

A private room planned and intended for sleeping, separable from other rooms by a door.

BILLBOARD

Any sign erected or maintained for the purpose of displaying outdoor advertising for products or services provided off-premises.

BOARDER

An individual other than a member of the family or household occupying the dwelling unit or a part thereof who, for a consideration, is furnished sleeping accommodations and may be furnished meals or other services as part of the consideration.

BOARDINGHOUSE

Any dwelling or part of any dwelling which has space that is let by the owner or operator to more than three (3) persons who are not husband or wife, son or daughter, mother or father, sister or brother of the owner or operator; provided, however, that such roomers and/or boarders shall not include convalescents or chronically sick or mentally deficient or physically incompetent or aged, infirm or similar boarders and/or similar roomers who require medical attention and supervision and are usually housed in hospitals, sanatoriums, homes for

the aged, nursing homes and similar institutions.

BRIDGE

A structure having a clear span of more than twenty feet designed to convey vehicles and/or pedestrians over a watercourse, railroad, public or private right-of-way, or any depression.

BROOK

A small stream or creek.

BUILDABLE AREA

The area of a lot remaining after the minimum yard, open space and other limiting conditions established in the zoning ordinance or dictated by Federal or State regulations have been met.

BUILDING

A combination of materials to form a construction adapted to permanent, temporary or continuous occupancy and having a roof.

BUILDING, ACCESSORY

A subordinate structure on the same lot as the principal or main building or use occupied or devoted to a use incidental to the principal use.

BUILDING, EXISTING

Any structure erected prior to the adoption of the appropriate code, or one for which a legal building permit has been issued.

BUILDING, PRINCIPAL

A building in which is conducted the principal use of the lot on which it is located.

BUILDING PROPORTION

The width to height relationship of one building to another.

BUILDING SETBACK LINE

The distance measured from the back of existing or proposed curb (whichever is greater) to the primary building facade.

CANOPY

Any structure, supported or unsupported, other than an awning, made of cloth or metal with metal frames attached to a building or structure and carried by a frame supported by the ground or sidewalk.

CLUB

A group of people organized for a common

purpose to pursue common goals, interests or activities and usually characterized by certain membership qualifications, payment of fees and dues, regular meetings, and a constitution and by-laws.

COMMERCIAL MOTOR VEHICLE

A licensed motor vehicle manufactured as a truck, bus, taxi, tractor or trailer, other than a recreational vehicle, which meets any of the following criteria:

- A. The vehicle is licensed for commercial purposes.
- B. The vehicle contains a sign, advertisement or other graphics indicating that its use is for commercial purposes.
- C. The vehicle has a gross weight in excess of three-fourths (3/4) ton.
- D. A van-type vehicle not having windows of at least two (2) square feet in area in both rear side panels. A pickup-type truck with a cap not having windows of at least two (2) square feet in area in both sides of such cap. (A pickup-type truck with a cap having windows of at least two (2) square feet in area in both sides of the cap shall not be deemed a commercial motor vehicle, provided that it complies with Subsection A, B and C above. A pickup type truck with a cap not having windows of at least two (2) square feet in area in both sides of such cap as well as a pickup type truck with a cap camper shall be deemed a recreational vehicle.
- E. A pick-up truck without a cap.

COMMON OPEN SPACE

An open space area within or related to a site designated as a development, and designed and intended for the use or enjoyment of residents and owners of the development. Common open space may contain complementary structures and improvements as are necessary and appropriate for the use and enjoyment of the residents and owners of the development.

COMMUNITY ASSOCIATION

A homeowners association or organization designed to own, maintain, and operate common facilities and to enhance and protect their common interests.

COMMUNITY CENTER

A building used for recreational, social, educational and cultural activities, usually owned and operated by a public or nonprofit group or agency.

CONDITIONAL USE

A use permitted in a particular zoning district only upon a showing that such use in a specified location will comply with the conditions and standards for the location or operation of such use as contained in the zoning ordinance and upon the issuance of an authorization therefore by the planning board.

CONDOMINIUM

The form of ownership of real property under a master deed providing for ownership by one or more owners of units of improvements together with an undivided interest in common elements appurtenant to each such unit.

CONDOMINIUM ASSOCIATION

The entity responsible for the administration of a condominium, which entity may be incorporated or unincorporated.

CONFORMING USE OR CONFORMING BUILDING

A use or building which conforms to the regulations of this chapter for the district in which such building or use is located.

COURT

An open, uncovered and unoccupied space on the same lot as a building where such space is enclosed wholly or partly by buildings, walls or other enclosing devices.

DAYS

Means Calendar days.

DECIBEL

A unit of sound pressure level.

DECIDUOUS

Plants that drop their leaves before becoming dormant in winter.

DENSITY

The permitted number of dwelling units per gross area of land to be developed.

DETENTION BASIN

An impoundment area made by constructing an embankment or excavating a pit or both, for the purpose of temporarily storing stormwater.

DEVELOPER

The legal or beneficial owner or owners of a lot or of any land to be included in a proposed development, including the holder of an option or contract to purchase or other person having an

enforceable proprietary interest in such land.

DEVELOPMENT

The division of a parcel of land into two (2) or more parcels; the construction, reconstruction, conversion, structural alteration, relocation or enlargement of any building or other structure or of any mining, excavation or landfill; and any use or change in the use of any building or other structure or land or extension of use of land, for which permission may be required.

DEVELOPMENTALLY DISABLED

Experiencing a disability which originates before eighteen (18) years of age, which has continued or is expected to continue indefinitely, which constitutes a substantial handicap and which is attributable to mental retardation, cerebral palsy, epilepsy, autism or other conditions found by the Commissioner of Human Services to give rise to an extended need for similar services.

DISTRICT OR ZONE

Any portion of the territory of the Borough of Manville within which certain uniform regulations and requirements or various combinations thereof apply under the provisions of this chapter.

DRAINAGE

The removal of surface water or groundwater from land by drains, grading or other means including control of runoff during and after construction or development to minimize erosion and sedimentation, to assure the adequacy of existing and proposed culverts and bridges, to induce water recharge into the ground where practical, to lessen nonpoint pollution, to maintain the integrity of stream channels for their biological functions as well as drainage, and the means necessary for water supply preservation or prevention or alleviation of flooding.

DRUG STORE

A store where the primary business is the filling of medical prescriptions, providing medical devices and supplies, and nonprescription medicines and where nonmedical products are sold as well.

DRY CLEANING

Cleaning textiles, fabrics, garments or other articles by the use of solvents other than water, extracting the solvents therefrom and drying the same.

DWELLING, ATTACHED

A one-family dwelling attached to one or more one-family dwellings by common vertical walls.

DWELLING, DETACHED

A dwelling which is completely surrounded by permanent open spaces.

DWELLING, EFFICIENCY

A dwelling unit consisting of not more than one habitable room together with kitchen or kitchenette and sanitary facilities.

DWELLING, MULTI-FAMILY- a principal structure or building occupied or intended for occupancy as separate living quarters for more than two (2) families or households, and provided with separate cooking, sleeping and sanitary facilities for the exclusive use of the occupants of each unit. For the purposes of this Chapter, this term shall not include the term "townhouse" as defined herein."

DWELLING, ONE-FAMILY

A building occupied or intended for occupancy exclusively by one (1) family or one (1) household, and provided with cooking, sleeping and sanitary facilities for the use of the occupants of the unit. Also referred to as a "single-family dwelling".

DWELLING, TWO-FAMILY

A building occupied or intended for occupancy as separate living quarters for no more than two (2) families or two (2) households, and provided with separate cooking, sleeping and sanitary facilities for the exclusive use of the occupants of each unit, which units are separated from each other by vertical walls to and through the roof or by horizontal floors: also referred to as a "duplex dwelling".

DWELLING UNIT

One (1) or more rooms, occupied or intended for occupancy as separate living quarters by one (1) family or household, provided that access is directly from the outside or through a common hall and that separate cooking, sleeping and sanitary facilities are provided within the dwelling for the exclusive use of the occupants thereof. Occupancy by more than one (1) family or household within a single dwelling unit shall constitute a violation of this chapter.

EAVE

The projecting lower edges of a roof overhanging the wall of a building.

ELEEMONSYNARY OR PHILANTHROPIC INSTITUTION

A private or non-private organization which is not organized or operated for the purpose of carrying on a trade or business and no part of the net earnings of which are for the benefit of any

individual.

ENCROACHMENT

Any obstruction in a delineated floodway, right-of-way or adjacent land.

ENLARGEMENT

An increase in the size of an existing structure.

ENVIRONMENT

The sum of all external conditions and influences affecting the life, development and, ultimately, the survival of an organism.

ENVIRONMENTAL IMPACT STATEMENT (EIS)

A statement on the positive and negative effects of development proposals and other major actions which significantly affect the environment.

FAA

The Federal Aviation Administration.

FCC

The Federal Communication Commission

FACING OR SURFACE

The surface of the sign upon, against or through which the message is displayed or illuminated on the sign.

FLOOD

The temporary overflowing of water onto land which is usually devoid of surface water.

FLOOD FRINGE AREA

That portion of the flood hazard area outside of the floodway based on the total area inundated during the regulatory base flood plus twenty-five percent of the regulatory base flood discharge.

FLOOD HAZARD AREA

That flood plain consisting of the floodway and the flood fringe area.

FLOOD HAZARD DESIGN ELEVATION

The highest elevation, expressed in feet above sea level, of the level of floodwaters which delineates the flood fringe area.

FLOOD INSURANCE RATE MAP

The official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk of premium zones applicable to the community.

FLOOD OF RECORD

A flood which has occurred for which there are accurate local records available.

FLOOD PLAIN

The channel and the relatively flat area adjoining the channel of a natural stream or river which has been or may be covered by floodwater.

FLOODPROOFING

A combination of structural provisions, changes or adjustments to properties and structures subject to flooding for the reduction or elimination of flood damage to properties, water and sanitary facilities and other utilities, structures and the contents of buildings.

FLOODWAY

The channel of a natural stream, brook or river and portions of the flood plain adjoining the channel, which are reasonably required to carry and discharge the floodwater or flood flow of any natural stream, brook or river.

FLOOR AREA, GROSS

The floor area within the perimeter of the outside walls of the building under consideration, without deduction for hallways, stairs, closets, thickness of walls, columns, or other features.

FLOOR AREA, NET

The actual occupied area, not including accessory unoccupied areas or thickness of walls.

FLOOR AREA RATIO

The sum of the area of all of the floors of buildings or structures compared to the total area of the site.

FRONTAGE

The side of a lot abutting on a street also known as the front lot line. On a corner lot the front yard is defined by the as the larger of the dimensions. Where the dimensions are the same, the applicant may indicate which is to be utilized as the front yard.

FUNERAL HOME

A building used for the preparation of the deceased for burial and the display of the deceased and ceremonies connected therewith before burial or cremation.

GARDEN APARTMENT

One (1) or more multifamily dwellings not exceeding a height of two (2) stories, containing

off-street parking, and open spaces and as more fully required herein. Each dwelling unit therein shall contain two (2) separate direct means of access to the outside, with each two (2) dwelling units separated by a fire wall in accordance with the Uniform Construction Code.

GLARE

The effect produced by brightness sufficient to cause annoyance, discomfort, or loss in visual performance and visibility.

GRADE

The reference plane representing the average of finished ground level adjoining the building at all exterior walls. When the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, when the lot line is more than six (6') feet from the building between the building and a point six (6') feet from the building.

GROSS DENSITY

Shall mean the total number of dwelling units on the tract divided by the total area of the tract, including environmentally sensitive or restricted areas. The result is expressed as dwelling units per acre (du/ac).

GROSS LEASABLE AREA

The total floor area designed for tenant occupancy and exclusive use. The area of tenant occupancy is measured from the center lines of joint partitions to the outside of the tenant walls.

GROUND COVER

Grasses or other plants grown to keep soil from being blown or washed away.

HABITABLE SPACE

Space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet compartments, closets, halls, storage or utility spaces and similar areas are not considered habitable space. Storage space, cellars, garage areas or any area where the floor to ceiling height is less than 7 feet 6 inches are also not considered habitable space.

HEALTH CARE FACILITY

A facility, institution, or medical center, whether public or private, principally engaged in providing services for health maintenance, diagnosis or treatment of human disease, pain, injury, deformity or physical condition, including, but not limited to, a general hospital, special hospital, mental hospital, public health center, diagnostic center,

treatment center, rehabilitation center, extended care facility, skilled nursing home, nursing home, intermediate care facility, tuberculosis hospital, chronic disease hospital, maternity hospital, outpatient clinic, dispensary, home health care agency, boarding home or other home for sheltered care, and bioanalytical laboratory or central services facility serving one or more such institutions but excluding institutions that provide healing solely by prayer.

HEIGHT

When referring to a tower or other structure the distance measured from the lowest finished grade of the parcel to the highest point on the tower or other structure including the base pad and any antenna.

IMPERMEABLE

Not permitting the passage of water.

IMPERVIOUS SURFACE

Any material which reduces and prevents absorption of storm water into the land.

IMPROVED LOT COVERAGE

The percentage of lot area which is improved with principal and accessory buildings, structures and uses, including all impervious surface areas such as buildings, driveways, parking lots and garages and other man-made improvements, including retention, detention and water quality basins.

INCLUSIONARY ZONING

Regulations which increase housing choice by providing the opportunity to construct more affordable, diverse and economic housing to meet the needs of low and moderate income families.

INTERESTED PARTY

"Interested party" means (a) in a criminal or quasi-criminal proceeding, any citizen of the State of New Jersey; and (b) in the case of a civil proceeding in any court or in an administrative proceeding before a municipal agency, any person, whether residing within or without the municipality, whose right to use, acquire, or enjoy property is or may be affected by any action taken under this ordinance, or whose rights to use, acquire, or enjoy property under this ordinance, or under any other law of the State of New Jersey or of the United States have been denied, violated or infringed by an action or a failure to act under the Municipal Land Use Law.

KIOSK

A free-standing structure upon which temporary information and/or posters, notices and

announcements are posted.

KITCHEN AREA

A portion of a dwelling unit designed or used for cooking and eating. A stove, refrigerator, sink or cabinets must occupy at least sixteen (16) square feet of said "kitchen area."

LAND

Ground, soil or earth including improvements and fixtures on, above or below the surface.

LAND DISTURBANCE

Any activity involving the cleaning, cutting, excavating, filling, or grading of land or any other activity which alters land topography or vegetative cover.

LAUNDROMAT OR WET-WASH LAUNDRY

An establishment only for the washing and drying of clothing brought in by the customer and in which such washing and drying is performed with the use of mechanical equipment and for which a fee is charged.

LIGHT MANUFACTURING

Industrial uses which meet the performance standards, use regulations, bulk controls, and other requirements established in this ordinance.

LIVE ENTERTAINMENT

Establishments which provide live entertainment consisting of vocalist, instrumental music or

dancers or similar entertainment where patrons are entertained for a fee, whether such fee shall be direct or indirect through a charge for other products or services, but not including halls, auditoriums, rooms or playhouses or religious, civic or fraternal organizations.

LOT, THROUGH

A parcel of land which extends through from one street to another.

LOT, THREE-SIDED

A parcel of land located at the junction of and abutting on three intersecting streets.

LOT LINE, FRONT

The lot line separating the lot from the street right-of-way also referred to as a "street line."

LOT LINE, REAR

The lot line opposite and most distant from the front

lot line.

LOT LINE, SIDE

Any lot line other than a front or rear lot line.

LOT, MINIMUM AREA OF

The smallest lot area established by the zoning ordinance on which a use or structure may be located in a particular district.

LOT WIDTH

The horizontal distance between the side lines of a lot measured parallel to the front lot line at the required front yard setback line.

LOW INCOME HOUSING

For the purpose of this Ordinance, "low income housing" shall be housing that is designed for a household earning 50% or less of the area median income, adjusted by household size.

MARQUEE

Any hood, canopy, awning or permanent construction which projects from a wall of a building usually above an entrance.

MIXED COMMERCIAL/RESIDENTIAL BUILDINGS

-Buildings with one or more permitted commercial uses within or below the first above-grade story and apartments only above the first above-grade story. For the purposes of regulating mixed commercial/residential buildings, "first

above-grade story" shall be the first full building story above the elevation of the street that is closest to the principal building entrance.

MODERATE INCOME HOUSING

For the purpose of this Ordinance, "moderate income housing" shall be housing that is designed for a household earning between 50% and 80% of the area median income as adjusted for household size.

MOTION PICTURE THEATER

A place where motion pictures are shown to the public for a fee.

NATIONAL FLOOD INSURANCE PROGRAM

A federal program which authorizes the sale of federally subsidized flood insurance in communities where such flood insurance is not available privately.

NATIONAL HISTORIC PRESERVATION ACT

A 1966 federal law that established a National

Register of Historic Places, the Advisory Council on Historic Preservation and authorizing grants in aid for historic properties preservation.

NATIONAL REGISTER OF HISTORIC PLACES

The official list, established by the National Historic Preservation Act, of sites, districts, buildings, structures and objects significant in the nation's history or whose artistic or architectural value is unique.

NET DENSITY

The total number of dwelling units within a designated residential land use parcel divided by the total land area of the designated residential land use parcel less major recreational facilities, streets, retention, detention, and water quality basins and public facilities within the parcel. The result is expressed as dwelling units per acre (du/ac).

NONCONFORMING LOT

A lot, the area, dimension or location of which was lawful prior to the adoption, revision or amendment of this chapter, but which fails to conform to the requirements of the zoning district in which it is located by reason of such adoption, revision or amendment.

NONCONFORMING SIGN

Any sign lawfully existing on the effective date of an ordinance, or an amendment thereto, which renders such sign nonconforming because it does not conform to all the standards and regulations of the adopted or amended ordinance.

NON-POINT RUNOFF

Surface water entering a channel from no definable discharge source.

NUISANCE

An interference with the enjoyment and use of property.

NUISANCE ELEMENT

Any environmental pollutant, such as smoke, odors, liquid wastes, solid wastes, radiation, noise, vibration, glare or heat.

NURSERY

Land or greenhouses used to raise flowers, shrubs and plants for sale.

OFFICE BUILDING

A building used for conducting the affairs of a business, profession, service, industry or government,

or like activity, but not for manufacture, storage or sale of goods except by sample.

OFFICE PARK

A development on a tract of land that contains a number of separate office buildings, supporting uses and open space designed, planned, constructed and managed on an integrated and coordinated basis.

OFF-SITE

Located outside the lot lines of the lot in question but within the property (of which the lot is a part) which is the subject of a development application or within a contiguous portion of a street or right-of-way.

OFF-TRACT

Not located on the property which is the subject of a development application, nor located on a contiguous portion of a street or right-of-way.

ON-SITE

Located on the lot in question.

ON-STREET PARKING SPACE

A temporary storage area for a motor vehicle which is located within a street or right-of-way.

ON-TRACT

Located on the property which is the subject of a development application or on a contiguous portion of a street or right-of-way.

OUTDOOR STORAGE

The keeping, in an unroofed area of any goods, material, merchandise, or vehicles in the same place for more than twenty-four hours.

PARAPET

The extension of the main walls of a building above the roof level. No parapet wall shall exceed four (4) feet in height.

PARCEL

A lot or tract of land.

PARKING AREA, PRIVATE

Any open area being part of the same lot or tract on which is erected a building or structure used for the temporary storage of automobiles and other vehicles for the private use solely by the occupants thereof to which such use is accessory.

PARKING AREA, PUBLIC

Any open area other than a street or other public way used for the temporary storage of automobiles and other vehicles and available to the public, whether for a fee or without compensation, or as an accommodation for clients, customers or employees.

PENNANT

Any lightweight plastic, fabric or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in series, designed to move in the wind.

PERFORMANCE STANDARDS

Standards adopted by this ordinance regulating noise level, glare, earthborn or sonic vibrations, heat, electronic or atomic radiation, noxious odors, toxic matters, explosive and flammable matters, smoke and airborne particles, waste discharge, screening of unsightly objects or conditions and such other similar matters as may be reasonably required by the Borough of Manville, or standards required by applicable Federal, state or interstate law or municipal ordinance.

PERMITTED USE

Any use allowed in a zoning district and subject to the restrictions applicable to that zoning district.

PERSON

Any individual, association, partnership, corporation or cooperative group.

PLAN

The provisions for development of a planned development, including a plat of subdivision, all covenants relating to use, location and bulk of buildings and other structures, intensity of use or density of development, public or private streets, ways and parking facilities, open space and public facilities. The phrase "provisions of the plan," when used in this chapter, shall mean the written and graphic materials referred to in this development.

PLANNED COMMERCIAL DEVELOPMENT OR SHOPPING CENTER

An area of a minimum contiguous size as specified in this ordinance to be developed according to a plan as a single entity containing one (1) or more structures with appurtenant common areas to accommodate commercial or office uses, or both.

PLANNED DEVELOPMENT

Includes planned unit development, planned residential development, planned commercial

development or planned industrial development.

PLANNED INDUSTRIAL DEVELOPMENT

An area of minimum contiguous size as specified in this ordinance to be developed according to a plan as a single entity containing one (1) or more structures with appurtenant common areas to accommodate industrial uses.

PLANNED RESIDENTIAL DEVELOPMENT

An area with a specified minimum contiguous acreage to be developed as a single entity according to a plan containing one (1) or more residential clusters, which may include appropriate public or quasi-public uses all primarily for the benefit of the residential development.

PLAT

A map or maps of a subdivision or a site plan.

PLAZA

An open space which may be improved and landscaped usually surrounded by streets and

Buildings (See COURT).

PRE-EXISTING TOWERS AND PRE-EXISTING ANTENNAS

Any tower or antenna for which a building permit or conditional use permit has been properly issued prior to the effective date of this ordinance including permitted towers or antenna that have not been constructed so long as each approval is correct and not expired.

PORCH

A roofed open area, which may be glazed or screened, attached to or part of and with direct access to or from a building.

PRIMARY STREET

The street faced by the main entrance of a principal building.

PRINCIPAL USE

The primary or predominant use of a lot.

PROCESSING

A series of operations, usually in a contiguous and regular action or succession of actions, taking place or carried on in a definite manner.

PROHIBITED USE

A use that is not permitted in a zone district.

PRINCIPAL BUILDING ENTRANCE - The place of ingress and egress used or designed to be used

most frequently by building users.

PSYCHIC READER

A reader who advises clients by professing to tell past, present or future events. Through extraordinary spiritual insight or by perceiving another's thought. The term "psychic reader" includes the term card reader," "crystal gazer," "fortuneteller," "mind reader," "palmist" and "tea- leaf reader."

PSYCHIC STUDIO OR ROOM

A room used primarily for conducting the business of psychic reading.

PUBLIC AREAS

Includes public parks, playgrounds, trails, paths and other recreational areas; other public open spaces; scenic and historic sites; and sites for schools and other public buildings and structures.

PUBLIC DRAINAGE WAY

The land reserved or dedicated for the installation of storm water sewers or drainage ditches or required along a natural stream or watercourse for preserving the biological as well as drainage function of the channel and providing for the flow of water to safeguard the public against flood damage, sedimentation, and erosion and to assure the adequacy of existing and proposed culverts and bridges, to induce water recharge into the ground where practical, and to lessen nonpoint\ pollution.

PUBLIC OPEN SPACE

An open space area conveyed or otherwise dedicated to a municipality, municipal agency, board of education, state or county agency, or other public body for recreational or conservational uses.

PUBLIC UTILITY FACILITIES

Telephone, electric and cable television lines, poles, equipment and structures; water or gas pipes, mains, valves or structures; sewer pipes, valves or structures; pumping stations; telephone exchanges and repeater stations; and all other facilities, equipment and structures necessary for conducting a service by a government or a public utility.

PUBLIC WAY

Any street, alley or other parcel of land open to the outside air leading to a public street, which has been deeded, dedicated or otherwise permanently appropriated to the public for public use that has a clear width and height of not less than 10 feet.

RECHARGE

The process of renewing underground water by infiltration during wet seasons.

RECREATIONAL FACILITY, COMMERCIAL

A recreation facility operated as a business and open to the public for a fee.

RECREATIONAL FACILITY, PERSONAL

A recreation facility provided as an accessory use on the same lot as the principal permitted use and designed to be used primarily by the occupants of the principal use and their guests.

RECREATIONAL FACILITY, PRIVATE

A recreation facility operated by a non-profit organization, and open only to bona fide members and guests of such nonprofit organization.

RECREATIONAL FACILITY, PUBLIC

A recreation facility operated by a governmental agency and open to the general public.

REDEVELOPER

Any person, firm, corporation or public entity that shall voluntarily seek and be designated as a Redeveloper by the Borough Council or Redevelopment Entity and shall enter into a Redevelopment Agreement as set forth in Section 5 of this Rehabilitation Plan, all in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

REPAIR

The reconstruction or renewal of any part of an existing building for the purpose of its maintenance.

RESEARCH LABORATORY

An establishment or other facility for carrying on investigation in the natural, physical or social sciences, or engineering and development as an extension of investigation with the objective of creating end products.

RESIDENTIAL CLUSTER

An area to be developed as a single entity according to a plan containing residential housing units which have a common or public open space area as an appurtenance.

RESIDENTIAL DENSITY

The number of dwelling units per gross acre of residential land area, including streets, easements, detention, retention and water quality basins and open space portions of a planned development.

RESTAURANT

A building or structure designed, used or intended for use in which food and beverage are sold and consumed primarily within the confines of an enclosed structure on the site, with seating and serving capacity for not less than thirty (30) persons and with public floor area of not less than six hundred (600) square feet. A "restaurant" shall not include refreshment stands commonly called snack or dairy bars where consumption takes place outside of the structure or in automobiles parked upon the premises, whether brought to the automobile by the customer or by employees of the establishment. A "restaurant" shall also include pickup or delivery services wherein food is prepared on the premises for off-premises consumption. Cafes, coffeehouses and cyber cafes, which provide Internet access, are restaurants.

RESTAURANT, CARRY-OUT

An establishment which by design of physical facilities or by service or packaging procedures permits or encourages the purchase of prepared ready-to-eat foods intended to be consumed off the premises, and where the consumption of food in vehicles on the premises is not permitted.

RESTORATION

The replication or reconstruction of a building's original architectural features.

RESUBDIVISION

"Resubdivision" means (1) the further division or relocation of lot lines of any lot or lots within a subdivision previously made and approved or recorded according to law or (2) the alteration of any streets or the establishment of any new streets within any subdivision previously made and as to combine existing lots by deed or other instrument.

RETAIL STORE

A store where goods are sold directly to the consumer for personal or household use, with or without incidental processing on the premises. Any establishment which requires a club membership or fee payment to permit entry to the establishment for the sale of goods or services shall be considered a retail establishment, whether or not the words "wholesale or warehouse" appear in the name of the establishment.

RETAINING WALL

A structure constructed to hold back or support an earthen bank.

RETENTION BASIN

A facility that provides permanent storage of

excessive surface runoff, such as a pond, pool or basin.

REVIEWING BOARD

Either the Planning Board of the Borough of Manville or the Zoning Board of Adjustment, depending upon which agency has jurisdiction over the application under consideration.

RIGHT-OF-WAY

A strip of land acquired by reservation, dedication, forced dedication, prescription or condemnation and intended to be occupied or occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer and other similar uses.

SATELLITE ANTENNA

A reflective dish structure which is designed for the purpose of receiving television, radio, microwave, satellite or similar signals and serves as an accessory structure to a principal permitted structure or use.

SEAL AND TYPE CONTAINER

An aluminum or steel shipping container, either insulated or non-insulated, which come in several sizes ranging from twenty to forty feet in length.

SETBACK

The distance between the street right-of-way line and any part of the building.

SETBACK LINE

The line that is the required minimum distance from the street right-of-way line or any other lot line that establishes the area within which the principal building must be erected or placed.

SHOPPING CENTER

A group of commercial establishments planned, constructed and managed as a total entity with customer and employee parking provided on-site, provision for goods delivery separated from customer access, aesthetic considerations and protection from the elements.

SIDEWALK

A paved, surfaced or leveled area used as a pedestrian walkway.

SIGHT TRIANGLE

A triangular shaped portion of land established at street intersections or intersections of driveways and streets in which nothing is erected, placed, planted or allowed to grow in such a manner as to limit or obstruct the sight distance of motorists

entering or leaving the intersection.

SIGN

Includes any device, either freestanding or attached to a building or structure or erected, painted or represented or reproduced upon or in (to the extent provided herein) any building or structure which displays, reproduces or includes any letter, word, name, number, model, insignia, emblem, design, device or representation used for one or more of the following purposes: to identify the premises or occupant or owner of the premises; to advertise any trade, business, profession, industry, service or other activity; to advertise any product or item; to advertise the sale or rental or use of all or part of the premises, including that upon which it is displayed; to direct vehicular or pedestrian traffic, other than state, county or municipal highway and roadway markers; and shall include any announcement, declaration, demonstration, display, illustration, insignia or any representation used to advertise or intended to advertise or promote the interests of any person. In no event shall the word "sign" be construed to mean any sign in the interior of any structure except as specifically set forth in this ordinance.

SIGN, ADVERTISING (BILLBOARD)

An advertising sign is a sign which directs attention to an individual, business, product or service conducted, sold, leased or offered elsewhere than on the premises where the sign is located. For the purpose of this Ordinance, a billboard shall be considered an advertising sign.

SIGN, AREA OF

The area of a sign is that area included within the frame or edge of the sign. Where the sign has no such frame or edge, the area shall be the minimum area which can be defined by an enclosed four (4) sided (straight side) geometric shape which most clearly outlines the said sign.

SIGN, AREA IDENTIFICATION

A sign used to identify a common area containing a group of structures, or a single structure on a minimum site of five (5) acres, such as residential subdivisions, apartment complexes, industrial parks, mobile home parks, or shopping centers; located at the entrance or entrances of the area, and including but not limited to a fence, wall, archway, post or column, with the letters or symbols affixed thereto.

SIGN, BUSINESS

A business sign is a sign used to identify either the trade, business, industry, or profession being conducted on the premises. Logo identification

which is used to advertise a product, such as but not limited to "Coca Cola" or "We Sell Kodak Film", shall not be deemed to be a permitted business sign, except that personal logos, not to be used to advertise a product, shall be permitted.

SIGN, CLOSED

A sign in which more than 50 percent of the entire area is solid or tightly enclosed or covered.

SIGN, DIRECTIONAL OR INFORMATIONAL

A directional or informational sign is a non-advertising sign that directs attention to vehicular or pedestrian entrances or exits, parking areas, reserved parking spaces or similar site elements and is intended only for the safety and convenience of employees, patrons or visitors. No directional or informational sign shall exceed three square feet in area.

SIGN, FLAG

A sign that is mounted on a freestanding pole or other support, made of cloth, canvas, fabric or like material designed or intended to advertise, identify or attract attention to a business organization, service or event. National flags are not considered "flag signs" and are not prohibited by this ordinance.

SIGN, FLASHING

A flashing sign is an illuminated sign on which artificial or reflected light is not maintained stationary and constant in intensity and color at all times when in use.

SIGN, FREE-STANDING

A free standing sign is a sign having not more than two display sides which is attached to or part of a completely self-supporting structure. The supporting structure shall be set firmly in or below the ground surface and shall not be attached to any building or structure whether portable or stationary.

SIGN, GROUND

A sign supported by uprights or braces in or upon the ground surface.

SIGN, HEIGHT

The height of a free-standing sign shall be measured from the ground surface beneath the sign to the highest point of the sign.

SIGN, ILLUMINATED

Any sign which has characters, letters, figures, designs or outline illuminated by electric lights or luminous tubes as part of the sign proper.

SIGN, MARQUEE

A sign attached to or hung from a marquee, canopy or other covered structure, projecting from and supported by the building and extending beyond the building wall, building line or street lot line.

SIGN, MOVING

A moving sign is a sign which rotates or shifts, or appears to rotate or shift position.

SIGN, OPEN

A sign in which at least 50 percent of the enclosed area is uncovered or open to the transmission of wind.

SIGN, POLITICAL

A political sign is a sign containing a statement about or endorsement of, any public issue or candidate(s) for public office.

SIGN, PORTABLE

A sign usually of a temporary nature, not securely anchored to the ground or to a building or structure and which obtains some or all of its structural stability with respect to wind or other normally applied forces by means of its geometry or character.

SIGN, PROJECTING

A display sign which is attached directly to the building wall, and which extends more than six inches from the face of the wall.

SIGN, REAL ESTATE

A real estate sign is a sign placed upon a property for the purpose of advertising to the public the sale or lease of the property placed thereon.

SIGN, ROOF

A sign which is erected, constructed and maintained wholly upon or over the roof of the building, with the principal support on the roof structure.

SIGN, TEMPORARY

A sign constructed of cloth, fabric or other lightweight temporary material with or without a structural frame intended for a limited period of display; including decoration displays for holidays or public demonstrations.

SIGN, WALL

All flat signs of solid-face construction which are placed against a building or other structure and

attached to the exterior front, rear or side wall of any building or other structure so that the display surface is parallel with the plane of the wall. Signs painted on an exterior or a wall shall be deemed to be a "wall sign" subject to this ordinance.

SITE

Any plot or parcel of land or combination of contiguous lots or parcels of land.

SMOKE

Solid particles generated as a result of the incomplete combustion of materials containing carbon.

SOIL

All unconsolidated mineral and organic material of whatever origin that overlies bedrock and can be readily excavated.

SOLAR ACCESS

A property owner's right to have the sunlight shine on the owner's land.

STORMWATER DETENTION

Any storm drainage technique that retards or detains runoff, such as a detention or retention basin, porous pavement, dry wells or any combination thereof.

STORY, ABOVE GRADE

Any story having its floor surface entirely above grade except that a basement shall be considered as a story above grade when the distance from grade to the finished surface of the floor above the basement is more than 6 feet (1829mm) for more than 50 percent of the total perimeter or more than 12 feet (3658mm) at any point.

STORY, HALF

A partial story under a gable, hip or gambrel roof, the wall plates of which on at least two (2) opposite exterior walls are not more than four (4) feet above the floor of such story.

STREET FURNITURE

The elements of streetscape, including but not limited to benches, bollards, news-racks, trash receptacles, tree grates, hardscape, seat-walls, street lights, and street trees.

SUBDIVISION

"Subdivision" means the division of a lot, tract or parcel of land into two or more lots, tracts, parcels or other divisions of land for sale or development. The following shall not be considered subdivisions

within the meaning of this act, if no new streets are created : (1) divisions of land found by the planning board or subdivision committee thereof appointed by the chairman to be for agricultural purposes where all resulting parcels are 5 acres or larger in size, (2) divisions of property by testamentary or interstate provisions, (3) divisions of property upon court order, including but not limited to judgments of foreclosure, (4) consolidation of existing lots by deed or other recorded instrument and (5) the conveyance of one or more adjoining lots, tracts or parcels of land, owned by the same person or persons and all of which are found and certified by the administrative officer to conform to the requirements of the municipal development regulations and are shown and designated as separate lots, tracts or parcels on the tax map or atlas of the municipality. The term "subdivision" shall also include the term "resubdivision."

SUBDIVISION, MAJOR

Any subdivision not classified as a minor subdivision.

SUBDIVISION, MINOR

A subdivision of land for the creation of a number of lots specifically permitted by ordinance as a minor subdivision provided that such subdivision does not involve (1) a planned development, (2) any new street, or (3) the extension of any off-tract improvement, the cost of which is to be prorated pursuant to section 30 of the Municipal Land Use Law.

SUPERMARKET

A retail establishment primarily selling food as well as other convenience and household goods.

TANDEM PARKING

Two parking spaces with one car in front of the other to be allocated to a single apartment.

TEMPORARY USE

A use established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period.

TENNIS COURT

An improved area used for playing tennis.

THEATER

A building or part of a building devoted to showing motion pictures, or for dramatic, musical or live performances.

TOPOGRAPHY

The configuration of a surface area showing

relative elevations.

TOWER

Any structure that is designed and constructed primarily for the purpose of supporting one (1) or more antennas for telephone, radio and similar communication purposes including self-supporting lattices, towers, guyed towers or monopole towers. The term includes radio and television transmission towers, microwave towers, common carrier towers, cellular telephone towers, alternative tower structures and the like. The term includes the structure and any support thereto.

UNDEVELOPED OR UNIMPROVED LAND

Land in its natural state before development.

UNIQUE NATURAL FEATURES

That part of the natural environment which is rare or not duplicated in the community or region.

VARIANCE

Permission to depart from the literal requirements of this zoning ordinance pursuant to the Municipal Land Use Law.

VEGETATIVE PROTECTION

Stabilization of erosive or sediment producing areas by covering the soil with permanent or short-term seeding, mulching, or sodding.

VISUAL COMPATIBILITY

The design of buildings which is consistent in scale and character with adjacent buildings in the area from a pedestrian perspective in which the design is consistent with the architectural and neighborhood design standards set forth in this document.

WAREHOUSE

A building used primarily for the storage of goods and materials.

WAREHOUSING

Terminal facilities for handling and storing freight without the maintenance of vehicles.

WINDOW

Includes any opening in the exterior wall or roof of any structure for the purpose of admitting air or light, whether or not covered with glass, plastic or other covering.

WINDOW SPACE

Includes the aggregate square footage of all

windows on any given story of any structure, regardless of the angle or angles at which they are set. In computing window space there shall be included all portions of any door which contains a window.

ZERO LOT LINE

The location of a building on a lot in such a manner that one or more of the buildings side rests directly on a lot line.

ZONE

A specifically delineated area or district in a municipality within which regulations and requirements uniformly govern the use, placement, spacing and size of land and buildings (See DISTRICT).

ZONING

The division of a municipality into districts and the establishment of regulations governing the use, placement, spacing and size of land and buildings.

ZONING BOARD

The Board of Adjustment of the Borough of Manville as continued under this chapter.

ZONING MAP

The Zoning Map of the Borough of Manville, New Jersey, prepared by Van Cleef Engineering Associates dated March 2018 together with all amendments subsequently adopted.

ZONING PERMIT

A document signed by the Administrative Officer (1) which is required by this chapter as a condition precedent to the commencement of a use or the erection, construction, reconstruction, alteration, conversion, or installation of a structure of building, and (2) which acknowledges that such use, structure, building complies with the provisions of this chapter or variance there from duly authorized by the Planning Board, Board of Adjustment, or the governing body, as the case may be.

2.2. Permitted Uses:

1. The following uses are permitted in the Rehabilitation Plan for the Rehabilitation Area:
 - a. **Residential:** Multi-family, apartments, residential over retail/Commercial, residential lining a parking structure or residential uses over parking structures;
 - b. **Commercial:** General office, medical, physical therapy, basic research, hospital, outpatient care facilities, health clubs, professional uses and banks, hotel, conference center permitted as freestanding structures or as a liner around or over a parking structure;
 - c. **Retail:** Restaurants, eating and drinking establishments, cafes, general stores, shops, drinking establishment, bakery, delicatessen, movie theater, grocery store / supermarket, book and stationery, florist, as freestanding structures or as a liner around parking structures;
 - d. **Civic, Cultural, Institutional and Religious:** Churches, Temples and Other Places of Worship, recreation centers, athletic and sports facilities, YMCA's, health clubs (public or private), libraries, museums, theaters, art galleries, police and fire stations, public/private elementary, junior and senior high schools and day-care;
 - e. **Higher Education:** Trade schools, adult training facilities;
 - f. **Outdoor Open Markets:** For selling fresh food and plants based on state laws and regulations;
 - g. **Structured Parking:** Permitted or accessory use;
 - h. **Live Work / Studios:** For artists, designers, photographers, musicians, sculptors, gymnasts, potters, wood and leather craftsmen, glass blowers, weavers, silversmiths, antique dealers and designers of ornamental and precious jewelry;
 - i. **Transit Stations:** Including parking facilities, "Park and Ride" and "Kiss and Ride";
 - j. **Utility and Related Facilities:** Such as distribution lines, railroad rights-of-way, telephone repeater stations, and water storage tanks. (These uses are not permitted to front Main Street);
 - k. **Live Entertainment Uses:** Any live act, including vocalists, actors, dancers, floor shows, instrumentalists and recorded music played by a DJ;
2. Any use not stated as a Permitted Use is not allowed in the Rehabilitation Area;
3. For all single use free standing structures including but not limited to: Commercial, Retail, Civic, see Bulk and Design Standards;
4. Existing nonconforming uses or structures are permitted to continue as per N.J.S.A. 40:55D-68. However, the renovation or restoration of a nonconforming use or structure shall be accomplished as per the Rehabilitation Standards of this Plan;

2.3. Accessory Uses

1. Accessory structures shall comply in all respects with the requirements of this ordinance applicable to the principal structure.
 - a. No accessory structure shall be located closer to the street right-of-way line than the required front yard setback of the principal structure;
 - b. No portion of an accessory structure shall include living quarters except parking structures as an accessory use may contain residential over the structure;
 - c. Accessory structures below grade shall have a minimum rear or side yard, when not abutting a street, of five feet;
2. When an accessory structure is attached to the principal structure, it shall comply in all respects with the requirements of this ordinance applicable to the principal structure.
3. No accessory structure shall be constructed or placed on any lot unless the principal structure is first constructed or placed upon said lot, with the exception of parking facilities (surface or structure) which may be constructed prior to the primary use.
4. In no event shall the height of an accessory structure exceed the height of the principal building except for parking structures.
5. The aggregate area covered by accessory structures shall not exceed twenty-five percent (25%) of the rear yard, with the exception of parking structures exclusive of required buffer areas.
6. The following accessory retail and service uses shall be permitted within hotels and office buildings provided they are located on the first or second floor.
 - a. Bank branch, walk-up ATM's;
 - b. Retail shops;
 - c. Barber, beauty and coffee shops;
 - d. Confectionery and tobacco sales;
 - e. Dry cleaning establishments;
 - f. Travel agencies and automobile rental services;
 - g. Conference center, meeting rooms;
7. The following accessory uses shall be permitted within retail uses including:

- a. Outdoor beer gardens;
- b. Roof-top amenity and restaurant uses;
8. Other Entertainment Uses: Activities involving skill that holds the interest of either an audience or its users that is directly associated with a permitted retail uses including the following: Bowling, Darts, Hatchet Throwing, Arcade, Escape and Destruction Room, Dance;
 - a. Any Entertainment Use not specifically stated shall require approval by the Planning Board;
9. Massage therapy is permitted as an accessory use;

2.4. Prohibited Uses:

Any use not specifically designated as a principal permitted use, an accessory use or a conditional use is specifically prohibited from any zone district in the Borough of Manville. Prohibited uses include but are not limited to:

- Acetylene gas manufacture or storage;
- Adult day care centers;
- Adult entertainment / retail sales;
- Alcohol manufacture;
- Ammonia, chlorine or bleaching powder manufacture;
- Boarding houses, rooming housing, and half-way houses;
- Carousels, Ferris wheels, merry-go-rounds, roller coasters, miniature and practice golf courses, shooting galleries;
- Arsenals, storage or manufacture of gun powder, ammunition and blasting material;
- Asphalt manufacture or refining;
- Auction rooms; flea markets;
- Auto laundries, except when operated in conjunction with a duly authorized new car agency and when located on the same property;
- Automobile junk-yards or wrecking yards;
- Billiards hall;
- Blast furnace, forge plants, rolling mills, foundry;
- Boiler works;
- Brick, pottery, tile or terra-cotta for manufacturing purposes;
- Celluloid or film manufacture or extraction of products there from;
- Chemical manufacture or storage of chemicals having a
 - flammable, explosive or toxic base or which have an odor;
- Cement, cinder block, lime, gypsum or plaster of Paris manufacture;
- Coke ovens;
- Community drop-in centers, homeless centers or rehabilitation centers for those afflicted with drug abuse alcoholism, disease, or mental illness;
- Cotton oil manufacture;
- Disinfectant, insecticide or poison manufacture;
- Distillation of coal, petroleum, refuse, grain, wood or bone;
- Dog pounds or animal shelters;
- Dye manufacture;
- Emery cloth and sandpaper manufacture;
- Establishments for the distribution of free food, toiletries, clothes, household goods, etc. including soup kitchens;
- Explosives or fireworks manufacture and storage;
- Fat-rendering plant;
- Fertilizer manufacture;
- Fish and meat: wholesale smoking or curing;
- Freak shows;
- Free standing news racks;
- Glue, size, adhesive or gelatin manufacture;
- Grain drying or food manufacture from refuse, marsh or grain;
- House-wreckers yard or secondhand lumberyard;
- Incineration, except publicly owned incinerators or accessory to an apartment building or hospital, reduction, storage or dumping of slaughter house refuse, rancid fats, garbage, dead animals or offal;
- Junk-yards or the storage, sorting or bailing of junk, scrap
 - iron, paper, bottles, metal or rags;
- Marijuana Sales, Distribution and/or Manufacturing
- Match manufacture;
- Motels, tourist camps or cabins; trailer camps or courts
 - (Inns are permitted);
- Oilcloth and linoleum manufacture;
- Paint, oil, varnish, turpentine, shellac, enamel, lacquer or solvents manufacture;
- Paper pulp manufacture;
- Pawn shops;
- Petroleum refining;
- Plasma center;
- Plastics manufacture or the manufacture of articles from plastic having an inflammable base;
- Potash works;
- Power forging, riveting, hammering, punching, chipping,
 - drawing, rolling or tumbling of metals except as necessary incident of manufacture of which these processes form a minor part and which are carried on without objectionable noise audible beyond the limits of the lot;

- Printing ink manufacture;
- Quarry, sand-pits, gravel pits, topsoil stripping;
- Raw hides or skins storage, cleaning, curing, pickling or tanning or retaining;
- Rock or stone crusher;
- Rubber, latex or gutta-percha manufacture or treatment;
- Sexually Oriented Business Establishment
- Shoddy manufacture or wool scouring;
- Slaughtering or wholesaling of animals or fowl;
- Smelting, smelters, and foundries;
- Soap manufacture;
- Starch, glucose or dextrin manufacture;
- Steel furnace or rolling mill;
- Stockyards;
- Sugar refining;
- Sulphurous, sulfuric, acetic, nitric, picric, carbolic or hydrochloric acid manufacture;
- Tar distillation or manufacture;
- Tallow, grease or lard manufacture or refining;
- Tobacco manufacture or treatment;
- New or used automobile sales;
- Use Group H-High hazard use as defined in the Building
- Code;
- Yeast plan

2.5. Parking Standards

2.3.1 The Minimum parking requirements for Development projects which meet the Density, Area, Yard and Height Requirements for the Rehabilitation Area are as follows:

<u>Use</u>	<u>Parking Ratio</u>
Assembly	2.5 sp / 10.0 seats
Barber and Beauty Salons	2.0 sp / Chair + 1 sp for each Employee
Banks	6.6 sp / 1,000 GFA
Bowling Alley	5.0 sp / bowling lane
Civic, Cultural, Institutional	1.0 sp / 3 seats
General Office	6.6 sp / 1,000 GFA
Higher Education	3.0 sp/1,000 GFA
Hospitals,Nursing Homes	1.0 sp / every 4 beds + 1 space per every 2 employees in the 2 largest working shifts
Hotel	0.75 sp/room + 1 sp/employee
Indoor Entertainment	1.0 sp / 3 persons legally admitted per fire code
Laundromats	1.0 sp / 2 washing machines
Medical Office	6.6 sp / 1,000 GFA
Mortuaries and Funeral Homes	40.0 sp / 1,000 GFA
Motor Vehicle Sales	5.0 sp / 1,000 GFA
Multi-family	1.25 sp per dwelling unit
Multi-family Studio	1.0 sp per dwelling units
Non-Office Public Utility	5.0 sp
Restaurant	1.0 sp / 4 customer seats + 1 sp per every 2 employees
Retail	4.0 sp/1,000 GFA
Retail Furniture Sales	2.0 sp / 1,000 GFA
Shopping Centers / Malls	5.0 sp/1,000 GFA
Supermarkets, Self Service,Food Stores	10.0 sp / 1,000 GFA

NOTES:

1. When the formula or parking spaces required results in a fraction of a space exceeding 0.49, a full space shall be required;
2. Gross Floor Area is the total interior floor area of all floors determined by measuring the inside dimension of the outside walls of the structure;
3. Up to 10% of the required parking stalls may be designated for compact cars;
4. Off-street tandem parking is prohibited;
5. Outdoor seating areas do not count toward the required parking ratios;
6. Accessory uses do not require parking;
7. All surface parking shall be screened based on the Design Standards indicated in the Streetscape section of this Redevelopment Plan;
8. For Civic Uses without seating, the Retail/Commercial parking requirements shall apply;
9. On-street parking can only be counted toward the retail / commercial use and shall not be permitted to count toward any other proposed uses;

** Outdoor seating does not count toward the required parking ratio. Restaurants with under 600 sf of seating area do not require parking.*

*** Employee parking is based on the number of employees per shift.*

**** For projects where medical office use comprises over 25% of office space in the project the parking requirements are 6.0 spaces per 1,000 GFA.*

***** See Section 3.1 Rehabilitation Standards for additional parking standards. For uses not specifically stated refer to Section 175-10.1 of Off-Street Parking Regulations in the Borough of Manville Zoning Ordinance.*

2.5.1. Adaptive Reuse / Rehabilitation of Existing Structures: For properties within the Rehabilitation Area that have existing buildings which comprise over 90% of existing lot coverage that are being adaptively reused or rehabilitated where the building footprint is not being modified the Planning Board at their discretion may waive up to 50% of the required parking for each proposed use.

2.5.2. Setback Maneuvering: No surface parking or maneuvering space is permitted within any required setback, or Payment in lieu of parking.

2.5.3. Shared Parking: A determination of the actual parking requirement for any project shall be based upon the shared parking opportunities provided by the mixed-use nature of the projects. The Applicant shall be required to submit a shared parking analysis as part of the site plan application before the Planning Board. The shared parking analysis must be prepared by a qualified parking expert or licensed professional planner based on the anticipated hours of operation and specific operational characteristics of the anticipated users in the proposed development. The shared parking study should include the following steps;

- a. Determine the minimum parking requirement for the individual uses in the development project - The minimum number of parking spaces that are to be provided for each use shall be based on the parking ratios included in the Borough Zoning Ordinance;
- b. Adjust for shared parking - The minimum parking requirement for each use shall be multiplied by the "occupancy rate" as indicated in the table below. The applicant and its professionals shall provide documentation to the Board for any land uses not included in the table that are proposed for inclusion in the project. Absent documentation, which is subjective to review and approval by the Board, 100% of the required parking shall be included in the Shared Parking Study;
- c. Tabulate the minimum parking requirement for each time period - Sum of the adjusted minimum parking requirements for each land use for each of the six time periods shall be calculated to determine an overall project minimum parking requirement for each time slot;
- d. Total minimum parking requirement - The highest of the six time periods total shall be the minimum parking requirement for the mixed use development project;
- e. In the event there is a change in the size, distribution or use of any of the project components then the property shall be required to appear before the approving Board to demonstrate the modifications do not negatively affect the results of the approved Shared Parking Study and analysis;
- f. The Shared Parking Study is subjective to review and approval by the Board and its professionals. If the shared parking analysis is deemed acceptable, the Board may relax the aggregate total

of required parking spaces to account for the shared use of the provided spaces. The application and acceptance of this policy is at the sole discretion of the approving Board;

2.5.4. Existing Non-Conforming Parking: Shall be removed if the property undergoes a change of use or expansion. However, no additional parking is required for the reuse of an existing building, or due to the removal of nonconforming parking.

2.5.5. On-Street Parking Spaces: Parking spaces located along the portion of a public street(s) abutting the use may be counted toward the minimum number of parking spaces as required by this ordinance. Those on-street parking spaces must be located on the same side(s) of the street as the use and have a dimension of at least 22' feet in length.

2.5.6. Off-Site Parking Standards: Parking standards may be met on-site or off-site. In order for the off-site parking to count toward the minimum parking requirements, it shall either be located on a Municipal Lot or on a property owned by the developer and shall be at a distance of up to 800 feet from the permitted use. Off-site parking must be maintained so long as the use of the building remains. In the event of a change in use or density, parking requirements shall be adjusted to meet the standards for the new use.

2.5.7. Bicycle Parking: Bicycle parking is required for new developments at one bicycle parking space for every 50 vehicle parking spaces, up to 200 vehicle parking spaces.

- a. Thereafter, one bicycle parking space shall be provided for every 100 vehicle parking spaces. Fractions equal to or greater than one half resulting from this calculation shall be considered to be one bicycle space;
- b. Bicycle parking shall not be located on Main Street;

2.5.8. Structured/Under-building Parking Decks: For sale residential dwelling units in the Main Street Rehabilitation Area shall meet the following requirements:

- a. Parking Security / Gates: Residential developments, including mixed or multi-use with a for-sale residential component can provide security for residents by controlling vehicular and pedestrian access to structured or underground parking in areas designated for the residential parking;

2.5.9. Handicapped Accessible Parking Requirements: Refer to Section 175-10.01C Handicapped Parking Schedule in the Borough of Manville Zoning Ordinance.

2.5.10. Additional Off-Street Parking Regulations: For all parking standards not covered in this section refer to Section 31-801.2 Off-Street Parking Regulations Sections a - n of the Borough of Manville Zoning Ordinance.

2.5.11. Off-Street Standards: Buildings and structures, excluding parking structures, subject to the provisions of this section, must provide a minimum number of off-street service/delivery parking spaces. These spaces must be designed and constructed so that all parking maneuvers take place within the property line, service alley or a secondary street. These parking spaces shall not interfere with the normal movement of vehicles and pedestrians in the public rights-of-way, unless otherwise approved.

- a. These parking spaces must be provided in accordance with the following:

Less than 25,000 square feet:	None Required
25,000 - 50,000 square feet:	1 bay + 1 compactor
50,000 – 100,000 square feet:	2 bays + 1 compactor
100,000 – 150,000 square feet:	2 bays + 2 compactor
Each additional 100,000 square feet:	2 bays + 1 compactor
For grocery stores / supermarket:	
50,000+ square feet	2 bays + 2 compactors

- b. For non-residential use with five (5) or more off-street service/delivery parking spaces, 40 percent of the spaces must be large enough to accommodate vehicles greater than 30 feet long. Off-street loading and unloading shall be provided in such amount and manner that all loading and unloading

operations will be conducted entirely within the boundaries of the lot concerned, and no vehicle shall use public streets, sidewalks or rights-of-way for loading or unloading operations, other than ingress and egress to the lot.

2.6. Screening Standards

The provisions of this section shall be met at the time land is developed or the land and structures are redeveloped. The requirements of this section do not apply to lots or portions of lots, which are vacant or undeveloped.

2.6.1. Off-Street Parking: All proposed off-street parking areas with twenty five (25) spaces or more, shall be screened from all public streets with the following criteria:

- a. A four foot (4'-0") minimum planting strip shall be located between the back of the public sidewalk and the parking area;
- b. The planting strip shall be planted with evergreen shrubs at least three feet high (3'-0") at the time of planting which are a species that will form a year round dense screen. The maximum height for planting should be maintained at no greater than 4'-0" in height;
- c. Perimeter trees shall be planted at no greater than twenty five foot (25'-0") on center based on the perimeter length of the parking area and should be trimmed up to eight feet 8'-0" in height at the time of planting;!

2.6.2. Interior Landscape Planting: All open parking areas of 36 or more parking spaces or at least 12,000 square feet in area shall provide at least one 4" caliper tree for every eight parking spaces which include perimeter trees

- a. Fractions equal to or greater than one half resulting from this calculation shall be considered to be one tree;
- b. Each such tree shall be located in a planting island with a minimum area of 150 square feet of pervious surface;
- c. The following distribution of trees shall apply:
 - Each end space in a row of twelve or more parking spaces shall fully abut a planting island or a perimeter landscaped area along the long dimension of the end space;
 - No more than 20 parking spaces shall be permitted between planting islands, or a planting island and a perimeter landscaped area;

2.6.3. Required Screening: The following uses must be screened from abutting property and view from a public street:

- a. Dumpsters, recycling containers (except for recycling containers located at recycling collection centers), or solid waste handling areas;
- b. Service entrances or utility structures associated with a building, except in the area where such use abuts other service entrances or utility structures;
- c. Loading docks or spaces, except in the area where such use abuts other loading docks or spaces;
- d. Outdoor storage of materials, stock and equipment; and
- e. Any other uses for which screening is required under these regulations;

2.6.4. Landscape Buffer: Any screening or buffer areas used to comply with the provisions of this section or other ordinance provisions for uses other than parking decks must consist of a planted area which is at least four feet (4'-0") wide.

- a. This area may contain any type screening materials sufficient to separate visually the land uses, provided such materials meet the requirements of this section;
- b. If only a wall or fence is used, then the area devoted to the screen need only be wide enough to accommodate the wall or fence and allow for its maintenance. The composition of the screening material and its placement on the lot will be left up to the discretion of the property owner, so long as the purpose and requirements of this section are satisfied;

2.6.5. Installation Requirements: The following contains standards to be used in installing screening:

- a. Trees must be installed with a minimum 4" caliper and must be large deciduous or evergreen species which have a minimum growth height of 25'-0"; (See Section 3: Design Standards for minimum street tree requirements.)
- b. Trees should be trimmed up eight feet (8'-0") at the time of planting;

3.0. Design Standards

3.1. Development / Place-Making Design Standards:

The design standards in this section provide the criteria for existing and proposed development within the Main Street Rehabilitation Area in order to promote a high quality, pedestrian friendly, mixed use environment. Any future development is subject to these provisions and should be built in accordance with the minimum design standards specified in this section.

These standards promote:

1. Appropriate scale for Main Street and the Rehabilitation Area;
2. Standards for commercial, office, residential and civic uses;
3. Mixture of architectural styles with;
 - a. Respect for the character of existing historic buildings;
 - b. Contemporary design for new development;
 - c. Unified streetscape design;
 - d. New construction with an emphasis on modern materials and construction methods;



Figure 3.1 Showing Building Character of Manville

3.2. Building Architectural Character:

All buildings shall reinforce pedestrian scale.

1. The base of buildings shall be distinguished from the remainder of the building with an emphasis on providing design elements that will enhance the pedestrian environment particularly at the street level;
2. Elements such as cornices, belt courses, corbelling, molding, string courses, ornamentation, changes in material or color, and other sculpturing of the base are appropriate and should be provided to add special interest to the base;
3. Special attention must be given to the design of windows at the base of buildings. Ribbon windows are discouraged. Recessed windows that are distinguished from the shaft of the building through the use of arches, pediments, mullions, and other treatments are encouraged;
4. Building facades in excess of 120'-0" in length shall be designed to avoid a monolithic appearance through the use of different façade materials and at least one building step back or the incorporation of balconies/bay windows for each 120'-0" that act to break the building appearance into smaller increments and sections.
 - For buildings in excess of 120'-0" in length a vertical demarcation should be included at a minimum of every 60'-0" of building façade;
5. Building materials may include: brick, stone, cast stone, stucco, metal and glass storefront assemblies, wood and fiber cement siding;
 - Vinyl siding of any type and grade is strictly prohibited on any portion of any building façade within the Rehabilitation Area;
 - First level commercial, retail and office may be designed using different material than the levels above;
6. Primary building materials shall include: brick, stone, cast stone, and/or glass which cover a minimum of 65% of each building façade, exclusive of windows and doors with accent materials comprising a maximum of 35% for each building façade;

7. Generic national branding architecture for freestanding retail / commercial buildings unless it meets the requirements of this section is prohibited;
8. Storefront design should reflect the individual tenant's brand identity;
9. First level facades should be varied and avoid monolithic appearance.

3.3. Building Orientation:

All buildings shall be oriented toward public streets and public open spaces. The building front is considered to be the elevation facing any public street unless the building is adjacent to a park, plaza or open space, in which case the building should orient to both the public street and the open space.

1. The first floors of all buildings, including structured parking, must be designed to encourage and complement pedestrian-scale activity. It is intended that this be accomplished principally by the use of windows and doors arranged so that the uses are visible from and/or accessible to the street on at least 75% of the retail or commercial length of the first floor street frontage;
2. All new commercial and retail first floors shall have a 16'0" minimum floor to floor height;

3.4. Building Entrances:

Building entrances should be easily identifiable and feature large, open and transparent windows with unique and interesting signage. (Operable windows are encouraged)

1. Retail entrances can have up to a 2'-0" pop-out / protrusion / recess into the required setback for columns or other architectural features that distinguish the commercial or retail storefront;
2. Tenants may use this area for merchandising projection;
3. Entrances for residential, office and uses other than retail should be separate and distinct from retail entrances;

3.5. Building Storefronts:

4. Great retail streets are comprised of great retail storefronts. As a part of the public space, storefronts are a critical component of a street's vibrancy and character. Therefore, the Borough encourages a variety of unique and engaging storefronts to collectively form a great retail street. First and foremost, creativity is strongly encouraged. These criteria are established less as a set of rules, and more as a benchmark, or starting point, for making exciting storefronts. In addition to storefront design, retailers can actively contribute to their location's streetscape. Elements such as awnings, planters and outdoor seating increase visibility, enhance connections to the sidewalk and create interest.
5. All retail tenants can have the opportunity to design and install their own storefronts as a way to express their individual identity and positioning provided they observe the minimum guidelines noted below:
 - a. Storefronts should be "individual" expressions of a tenant's identity;
 - b. Tenants will be encouraged to avoid cookie cutter representations of their identity and to create an expression that is complementary to the architectural vocabulary of the street;
 - c. Tenant's storefront construction should be of high quality and craftsmanship. Tenants are encouraged to use real, durable materials in the interpretation of their identity;
 - d. Store color palettes should take into consideration and strive to complement or integrate the overall color palette of the buildings on the block;
 - e. With review and approval by the Borough, and agreement from the landlord, tenants may be allowed to express their identity beyond the façade in the form of banners, awnings, flower boxes, etc.;

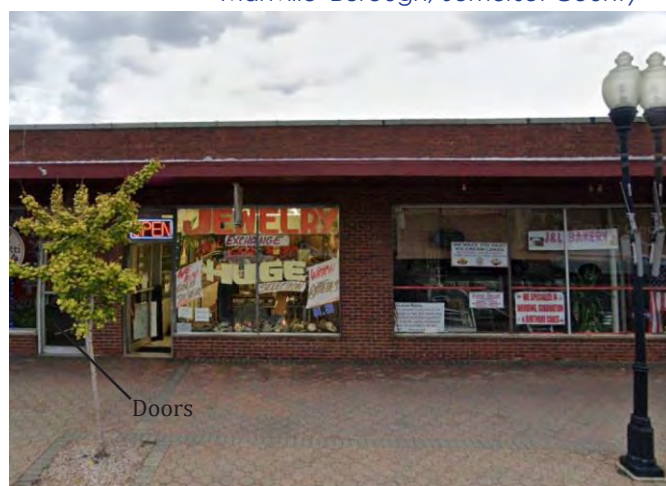
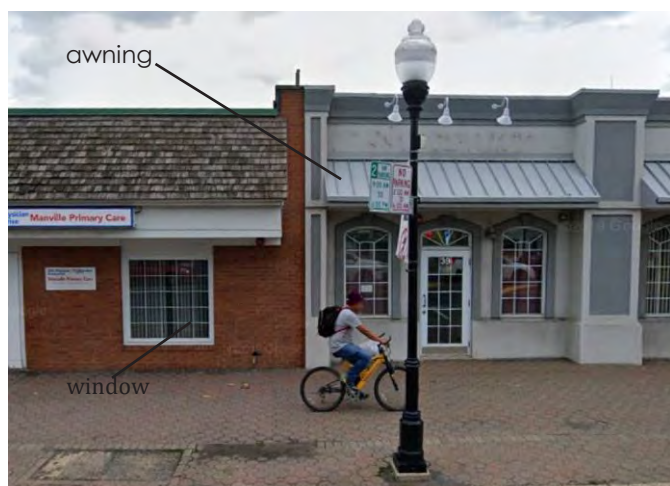


Figure 3.4 and 3.5 Examples within the Manville downtown

3.5.2. Storefront Components:

- a. Entries & Doors: The placement of doors and their design are an integral part of the storefront because they establish a clear point of entry to the store. Creative uses for entry doors should be explored as a connection to the street. Restaurants especially should use doors to open interior seating spaces to the outside café seating on the sidewalk;
- a. Canopies & Awnings: An awning or canopy emphasizes the store or restaurant's entrance, provides shade for a café, and can carry part of a tenant's identity. It can also add texture to the streetscape, and add interest and variety to the building façade;
- b. Windows & Glazing: The use of glazing in retail storefronts creates a important connection between the interior and exterior environment, and allows for effective window shopping and merchandising opportunities. Glazing elements also play a key role in establishing the quality of public space. Storefronts are required to be a minimum of 75% transparent along Main Street;

Storefront Materials:

a. The approach to storefront design should be to create the highest quality level possible with an emphasis on user-friendly materials. The overall objective in developing the exterior storefront design is to specify "real" materials at the pedestrian level. A variety of masonry materials such as brick, stone and pre-cast are suitable. Masonry detailing, molding, finished metals, glass enhancements and high quality paint treatments will contribute to a successful retail environment. The minimum recommendations below, outline some of the specifics when considering materials for storefronts:

- Construction detail and finish should adhere to craftsman's standards;
- Focus should be on window design to create a visual connection between the interior and exterior;
- Recommended materials are wood, metal, brick, stone, glass and concrete as well as plaster;
- Acceptable materials are durable, smooth exterior grade woods such as oak, redwood and poplar;
- Durable materials are especially critical at street level where pedestrian contact will be considerable. Consequently, these types of materials are required below 12'-0" AFF on the storefront. EIFS or similar materials are not permitted below this dimension;
- Storefronts should be predominantly glass to provide views into the store, but glass should not be the exclusive material;
- Materials should be authentically portrayed and code compliant;

b. The following materials are not permitted for new development without a variance on storefronts: (See Rehabilitation Standards for renovation standards for existing storefronts)

- Plastic and metal laminates;
- Acrylic;

- Plastics;
- Smoked or tinted glass;
- Anodized or mill finish aluminum;
- Simulated materials;
- Interior grade materials and wall coverings;
- Distressed or sandblasted woods;
- Rough-sawn woods and shakes;
- Mirror;
- EIFS

Street Level Frontage / Uses:

South Main Street must be occupied commercial, retail, or other approved use to encourage pedestrian scale activity.

- a. Residential uses are not permitted fronting on the first floor along Main Street.
 - Residential lobbies and entrances however, are permitted on the first floor on Main Street and should be distinct and separate from the entrances of all other first floor uses;
 - Lobbies and entrances are not limited to any size but should be no larger than a typical retail storefront proposed;
- b. Temporary / semi-permanent outdoor dining and seating is encouraged within the 18'-0" setback for retail and restaurant uses located on Main Street;
- c. Seating is encouraged to be designed either along the building façade or at the back of the curb. These areas should be clearly identified with either temporary, semi-permanent barriers that are removed at the end of each night or permanent barriers;
- d. A minimum six foot (6'-0") clear zone must be maintained within the building setback in order to allow adequate pedestrian flow;
- e. Outdoor seating shall not count toward the total number of seats for the establishment or for parking requirements.

Canopies and Balconies:

Canopies, awnings, and similar architectural accents are encouraged at entrances to buildings and in open space areas. Such features may be constructed of rigid or flexible material designed to complement the tenant's identity at the street level.

- a. Any canopy may extend from the building up to one half of the width of the setback area in front of the building or eight (8) feet, whichever is less;
- b. Ground supports for these features are not permitted in the minimum setback, sidewalk or in the public right-of-way on Main Street;
- c. In no instance shall such features extend over or interfere with the growth or maintenance of any required tree plantings;
 - Residential canopies located on secondary streets may have ground supports for these features;
 - Minimum overhead clearance shall be ten (10'-0") feet. If a canopy, awning, cornice, or other appurtenance extends into the public right-of-way, an encroachment agreement shall be required;
- d. Balconies/balconettes can be incorporated into the building façade and are allowed to project into the 18'-0" setback up to 4'-0" starting at the second level;

Mechanical Equipment Screening:

The screening of rooftop mechanical equipment is required.

- a. All rooftop mechanical equipment including cell phone antennae shall be screened from

view from all adjacent public streets, open spaces and parks in all directions and elevations to minimize the negative impact from any public street, neighborhood or adjacent building;

- b. Screening materials shall be consistent with the architectural detail, color and materials of the building;
 - Wire mesh screening is not permitted;
- c. All roof and HVAC systems must be set back a minimum of 15' from Main Street and 10' from any other public street or public open space from the building edge and screened as to not be visible from any adjacent public street or public property;
- d. Any wall pack ventilation unit facing a public street must match the adjacent material color;

Building Service Locations:

All service locations for new development shall be provided at the rear or side of the building and shall not be permitted directly on Main Street.

- a. Existing service locations on Main Street are permitted with designated service drop off areas only. Service vehicles are not permitted to stop in the street and must use a designated service drop off area;

Doors and Windows:

Where windows are used they must be transparent. Where expanses of solid wall are necessary, they may not exceed 30'-0" feet in length

- a. The first floor and street level must be designed to address all public streets and all adjacent public or private open space improvements;
- b. For buildings fronting on two streets or one street and one public plaza or open space the entrance to the building should provide access from the primary street and is encouraged to provide access from the secondary street or public open space;
 - For buildings that do not provide access from the secondary street or open space, the building façade should provide windows and/or architectural details that are aesthetically interesting;
- c. Operable windows are encouraged at the street level;
- d. No development may have exterior walls with a reflectivity value in excess of 35 percent;

Structured Parking:

- a. Structured parking shall be screened with uses along Main Street and all streets listed in 1.2.2
- b. Structured parking shall be screened with either uses or shall include decorative architectural details such as building materials, windows and detailing along all other streets in the Rehabilitation Area;
 - Architectural detail elements should have the same or similar materials and should have the same or similar scale for openings as the residential / commercial building above;
 - Other than at the parking entrances vehicles shall not be visible from the center line of either public street;
- c. All ramps shall be internal to the parking structure and shall not be visible from any public street;
 - Cabling or exposed concrete alone does meet the screening requirement;
- d. Driveway and garage openings should not exceed 28'-0" and should include traffic calming measures and a change in surface materials where driveways cross the sidewalk to help ensure pedestrian and bicycle safety;

Openings / Ventilation:

- a. Any openings for ventilation, service, or emergency access located at the first floor level in the building facade must be decorative and must be an integral part of the overall building design.
- b. These openings as well as pedestrian and vehicular entrances must be designed so that cars parked are not visible from the street;

Urban Open Spaces:

- a. Providing open space for new developments with a gross floor area greater than 100,000 square feet is strongly encouraged.
- b. Open space that is provided shall be located at the street level as a plaza, park, or within a public lobby;



Figure 3.6 showing enhanced pocket park

Environmental and Sustainable Design:

- Pervious surface and / or storm-water management systems will be required for any proposed development to reduce the impacts to the Borough's sewer system. Infrastructure improvements would include but not limited to green roofs, planter boxes and trays, permeable pavers and above or below grade storm-water management systems;
- The improvements shall be provided in order to ensure that the post-construction peak runoff rates for the 2 year, 10 year, and 100 year storm events are a maximum of 90 percent of the pre-construction peak runoff rates.

3.6. Rehabilitation standard Introduction / Background Information:

Preserving elements of the Borough of Manville's architectural heritage is a vital and valuable element for the creation of a pedestrian friendly mixed use urban environment.

The Rehabilitation Area has a number of potential properties that could be preserved or rehabilitated which include but are not limited to the properties. The determination for preservation or rehabilitation should include the following considerations:

- a. Age of the structure;
- b. Structural / historic integrity;
- c. Overall contributing historic character;
- d. Adaptability to new or improved use;
- e. Symbolic significance;
- f. Visibility and prominence;

3.7. Rehabilitation Standards

For buildings being proposed for rehabilitation, renovation and adaptive reuse that are located in the Rehabilitation Area the following items should be considered:

- a. The Borough of Manville's "Historic Site Survey" should be reviewed to determine whether or not the property has architectural or historic significance;
 - In the event, architectural elements are uncovered during a renovation, efforts should be made to preserve and accentuate those elements;
- b. Preservation and rehabilitation of existing buildings and structures are encouraged in order to create diversity of development, accent pedestrian-scale, activity, and preserve the character and heritage of the Borough of Manville;
- c. Any interior renovation that does not expand the existing square footage over 20% may be done without meeting the design standards of the Rehabilitation Plan;
 - Any expansion or additional square footage to any structure over 20% must conform to the Design Standards of the Rehabilitation Plan;
 - Any change to the exterior signage shall require all signage to conform to the signage requirements of the Rehabilitation Plan;
- d. Deteriorated architectural features should be repaired instead of being replaced where feasible. In situations where replacement is necessary, the same materials are encouraged to be used and the replacement should meet the same visual, design, composition, color and texture of the original feature;
- e. Any additions or repairs to over 50% of the façade which are visible from any street should meet the architectural style and intent of the original building based on the historic time period in which it was originally constructed or meet the Design Standards of the Rehabilitation Plan unless seeking a variance;
 - For structures with new uses, non-functional features that diminish the marketable value may be removed so long as they do not diminish the historic nature of the building as seen from any public street;
 - Existing non-conforming buildings may remain;
- f. Any existing building may change its first floor use to a restaurant without requiring additional parking, so long as the change in use does not propose more than a 20% expansion of the existing building square footage;
 - All submittal, review and approval requirements other than parking are required;

3.8. Streetscape Design Standards:

A successful neighborhood is not complete until its parks, open space, sidewalks and streetscape have been designed and "furnished". The items that are referred to as streetscape elements in this guideline include such things as street lights, sidewalks benches, trash receptacles and other street furniture which reinforce the character of the street and the neighborhoods. The following section addresses an overall approach for the design of streetscape elements that are to be considered as part of the overall Rehabilitation Plan vocabulary. These standards are meant to establish the minimum criteria that will be required for the design and implementation of streetscape, parks and open space improvements.

As a part of the revitalization of the Rehabilitation Area, the Borough of Manville will develop specific streetscape standards for Main Street and the other streets in the Rehabilitation Area. All new buildings and developments in the Rehabilitation Area, with the exception of renovated and rehabilitated buildings, must meet the following minimum standards.

1. Rehabilitation Area Streetscape: The streetscape for the Rehabilitation Area should be designed with a similar palette of materials and standards in order to portray a cohesive downtown district.
 - a. Main Street: The streetscape for Main Street and Banta Place shall provide a higher standard for the design elements;
 - b. The specific paving colors, materials, and palettes should be the same for certain blocks but varied along the length on Main Street so as not to create a single monotone street pattern. Redevelopment of entire blocks should encourage developers to explore alternative patterns and colors of paving materials;
2. Streetscape Elements: For projects in the Rehabilitation Area the following streetscape elements shall be provided per this section of the Design Standards.
 - Street trees;
 - Lighting;
 - Furniture;
 - Pavers;
 - Materials;

Proposed development projects shall provide these elements as a part of the approval process.

- a. Street Trees: Street trees shall be planted in either grates or open landscape areas equivalent to 30' on center along all public street frontage for any new project/development.
 - Recommended street trees: Main Street: Gleditsia Tricanthos (Honey Locust - thornless and pod free) - Other Street: Platanus x acerifolia (London Plane Tree);
 - Trees should be installed at a 4" caliper;
 - Prior to installation a 4'-0" by 8'-0" minimum area should be treated and prepared for tree root growth;
 - A minimum 2 year watering plan should be put into place (Gator bags);
 - Main Street and Banta Place shall plant street trees in grates. The remaining streets should be planted in a minimum 4' x 8' landscape area;
 - For buildings located adjacent to public open spaces, parks or plazas, trees may be planted in open grass areas;
 - Above ground planters may be considered to fulfill the street tree requirement only in situations where underground utilities prevent tree pits;
 - Street trees shall be planted with a minimum four inch 4" caliper, shall be trimmed up to 8'-0" and shall be in accordance with the "American Standard for Nursery Stock" published by the American Association of Nurserymen;

- Street tree species can vary along Main Street so long as the same species is used for a minimum of two block lengths and for both sides of the street. (Accent flowering trees may be used to denote special areas, parks, plazas, etc.);
- Street tree species for all secondary streets with the exception of E. and W. Camplain Rd shall have a single species of tree for the entire length (Accent flowering trees are permitted to denote special areas.);

b. Sidewalks:

- Sidewalks should be comprised of a "pedestrian zone" nearest the facade for building access and window shopping and a "furniture zone" nearest the curb for trees, plantings, street furnishings and cafe seating when there is sufficient width;
- The 4'-0" street furniture area should include Belgard Catalina (Color: Bella) for the sidewalks within the Rehabilitation Area. <http://www.belgard.com/products/pavers/urbana-ston>;
- Random pattern using four different sizes (4"x8"; 8"x8";-8"x12"; and 12"x12"). The pattern should be done as to not require any cutting of the pavers;
- Pavers will be set in sand;
- Sidewalks shall be concrete on secondary streets;
- Openings/grates for plantings should be provided in the furniture zone and should be consistent with street tree plan;
- Open landscape planting beds shall be located at all Main Street corners and shall include a raised stone curbing;

c. Seating, Benches & Bus Shelters:

- Seating should be grouped together as much as possible and be placed at busier pedestrian nodes or gathering places;
- Seating should be designed and placed appropriately to provide an amenity to the public;
- Seating can be manifested in permanent planter edges;
- Seating should not obstruct views for vehicles, sidewalks for pedestrians, or signs and displays for businesses;
- Seating should blend in with the surroundings or be specified in a complementary accent color;
- Outdoor cafe seating should also follow the guidelines listed under Street Level Frontage / Uses of this section and recognize the designated amenity zone
- Bus shelter locations should be coordinated with streetscape design;
- Benches should be Timberform Crest 2311-6 Steel Bench with middle arm rest 6'-0" long anchored to sub-grade concrete slab with black finish;
- Two benches and one trash receptacle should be located between street trees where street lights are not located and should be at minimum every 90'-0" on center;

d. Lighting and Power;

- All street lighting within the Rehabilitation Area shall be the standard pedestrian scale light pole, and fixture, black finish;

- Poles should include the mounting brackets and banner extensions (two banners) on each pole;
- GFI receptacle should be located at the top of the pole;
- The conceptual layout was based on 16'-0" pole every 90'-0" on center. This should be verified with the photometric design;
- The height and spacing of the light poles should be based on a photometrics calculation;
- Lights should be centered between the street trees within the 4'-0" street furniture zone;
- Street light specifications and locations shall be submitted for review and approval prior to installation;
- Street lights should be located as part of the streetscape and function as a unifying element of other streetscape items including trees, benches and paving;
- Fixtures should exhibit an aesthetic as well as functional purpose to create interest and a sense of scale for the pedestrian;
- Luminaires should be translucent or glare-free using opaque glass or acrylic lenses;
- Diffusers and refractors should be installed to reduce unacceptable glare; particularly adjacent to residential areas;
- 120 V ground mounted GFI receptacles should be located at the base of every street tree;
- Conduit for all power should be located at the back of the 4'-0" street furniture area (under the pavers) and next to the concrete sidewalk;

e. Planting Pots & Planters:

- Pots and planters should be used in addition to landscape planting areas to complement the surrounding streetscape by adding color and variety;
- Pots and planters can be placed anywhere pedestrian or vehicular traffic is not disturbed, but may function as a separation between pedestrians and vehicles;
- Large pots are preferred to fixed boxes to allow for maintenance or service access;
- Pots and planters are ideally located near seating areas, but plant materials should not interfere with circulation or comfort;

f. Tree Grates:

- Tree grates should be Ironsmith Starburst Series 2 (4814) Powder coated Black every 30'-0" on center;
- Tree grates should be used wherever a tree is placed within a high traffic area;
- Tree grates should allow for tree growth and be made of ductile iron and should be factory painted;
- Electrical outlets should be provided within the grate area to allow for lighting opportunities;

- Tree grates should be designed to support up-lighting;

g. Trash Receptacles:

- Trash receptacles: Timberform Renaissance Model 2811 - DT Litter Container anchored to sub-grade concrete slab, black finish;
- Every other receptacle should be: 2817-22 Litter/Recycling Container which includes a second recycling container;
- Trash receptacles should be located conveniently for pedestrian use and service access in significant areas and gathering places;
- Restaurants with outdoor seating should provide additional trash receptacles near seating;

h. Bicycle Racks:

- Bicycle racks should be permanently mounted and placed in convenient locations to encourage bicycle use;
- Bicycle racks should be placed so as not to obstruct views or cause hazards to pedestrians or drivers;
- Bicycle racks should exhibit a simple and easy design that allows for convenient and safe use by the public;
- Bicycle racks should not be placed on Main Street within the 18' building setback;

i. Bollards:

- Bollards should integrate with and aesthetically complement the overall streetscape concept; respond to the area it supports (Plaza vs Services); setback from curbs to allow unobstructed opening of parked car doors;
- Bollards may be chained or cabled together to ensure pedestrian safety or define areas for public functions;
- Removable bollards should be used where service vehicles need access and for street closures in the event of festivals or community events;

j. Fountains:

- Fountains or water features can be located in key public areas such as parks or plazas;
- Fountains or water features should allow for ample pedestrian circulation on all sides;
- Fountains or water features may be designed to encourage "sitting" or for interaction;

k. Public Art:

- Public art should be "accessible"; tie to the history of Manville and if possible, should be created by a local source; include water, seating, planting, decorative architectural elements or plaza space design;
- Public art should be visible, but not interfere with pedestrian circulation or create a traffic hazard; made of durable, weatherproof materials; and should be designed to avoid physical hazards;

l. Kiosks:

- Kiosks should be used for retail purpose or to impart community information to the public;
- Kiosks should be positioned to complement and respect other street furnishings such as benches and lighting;

- Kiosks should be accessible and attractive from all sides and well-illuminated;
- Kiosks should be flexible to allow for up-to-date information;
- Consideration should be given to the use of fixed kiosks to project a sense of permanence with other fixed surroundings;
- Kiosks are not required to be fixed and may be mobile to allow for flexibility in public areas;

m. Utility Accessories:

- Utility boxes, meters, man hole covers and fire hydrants should be coordinated with other streetscape accessories;
- Utilities should be readily accessible and placed so as not to obstruct pedestrian movement;
- Utility locations should minimize visual and physical impact as much as possible;
- Utilities should blend in with the surroundings or enhance the area;

n. Intersection Design;

- Bump-outs will not be a typical design for intersections but can be incorporated into certain intersections based on the design engineers' recommendations;
- At each street intersection the corner will include an open landscape area (4'-0" x 4'-0" minimum with a raised stone edging with Belgard pavers at soldier course;
- The Borough will consider an epoxy overlay aggregate and/or design for all crosswalks. (Design and layouts should be presented to the Borough for review and approval);

4. Circulation Overview

4.1. Background Information:

a. Through the Rehabilitation Plan, the Borough of Manville has developed these guidelines that embrace a successful mixed use downtown through the design of a complete street network. A critical element to the future success of Main Street including the existing and future commercial development will be the conversion of the existing one-way street network into a two-way street network.

b. The Rehabilitation Plan recommends developing a complete street design with an emphasis on accessibility for all modes of transportation in order to promote a successful mixed use residential and commercial core in the downtown.

c. The Rehabilitation Plan recommendations provide a more permeable street grid that supports vehicle, transit and pedestrian traffic. These recommendations provide for a re-imagined downtown which leverages the Borough's infrastructure, work-education centers and transportation options. This plan establishes preferred building mixes at a conceptual level.

4.2. Circulation Plan Goals:

a. Promote and strengthen existing businesses with the creation of a livable, real and clearly defined downtown district made up of a series of interconnected, newly formed, mixed use neighborhoods;

b. Promote the development of a place based environment where people live and work connected by great streets and activated by appropriate street retail, food and entertainment uses;

c. Promote a safer living, shopping and driving experience through the design of a hierarchy of streets, roads, gateways and boundaries which promote activity, vitality and safety;

d. Promote improved pedestrian and vehicular connectivity into and through the Rehabilitation Area and to adjacent existing residential and commercial neighborhoods, as well as to transportation and transit options;

e. Promote the development of a compact urban environment with improved connectivity to the existing rail and bus transit to encourage walking and minimize vehicular dependency;

f. Promote and improve the efficiency and capacity of the existing street network to better accommodate vehicles, pedestrians and bicycles in the context of a complete street;

4.3. Design Elements:

a. The proposed conversion of all streets includes maintaining the existing face of curb to face of curb dimension. All street sections in the Rehabilitation Plan include the existing street dimensions as well as recommendations for on-street parking;

b. The final design, layout and timing for the conversion of these streets will need to take into consideration the following design elements prior to construction;

- Recommendations to provide pedestrian elements which meet current ADA standards;
- Location and storage for bicycles;
- Shuttle and bus stop routes, locations and design;
- Parking garage locations and access;
- The potential removal of existing street signalization;

4.4. Conclusions / Recommendations:

As indicated in the Traffic Study found in the Appendix the conversion to a two-way system analyzed the potential traffic impact of the conversion of Main Street, State Street and the secondary streets. The analysis included necessary changes to existing traffic control devices to support the conversion of State Street and Main Street, as well as the conversion of side streets to two-way traffic in support of these proposed initiatives.

The analysis indicates the proposed street network will be able to process existing development as well as future development allowed under the new zoning standards outlined in the Rehabilitation Plan.

The operational key for Main Street will be to provide the following:

- a. Enforceable loading zones on Main Street;
- b. On-street parking as needed on both sides of the street;
- c. Coordination with mass-transit to remove buses and bus routes on Main Street;
- d. Do not permit semi-trucks on Main Street;
- e. Parking policies and rates that discourage all-day on-street employee parking;

The policy elements to consider include:

- a. A vision for how and why the community wants to complete its streets;
- b. The term "all users" includes pedestrians, bicyclists and transit passengers of all ages and abilities, as well as trucks, buses, and automobiles;
- c. Encourage street connectivity and aim to create a comprehensive, integrated, and connected network for all modes;
- d. Is adoptable by all agencies to cover all roads;
- e. Applies to both new and retrofit projects, including design, planning, maintenance and operations, for the entire right of way;
- f. Makes exceptions specific and sets a clear procedure that requires high-level approval of exceptions;
- g. Directs the use of the latest and best design criteria and guidelines while recognizing the need for flexibility in balancing user needs;
- h. Directs that complete streets' solutions will complement the context of the community;
- i. Establishes performance standards with measurable outcomes,

5.0. Implementation of Rehabilitation Plan

5.1. Implementation Strategies

The purpose of this section is to outline implementation strategies and mechanisms the Borough of Manville may consider as next steps in order to support its commitment to the revitalization of its downtown. The Borough of Manville may consider other implementation strategies to entice significant revitalization in the Rehabilitation Area.

- a. Consideration to provide public improvements including but not limited to;
 - Infrastructure Improvements: Stormwater and sanitary sewer upgrades and improvements;
 - Streetscape Improvements: Hardscape and softscape improvements including: street trees, street furniture, and street lighting;
 - Hardscape Improvements: Sidewalks, crosswalks and intersection improvements;
 - Gateways: Potential signage, monumentation and/or gateways into the downtown;
 - Parks
- b. Consideration of and Open Space: Parks, open space and plazas associated with a catalyst development project which are accessible to the public;
- c. Parking Structures: Public parking structures that can be utilized by office, retail, civic and residential rental users;
 - public private partnerships, including funding and/or financial mechanisms to encourage and support rehabilitation and development in the rehabilitation area;
- d. Consideration for a streamlined submittal, review, and approval process for projects;
- e. Consideration for a streamlined submittal, review, and approval process for projects;
- f. Consideration for funding for open space and art;

5.2. Rehabilitation Process

The Borough Council or designated Redevelopment Entity may consider a competitive selection process through the issuance of an RFP or RFQ for the designation of a redeveloper(s) within the Rehabilitation Area. The determination to undertake a competitive selection process may be made at the sole discretion of the Borough Council or designated Redevelopment Entity from time to time to spur or foster development projects in the Rehabilitation Area as defined in Section 2.5 of this Rehabilitation Plan.

In addition, owners of property in the Rehabilitation Area are encouraged to undertake the rehabilitation of their property in accordance with this Rehabilitation Plan. Existing property owners are not required to be designated as a Redeveloper in order to rehabilitate their property in accordance with this Rehabilitation Plan.

5.3. Financing / Funding Mechanisms

In association with a Redevelopment Agreement, the Borough Council or designated Redevelopment Entity may consider creative financing mechanisms for development projects to promote revitalization in the Rehabilitation Area. Such mechanisms may consider utilizing any of the following as a means for the implementation of public improvements and/or paying of debt service on bonds, notes or other obligations related thereto as it pertains to a development Project:

- a. Special Assessment Financing: The Borough Council may consider levying a special tax assessment on all or a portion of a development project pursuant to N.J.S.A. 40:56-1 et seq. in order to provide for the debt service on any such bonds, notes or other obligations;
- b. Parking Revenue Financing: The Borough Council or Redevelopment Entity may consider allocating revenues generated by public parking facilities in order to provide for the debt service on any such bonds, notes or other obligations;
- c. Other Available Revenues: The Borough Council or Redevelopment Entity may consider allocating other available revenues generated by a project in order to provide for the debt service on any such bonds, notes, or other obligations;
- d. Development Rights / Inclusion of Public Property: The Borough may consider including the sale of public owned property to the designated redeveloper(s) as a part of a development project;
- e. Municipal Reimbursement Model: The Borough Council may consider entering into an agreement with a designated redeveloper(s) whereby the designated redeveloper(s) would agree to initially finance and construct the public improvements as listed in this section associated with a development project. In turn, the Borough Council would consider bonding to purchase from, or otherwise reimburse the developer for the public improvements associated with the project upon completion, minimum occupancy requirements and/or other considerations based on a financial model and analysis;
- f. Local, State and Federal Grants / Tax Credits: The Borough Council or Redevelopment Entity may consider available federal, state and local programs, grants and tax credits to assist in the funding and implementation of public improvement projects within the Rehabilitation Area;

In addition, the Borough Council or Redevelopment Entity (to the extent allowed by law) may consider the following financial mechanisms:

- a. Payment in Lieu of Taxes: The Borough Council may consider granting a five-year tax abatement for all or a portion of a project pursuant to N.J.S.A. 40A:21-1 et seq. and the Borough's Tax Exemption and Abatement Ordinance;
- b. Payment in Lieu of Parking: The Borough Council or Redevelopment Entity may consider, in satisfaction of certain parking requirements, payments in lieu of building all of the parking for a particular project in order to fund off site parking facilities;
- c. Development Rights / Inclusion of Public Property: The Borough Council or Redevelopment Entity may consider including the sale of Borough or Redevelopment Entity owned property to a redeveloper as a part of a project;

Any and all funding or financial mechanisms referred to herein are for informational and illustrative purposes only and may not be relied upon by any party or person as an offer, agreement or commitment by the Borough.

Any such mechanisms or incentives shall be subject to the terms and conditions of a Redevelopment Agreement with a designated redeveloper at the absolute and sole discretion of the Borough Council.

5.4. Implementation of Rehabilitation Plan

This Rehabilitation Plan shall be implemented by the governing body of the Borough of Manville acting as the redevelopment entity, or through a designated Redevelopment Entity selected by the Borough Council. It is the intent of the Borough Council that this Rehabilitation Plan shall preserve and not limit the powers set forth in the Local Redevelopment and Housing Law ("LRHL"), N.J.S.A. 40A:12A-1 et seq., for the implementation of rehabilitation plans and redevelopment projects in Rehabilitation Areas. For informational purposes, it is noted that pursuant to N.J.S.A. 40A:12A-3 the term "redevelopment entity" applies equally when used in connection with the undertaking of a project in an area in need of redevelopment or area in need of rehabilitation.

5.5. Phasing

The clearance, planning, conservation, development and rehabilitation of the Rehabilitation Area may be accomplished in one or more phases or sub-phases as determined by the Borough Council or designated Redevelopment Entity.

5.6. Selection of One or More Redevelopers

The Borough Council or Redevelopment Entity may select one or more redevelopers to undertake projects in the Rehabilitation Area. Prior to the designation of a redeveloper to undertake a project in the Rehabilitation Area, the Borough Council or Redevelopment Entity shall determine that the redeveloper possesses rights to the property to be developed, or a reasonable plan and timeline for obtaining rights to the property to be developed, as well as the experience, financial capability, and technical expertise to undertake the proposed project in the Rehabilitation Area.

The redeveloper may demonstrate its experience, financial capability and technical expertise to the Borough Council or Redevelopment Entity by providing evidence of its prior experience in constructing projects of similar size or scope, or through evidence of the prior experience of its retained professionals and/or staff at executing projects of similar size or scope, through the provision of statements of net worth, annual financial reports or commitments from lenders, or demonstrated prior experience obtaining project financing for projects of similar size or scope, through the retention of knowledgeable, experienced professionals, such as architects, engineers, planners, attorneys and financial advisors that have experience with projects of similar size or scope.

The foregoing listing is provided by way of example and not as a limitation upon the inquiry that the Borough Council or Redevelopment Entity may choose to undertake to make a determination that the redeveloper possesses the experience, financial capability, and technical expertise to undertake and complete a project in the Rehabilitation Area.

5.7. Negotiation of One or More Redevelopers

In the event that the Borough Council or Redevelopment Entity selects one or more redevelopers to undertake projects in the Rehabilitation Area, it shall require the redeveloper to execute a Redevelopment Agreement. The Redevelopment Agreement shall comply with the requirements of the LRHL and other applicable laws. The Borough Council or Redevelopment Entity may negotiate and collect revenue from a redeveloper to defray the costs of the Borough or Redevelopment Entity.

5.8. Pre-application Review Committee Process and Requirements

An applicant may request a pre-application conference with the Pre-Application Concept Review Committee prior to submitting a formal application to either the Planning Board or Zoning Board of Adjustments. The compliance review shall consist of a review of relevant site plan application elements to enable the Borough Council or Redevelopment Entity to determine that the site plan application is consistent with the Rehabilitation Plan, determine the impact on existing facilities, identify development opportunities and constraints, and provide input on general design. In addition, the committee will discuss any waivers or variances that may be necessary and aid the applicant in preparing its submittal to the Planning or Zoning Board. The informal review by the Pre-Application Committee shall not be binding upon the applicant, the Planning Board, Zoning Board, or any official participating, the purpose of the review is to expedite development in the Borough and reduce the applicant's design and development costs.

As provided under Section 5.1, existing property owners are not required to be designated as a Redeveloper in order to rehabilitate their property in accordance with the Rehabilitation Plan, but are still subject to a compliance review by the Borough Council or designated redevelopment entity to ensure compliance with the Rehabilitation Plan. A Redeveloper designation and Agreement, however, may be required if an existing property owner seeks to secure any funding mechanisms or financial incentives that may be offered by the Borough pursuant to Section 5.2

5.9. Additional Submission Requirements

In addition the mentioned requirements for site plan applications, the Applicant should also include the following analysis and studies pertaining to the project.

1. **Preliminary Fiscal Impact Analysis:** This analysis should assess the fiscal impacts associated with the proposed development in the Borough of Manville. It should include the existing ratable base, existing tax revenues generated by the subject property, projected tax revenues generated by the subject property, projected residents and school age population, municipal and school district cost projects and projected fiscal impact;
2. **Traffic Impact Analysis:** The analysis should forecast additional traffic associated with the entire project, determine vehicular and pedestrian improvements necessary to accommodate the proposed development to help ensure safe and reasonable traffic conditions and reduce negative impacts created by the development;
3. **Massing and Shade Analysis:** A shadow study should be provided by the developer to determine if the building negatively impacts any adjacent properties;
4. **Environmental / Sustainable Analysis:** A preliminary environmental and sustainable analysis on the existing property and the impacts the project may have on the environment.

5.10. Affordable Housing

One of the Borough of Manville's objectives is to provide adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination and an atmosphere that promotes educational growth and family stability. The Borough through its Housing Department has established the following goals:

1. To be the best property owner in the Borough of Manville;
2. To provide an environment of hope and opportunity to its family residents in their quest to self-actualize;
3. To utilize its resources in economical and efficient manner in meeting its goals and objectives;
4. To provide the necessary services to allow its capable family residents to move to private market housing;
5. To provide services to the elderly and disabled that allows them to remain in their independent living environment for as long as humanly possible;
6. To ensure that all residents reside in a safe and secure environment;

The Borough believes that providing an adequate supply of quality affordable housing is essential. In order to support these efforts the Borough of Manville requires all development either provide affordable housing units as a part of the project, or contribute to the Borough's Affordable Housing Trust Fund as required in Chapter 45A-26 and A-27 to assist in the Borough's continuing commitment to building affordable units.

5.11. Long-Term Financing Considerations

The Borough of Manville has set forth a policy of parameters and guidelines for long term tax abatements the Borough will consider for private development projects based on the location, type and size of proposed projects. Factors that will be considered include having adequate tax revenues to support essential Borough services, creating jobs and fostering the right mix of housing, commercial and recreational opportunities necessary to cultivate and strengthen the town as a whole, its neighborhoods and the downtown.

In order to promote a transparent process that is within the parameters of state law and the Borough's tax abatement ordinance, all long-term tax abatements can only be adopted by ordinance after appropriate public notice and public hearing is conducted. Long-term tax abatements must be monitored by the Borough on an annual basis. By law, in no circumstances can the payment be less than the last full year of conventional taxation.

This policy includes a five (5) tiered approach based on the project size, status and location. For any project seeking long-term tax exemptions outside of the parameters of this policy, the Borough may consider long term tax abatements based on the criteria that most closely represent the project type, size and impact.

Appendix 6

BOROUGH OF MANVILLE
SOMERSET COUNTY, NEW JERSEY
ORDINANCE NO. ____

**AN ORDINANCE AMENDING PROVISIONS OF CHAPTER 31 "ZONING ORDINANCE" OF THE CODE OF THE
BOROUGH OF MANVILLE, ARTICLE 4 "GENERAL PROVISIONS", TO INCLUDE NEW SECTION 31-424
SETTING FORTH MANDATORY SETASIDE REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT IN THE
BOROUGH OF MANVILLE**

WHEREAS, the Borough of Manville has prepared a fourth round affordable housing compliance plan that relies on a vacant land adjustment of a portion of its 39 unit third round obligation and a portion of its 34 unit fourth round obligation based on a lack of available land; and

WHEREAS, in order to capture small-scale opportunities to create new affordable housing units, the Borough wishes to adopt a mandatory set-aside ordinance applicable to new residential or mixed-use projects that were not anticipated at the time the fourth round plan was adopted; and

WHEREAS, the mandatory set-aside ordinance does not create any entitlement for the granting of or lessen the burden of proof for applicants requesting variances, rezonings or redevelopment plans; and

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Manville, in the County of Somerset and State of New Jersey, that Chapter 31, Article 4 of the Code of the Borough of Manville, is hereby amended as follows, to include new Section 31-424, to read as follow:

§ 31-423 Mandatory Affordable Housing Set-aside

- a. All residential development, including the residential portion of a mixed-use project, which consists of five (5) or more new residential units to be offered for-sale or seven (7) or more new residential units to be offered for rental, shall be required to provide an appropriate percentage of the residential units be set aside for very low, low, and moderate income households, as set forth below.
- b. This requirement shall not apply to residential expansions, additions, renovations, replacement, or any other type of residential development that does not result in a net increase in the number of dwellings of five (5) or more.
- c. For residential or mixed-use projects in which the affordable units are to be offered for sale, the set-aside percentage shall be twenty (20) percent; for projects in which the affordable units are to be offered for rent, the set-aside percentage shall be fifteen (15) percent.
- d. The developer shall provide that half of the affordable units constructed be reserved for low-income households and that the remaining half be reserved for moderate-income households. At least 13 percent of all restricted units shall be very low-income units (affordable to a

household earning 30 percent or less of median income). The very-low income units shall be counted as part of the required number of low-income units within the development.

- e. Subdivision and/or site plan approval shall not be granted by the reviewing board unless the developer complies with the requirements to provide very low-, low-, and moderate-income housing pursuant to the provisions of this section. A property shall not be permitted to be subdivided so as to avoid meeting this requirement. The board may impose any reasonable conditions to ensure such compliance.
- f. This requirement does not create any entitlement for a property owner or applicant for a zoning amendment, variance, or adoption of a Redevelopment Plan or amended Redevelopment Plan in areas in need of redevelopment or rehabilitation, or for approval of any particular proposed project.
- g. This requirement shall not apply to sites or zoning districts identified in the Fair Share Plan where standards for the set-aside of affordable housing units have already been established.
- h. In the event application of the required set-aside percentage (15% or 20%) to the total number of residential units proposed does not result in a full integer, the developer shall round the required set-aside upward and construct a whole affordable unit when 0.5 unit or more is the resulting fraction of a unit.
- i. In the event application of the required set-aside percentage (15% or 20%) to the total number of residential units proposed does not result in a full integer, the developer may round the required set-aside downward and make a payment-in-lieu of providing the affordable unit when 0.4 unit or less is the resulting fraction of a unit. The resulting fractional unit shall be multiplied by \$200,000 to determine the required payment-in-lieu. All payments-in-lieu of providing fractional units meeting the requirements of this section shall be deposited into the Town of Clinton Affordable Housing Trust Fund.

Severability

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Effective Date

This ordinance shall take effect immediately upon passage and publication according to law.

ATTEST:

Borough of Manville

Maureen Ruane, Deputy Clerk

The Honorable Richard Onderko, Mayor

Introduced: _____

Motion by: _____

Second by: _____

Introduction Roll Call:

Ayes:

Nayes:

Absent:

Abstain:

Adopted: _____

Motion by: _____

Second by: _____

Adoption Roll Call:

Ayes:

Nayes:

Absent:

Abstain:

I hereby certify the foregoing to be a true copy of an Ordinance adopted by the Mayor and Council at a meeting held on _____, 2026.

Maureen Ruane, Deputy Clerk

NOTICE

NOTICE IS HEREBY GIVEN, that the above Ordinance was introduced and passed on first reading at the Regular Business Meeting of the Governing Body of the Borough of Manville held in the Municipal Building on the ____ day of _____ 2026, and the same shall come up for public hearing at the Regular Business Meeting of the Governing Body to be held on the ____ day of _____, 2026, at ____ P.M., at which times any persons interested shall be given the opportunity to be heard concerning said Ordinance. Following the public hearing, said Ordinance shall be considered for final adoption.

Maureen Ruane, Deputy Clerk

Appendix 7

Appendix 8

FOR-SALE UNIT AFFORDABILITY ASSISTANCE PROGRAM
AND RENTAL UNIT AFFORDABILITY ASSISTANCE PROGRAM

FOR-SALE UNIT AFFORDABILITY ASSISTANCE PROGRAM

Down Payment Loan Program

The Town may offer a Down Payment Assistance Loan program to qualified purchasers of households earning 80% or less of median income of the housing region. To be eligible for the loan, the qualified Buyer must be able to supply 3% of the down payment with the Buyer's own funds, plus additional closing costs that exceed the amount of the loan. No gifts or other loans may be used to fund the 3% down payment amount, but may be used to fund additional closing costs. The loan amount may be made up to ten percent (10%) of the purchase price.

The Borough must approve the Buyer 's qualifications and need for the loan. The loan has no prepayment penalty. It is due and payable when the Buyer resells, borrows against the property or refinances the First Purchase Money Mortgage. The loan may be subordinated only to the First Purchase Money Mortgage. When calculating the borrowing capacity of the homeowner and the equity in the property, this loan must be included. The Buyer must sign a mortgage and mortgage note to the Borough.

Payment of Closing Costs

Eligible Buyers may receive payment of closing costs, i.e., title work and policy, reasonable attorney's fees for closing of title, preparation of survey, homeowners insurance, recording fees and other necessary closing expenses to third parties, not to exceed one thousand five hundred dollars (\$1,500.) per unit. This assistance shall be in the form of a grant. Total buyer assistance grants, which include Payment of Closing Costs and Payment of Lender Fees, shall not exceed three thousand dollars (\$3,000) per unit. Utility deposits, i.e., gas and electric, paid to utility companies are to be returned to the Town Affordable Housing Trust Fund upon resale of the unit. The buyer will execute documents required to secure payment to the Borough of Manville.

Payment of Lender Fees

Eligible Buyers may receive payment of lender fees, i.e., mortgage points, application fees, appraisal fees, bank attorney review fees, and necessary mortgage closing expenses, not to exceed one thousand five hundred dollars (\$1,500.) per unit. This assistance shall be in the form of a grant. Total buyer assistance grants, which include Payment of Closing Costs and Payment of Lender Fees, shall not exceed three thousand dollars (\$3000) per unit.

Administration of Manville's Affordability Assistance Programs will be managed by the Administrative Agent. The availability of the program shall be advertised continually on the Borough's website. The following administrative process is applied to the For-Sale Unit Affordability Assistance Program:

1. The Buyer contacts the Administrative Agent to confirm that he/she wants to receive Down Payment Assistance.
2. The Buyer must present proof to the Administrative Agent that he/she is qualified for Affordable Housing in the Borough.
3. Buyer must produce an exact copy of a signed Real Estate Contract for an affordable housing unit in the Town, which indicates clearly the full amount of the purchase price. Buyer must provide the Administrative Agent with the full name, address, phone number, and fax number of the Buyer's Attorney or Settlement Agent so that the Attorney or Settlement Agent can review and approve any and all documents required for the loan.
4. The Administrative Agent contacts the Realtor or Developer for confirmation of the sale of the unit, and the name of the Attorney handling the sale for the Developer at closing.
5. The amount of the Down Payment Assistance loan is verified (not to exceed ten percent of the Purchase Price) so that a Mortgage Note, Mortgage, and Repayment Agreement can be prepared by the Administrative Agent.
6. The amount of the Down Payment Assistance must be disclosed to the Lender, so that the Lender can accurately prepare the First Mortgage documents. The Buyer must give a copy of the First Mortgage Commitment to the Administrative Agent upon receipt of same, so that the Lender can receive full information about the Down Payment Assistance Loan, which shall constitute a Second Mortgage on the premises. The Lender must approve the secondary financing. The Town Affordable Housing Attorney will contact the Lender once the Affordable Housing Attorney has a copy of the First Mortgage Commitment.
7. The Borough Finance Department will generate the necessary forms and obtain Town Council approval for it to issue an Affordable Housing Trust Fund check payable to the Seller's Attorney or Settlement Agent, so that the Down Payment Assistance check can be deposited into the Seller's Attorney Trust Account or Settlement Agent Trust Account pending Closing of Title. The letter and check to the Seller's Attorney or Settlement Agent shall state that the deposit money must be returned to the Town if the closing is canceled, or if the sale is declared null and void. If

there is a Closing of Title, the Down Payment Assistance money shall be released to the Seller. This money shall be shown on the Closing Statement as a deposit, with credit given at closing to the Buyer. The Buyer must fully execute the Mortgage Note, Mortgage, and Repayment Agreement at the Closing of Title before any money is released.

8. The Seller's Attorney or Settlement Agent shall verify that the Mortgage Note, Mortgage, and Repayment Agreement have been properly executed, and shall file the original Mortgage with the County Clerk to protect the Borough of Manville Second Mortgage on the property and return the Filed Mortgage to Affordable Housing Attorney along with the original Mortgage Note and Repayment Agreement.

RENTAL UNIT AFFORDABILITY ASSISTANCE PROGRAM

Rental Assistance

Clinton Town may offer a Rental Assistance Program that is managed by the Administrative Agent. Eligible recipients of the program are renters who qualify for a very-low, low- or moderate-income rental unit. The following assistance is available to very-low, low- and moderate-income households:

1. Payment of "moving expenses" based upon verified receipts, in an amount not to exceed one thousand five hundred dollars (\$1,500.) per household.
2. Rental security deposit -Deposits paid to landlord to be returned to the Town's Affordable Housing Trust Fund upon termination of tenancy.
3. First-month rent – first month's rent paid to the landlord.

Administration of Clinton Town's Rental Unit Affordability Assistance Programs will be by the Administrative Agent. The availability of the program shall be advertised continually on the Town's website. After an applicant is income qualified by the Administrative Agent pursuant to the Uniform Housing Affordability Controls, the applicant will complete and provide an affordability assistance application to the Administrative Agent.

For qualified and approved payment of moving expense, rental security deposit assistance and first month rent assistance, the Administrative Agent will follow the Town purchasing and requisition process for generating a check that is made out to the applicant. Once the check is produced, the Administrative Agent provides it to the applicant.

The affordability assistance recipient will sign a contract with Clinton Town which states, at a minimum: the amount of funds granted, interest information, procedures, duration and conditions of affordability assistance, and repayment information if required.

The availability of any Affordability Assistance Programs must be noticed to all tenants of affordable units within Clinton and provided to all administrative agents of affordable units within the Town and advertised on the Town's website.

An income eligible occupant or applicant for an affordable unit within Town may not be denied participation in the Affordability Assistance Program(s) unless funding is no longer available.

Appendix 9

Ordinance No. _____
Affordable Housing Ordinance
Borough of Manville, Somerset County

AN ORDINANCE AMENDING THE LAND USE LEGISLATION OF THE BOROUGH OF
 MANVILLE TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT AND
 THE UNIFORM HOUSING AFFORDABILITY CONTROLS (UHAC) REGARDING
 COMPLIANCE WITH THE BOROUGH'S AFFORDABLE HOUSING OBLIGATIONS

BE IT ORDAINED by the Mayor and Council of the Borough of Manville, Somerset County, New Jersey, that the Code of the Borough of Manville is hereby amended to include provisions addressing Manville's constitutional obligation to provide for its fair share of low- and moderate-income housing, consistent with N.J.A.C. 5:93-1, et seq., as amended and supplemented, N.J.A.C. 5:80-26.1, et seq., as amended and supplemented, and the New Jersey Fair Housing Act of 1985. This Ordinance is intended to provide assurances that low- and moderate-income units ("affordable units") are created with controls on affordability over time and that low- and moderate-income households shall occupy those units. This Ordinance shall apply except where inconsistent with applicable law.

The Borough of Manville Land Use Board has adopted a Housing Element and Fair Share Plan pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-1, et seq. The Housing Element and Fair Share Plan has been endorsed by the Mayor and Council. This Ordinance implements and incorporates the adopted and endorsed Housing Element and Fair Share Plan and addresses the requirements of N.J.A.C. 5:93-1, et seq., as amended and supplemented, N.J.A.C.5:80-26.1, et seq. as amended and supplemented, and the New Jersey Fair Housing Act of 1985.

The Land Use Legislation of the Borough of Manville, Chapter 33 "Affordable Housing", is hereby amended to include new Article 2, to be titled "Affordable Housing Requirements":

Article 1 Affordable Housing Requirements

A. Monitoring and Reporting Requirements

The Borough of Manville shall comply with the following monitoring and reporting requirements regarding the status of the implementation of its Housing Element and Fair Share Plan:

- (1) Beginning on February 15, 2026, and on every anniversary of that date through February 15, 2035, the Borough agrees to provide annual reporting of its Affordable Housing Trust Fund activity to the New Jersey Department of Community Affairs or other entity designated by the State of New Jersey, with a copy provided to Fair Share Housing Center (FSHC) and posted on the municipal website, using forms developed for this purpose by the New Jersey Department of Community Affairs (NJDCA). The reporting shall include an accounting of all Affordable Housing Trust Fund activity, including the

source and amount of funds collected and the amount and purpose for which any funds have been expended.

B. Definitions

The following terms when used in this Ordinance shall have the meanings given in this Section:

“Act” means the Fair Housing Act of 1985, P.L. 1985, c. 222 (N.J.S.A. 52:27D-301 et seq.)

“Adaptable” means constructed in compliance with the technical design standards of the Barrier Free Subcode, N.J.A.C. 5:23-7.

“Administrative agent” means the entity designated by the Borough to administer affordable units in accordance with this Ordinance, N.J.A.C. 5:93, and UHAC (N.J.A.C. 5:80-26).

“Affirmative marketing” means a regional marketing strategy designed to attract buyers and/or renters of affordable units pursuant to N.J.A.C. 5:80-26.15.

“Affordability average” means the average percentage of median income at which new restricted units in an affordable housing development are affordable to low- and moderate-income households.

“Affordable” means, a sales price or rent level that is within the means of a low- or moderate-income household as defined within N.J.A.C. 5:93-7.4, and, in the case of an ownership unit, that the sales price for the unit conforms to the standards set forth in N.J.A.C. 5:80-26.6, as may be amended and supplemented, and, in the case of a rental unit, that the rent for the unit conforms to the standards set forth in N.J.A.C. 5:80-26.12, as may be amended and supplemented.

“Affordable housing development” means a development included in or approved pursuant to the Housing Element and Fair Share Plan or otherwise intended to address the Borough's fair share obligation, and includes, but is not limited to, an inclusionary development, a municipal construction project or a 100 percent affordable housing development.

“Affordable housing program(s)” means any mechanism in a municipal Fair Share Plan prepared or implemented to address a municipality’s fair share obligation.

“Affordable unit” means a housing unit proposed or created pursuant to the Act and approved for crediting by the Court and/or funded through an affordable housing trust fund.

“Agency” means the New Jersey Housing and Mortgage Finance Agency established by P.L. 1983, c. 530 (N.J.S.A. 55:14K-1, et seq.).

“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 wherein the unit is situated are 62 years of age or older; or 2) at least 80 percent of the units are occupied by one person who is 55 years of age or older; or 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.

"Alternative living arrangement" means a structure in which households live in distinct bedrooms, yet share kitchen and plumbing facilities, central heat and common areas. Alternative living arrangements include, but are not limited to: transitional facilities for the homeless; Class A, B, C, D and E boarding homes as regulated by the State of New Jersey Department of Community Affairs; residential health care facilities as regulated by the New Jersey Department of Health; group homes for the developmentally disabled and mentally ill as licensed and/or regulated by the New Jersey Department of Human Services; and congregate living arrangements.

“Assisted living residence” means a facility that is licensed by the New Jersey Department of Health and Senior Services to provide apartment-style housing and congregate dining and to assure that assisted living services are available when needed for four or more adult persons unrelated to the proprietor and that offers units containing, at a minimum, one unfurnished room, a private bathroom, a kitchenette and a lockable door on the unit entrance.

“Certified household” means a household that has been certified by an Administrative Agent as a low-income household or moderate-income household.

“COAH” means the Council on Affordable Housing, as established by the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301, et seq.).

“DCA” means the State of New Jersey Department of Community Affairs.

“Deficient housing unit” means a housing unit with health and safety code violations that requires the repair or replacement of a major system. A major system includes weatherization, roofing, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems), lead paint abatement and/or load bearing structural systems.

“Developer” means any person, partnership, association, company or corporation that is the legal or beneficial owner or owners of a lot or any land included in a proposed development including the holder of an option to contract to purchase, or other person having an enforceable proprietary interest in such land.

“Development” means the division of a parcel of land into two or more parcels, the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any use or change in the use of any building or other structure, or of any mining, excavation or landfill, and any use or change in the use of any building or other structure, or land or extension of use of land, for which permission may be required pursuant to N.J.S.A. 40:55D-1, et seq.

“Inclusionary development” means a development containing both affordable units and market rate units. This term includes, but is not limited to: new construction, the conversion of a non-residential structure to residential use and the creation of new affordable units through the gut rehabilitation or reconstruction of a vacant residential structure.

“Low-income household” means a household with a total gross annual household income equal to 50 percent or less of the regional median household income by household size.

“Low-income unit” means a restricted unit that is affordable to a low-income household.

“Major system” means the primary structural, mechanical, plumbing, electrical, fire protection, or occupant service components of a building which include but are not limited to, weatherization, roofing, plumbing (including wells), heating, electricity, sanitary plumbing (including septic systems), lead paint abatement and load bearing structural systems.

“Market-rate units” means housing not restricted to low- and moderate-income households that may sell or rent at any price.

“Median income” means the median income by household size for the applicable housing region, as adopted annually by COAH or a successor entity approved by the Court.

“Moderate-income household” means a household with a total gross annual household income in excess of 50 percent but less than 80 percent of the regional median household income by household size.

“Moderate-income unit” means a restricted unit that is affordable to a moderate-income household.

“Non-exempt sale” means any sale or transfer of ownership other than the transfer of ownership between husband and wife; the transfer of ownership between former spouses ordered as a result of a judicial decree of divorce or judicial separation, but not including sales to third parties; the transfer of ownership between family members as a result of inheritance; the transfer of ownership through an executor’s deed to a class A beneficiary and the transfer of ownership by court order.

“Random selection process” means a process by which currently income-eligible households are selected for placement in affordable housing units such that no preference is given to one applicant over another except for purposes of matching household income and size with an appropriately priced and sized affordable unit (e.g., by lottery).

“Regional asset limit” means the maximum housing value in each housing region affordable to a four-person household with an income at 80 percent of the regional median as defined by duly adopted Regional Income Limits published annually by COAH or a successor entity.

“Rehabilitation” means the repair, renovation, alteration or reconstruction of any building or structure, pursuant to the Rehabilitation Subcode, N.J.A.C. 5:23-6.

“Rent” means the gross monthly cost of a rental unit to the tenant, including the rent paid to the landlord, as well as an allowance for tenant-paid utilities computed in accordance with allowances published by DCA for its Section 8 program. In assisted living residences, rent does not include charges for food and services.

“Restricted unit” means a dwelling unit, whether a rental unit or an ownership unit, that is subject to the affordability controls of N.J.A.C. 5:80-26.1, as amended and supplemented, but does not include a market-rate unit financed under UHORP or MONI.

“UHAC” means the Uniform Housing Affordability Controls set forth in N.J.A.C. 5:80-26, et seq.

“Very low-income household” means a household with a total gross annual household income equal to 30 percent or less of the regional median household income by household size.

“Very low-income unit” means a restricted unit that is affordable to a very low-income household.

“Weatherization” means building insulation (for attic, exterior walls and crawl space), siding to improve energy efficiency, replacement storm windows, replacement storm doors, replacement windows and replacement doors, and is considered a major system for purposes of a rehabilitation program.

C. Applicability

- (1) The provisions of this Ordinance shall apply to all affordable housing developments and affordable housing units that currently exist and that are proposed to be created within the Borough of Manville pursuant to the Borough's most recently adopted Housing Element and Fair Share Plan.
- (2) Moreover, this Ordinance shall apply to all developments that contain low-and moderate-income housing units, including any currently unanticipated future developments that will provide low- and moderate-income housing units.
- (3) Any property in the Borough of Manville that is currently zoned for nonresidential uses and subsequently receives a zoning change or use variance or approval of a redevelopment plan to permit residential development, or that is currently zoned for residential uses and receives a zoning change or density variance or approval of a redevelopment plan to permit higher density residential development, provided such density is at least twice the density previously permitted, shall provide an affordable housing set-aside of 15% if the affordable units will be for rent and 20% if the affordable units will be for sale. No property shall be subdivided so as to avoid compliance with this requirement. Moreover, this provision governs municipal actions and shall not entitle any property owner or

developer to such action by the Borough. All affordable units created pursuant to this paragraph shall be governed by the provisions of this Ordinance.

D. Alternative Living Arrangements

- (1) The administration of an alternative living arrangement shall be in compliance with N.J.A.C. 5:93-5.8 and UHAC, with the following exceptions:
 - (a) Affirmative marketing (N.J.A.C. 5:80-26.15), provided, however, that the units or bedrooms may be affirmatively marketed by the provider in accordance with an alternative plan approved by the Court;
 - (b) Affordability average and bedroom distribution (N.J.A.C. 5:80-26.3).
- (2) With the exception of units established with capital funding through a 20-year operating contract with the Department of Human Services, Division of Developmental Disabilities, alternative living arrangements shall have at least 30 year controls on affordability in accordance with UHAC, unless an alternative commitment is approved by the Court.
- (3) The service provider for the alternative living arrangement shall act as the Administrative Agent for the purposes of administering the affirmative marketing and affordability requirements for the alternative living arrangement.

E. Phasing Schedule for Inclusionary Zoning

- (1) In inclusionary developments the following schedule shall be followed:

Maximum Percentage of Market-Rate Units Completed	Minimum Percentage of Low- and Moderate-Income Units Completed
25	0
25+1	10
50	50
75	75
90	100

F. New Construction

- (1) Low/Moderate Split and Bedroom Distribution of Affordable Housing Units:
 - (a) The fair share obligation shall be divided equally between low- and moderate-income units, except that where there is an odd number of affordable housing units, the extra unit shall be a low income unit. At least 13 percent of all restricted rental units shall be very low income units (affordable to a household earning 30 percent or less of regional median income by household size). The

very low income units shall be counted as part of the required number of low income units within the development.

- (b) In each affordable development, at least 50 percent of the restricted units within each bedroom distribution shall be very low or low-income units.
 - (c) Affordable developments that are not age-restricted shall be structured in conjunction with realistic market demands such that:
 - [1] The combined number of efficiency and one-bedroom units shall be no greater than 20 percent of the total low- and moderate-income units;
 - [2] At least 30 percent of all low- and moderate-income units shall be two bedroom units;
 - [3] At least 20 percent of all low- and moderate-income units shall be three bedroom units; and
 - [4] The remaining units may be allocated among two and three bedroom units at the discretion of the developer.
 - (d) Affordable developments that are age-restricted shall be structured such that the number of bedrooms shall equal the number of age-restricted low- and moderate-income units within the inclusionary development. This standard may be met by having all one-bedroom units or by having a two-bedroom unit for each efficiency unit.
- (2) Accessibility Requirements:
- (a) The first floor of all restricted townhouse dwelling units and all restricted units in all other multistory buildings shall be subject to the technical design standards of the Barrier Free SubCode, N.J.A.C. 5:23-7 and the following:
 - (b) All restricted townhouse dwelling units and all restricted units in other multistory buildings in which a restricted dwelling unit is attached to at least one other dwelling unit shall have the following features:
 - [1] An adaptable toilet and bathing facility on the first floor; and
 - [2] An adaptable kitchen on the first floor; and
 - [3] An interior accessible route of travel on the first floor; and
 - [4] An adaptable room that can be used as a bedroom, with a door or the casing for the installation of a door, on the first floor; and

- [5] If not all of the foregoing requirements in b.1) through b.4) can be satisfied, then an interior accessible route of travel must be provided between stories within an individual unit, but if all of the terms of paragraphs b.1) through b.4) above have been satisfied, then an interior accessible route of travel shall not be required between stories within an individual unit; and
- [6] An accessible entranceway as set forth at P.L. 2005, c. 350 (N.J.S.A. 52:27D-311a, et seq.) and the Barrier Free SubCode, N.J.A.C. 5:23-7, or evidence that Manville has collected funds from the developer sufficient to make 10 percent of the adaptable entrances in the development accessible:
 - [a] Where a unit has been constructed with an adaptable entrance, upon the request of a disabled person who is purchasing or will reside in the dwelling unit, an accessible entrance shall be installed.
 - [b] To this end, the builder of restricted units shall deposit funds within the Borough of Manville's Affordable Housing Trust Fund sufficient to install accessible entrances in 10 percent of the affordable units that have been constructed with adaptable entrances.
 - [c] The funds deposited under paragraph 6)b) above shall be used by the Borough of Manville for the sole purpose of making the adaptable entrance of an affordable unit accessible when requested to do so by a person with a disability who occupies or intends to occupy the unit and requires an accessible entrance.
 - [d] The developer of the restricted units shall submit a design plan and cost estimate to the Construction Official of the Borough of Manville for the conversion of adaptable to accessible entrances.
 - [e] Once the Construction Official has determined that the design plan to convert the unit entrances from adaptable to accessible meet the requirements of the Barrier Free SubCode, N.J.A.C. 5:23-7, and that the cost estimate of such conversion is reasonable, payment shall be made to the Borough's Affordable Housing Trust Fund in care of the Borough Treasurer who shall ensure that the funds are deposited into the Affordable Housing Trust Fund and appropriately earmarked.
- [7] Full compliance with the foregoing provisions shall not be required where an entity can demonstrate that it is "site impracticable" to meet the

requirements. Determinations of site impracticability shall be in compliance with the Barrier Free SubCode, N.J.A.C. 5:23-7.

(3) Design:

- (a) In inclusionary developments, to the extent possible, low- and moderate-income units shall be integrated with the market units.
- (b) In inclusionary developments, low- and moderate-income units shall have access to all of the same common elements and facilities as the market units.

(4) Maximum Rents and Sales Prices:

- (a) In establishing rents and sales prices of affordable housing units, the Administrative Agent shall follow the procedures set forth in UHAC, utilizing the most recently published regional weighted average of the uncapped Section 8 income limits published by HUD and the calculation procedures set forth in the Consent Order entered on December 16, 2016, by the Honorable Douglas K. Wolfson, JSC, in In the Matter of the Borough of East Brunswick for a Judgment of Compliance of its Third Round Housing Element and Fair Share Plan,
of
Docket No.: MID-L-004013-15.

- (b) The maximum rent for restricted rental units within each affordable development shall be affordable to households earning no more than 70 percent of median income, and the average rent for restricted rental units shall be affordable to households earning no more than 52 percent of median income.
- (c) The developers and/or municipal sponsors of restricted rental units shall establish at least one rent for each bedroom type for both low-income and moderate-income units, provided that at least 13 percent of all low- and moderate-income rental units shall be affordable to very low-income households, which very low-income units shall be part of the low-income requirement.
- (d) The maximum sales price of restricted ownership units within each affordable development shall be affordable to households earning no more than 70 percent of median income, and each affordable development must achieve an affordability average of 55 percent for restricted ownership units; in achieving this affordability average, moderate-income ownership units must be available for at least three different sales prices for each bedroom type, and low-income ownership units must be available for at least two different sales prices for each bedroom type.
- (e) In determining the initial sales prices and rent levels for compliance with the affordability average requirements for restricted units other than assisted living facilities and age-restricted developments, the following standards shall be used:

- [1] A studio shall be affordable to a one-person household;
 - [2] A one-bedroom unit shall be affordable to a one and one-half person household;
 - [3] A two-bedroom unit shall be affordable to a three-person household;
 - [4] A three-bedroom unit shall be affordable to a four and one-half person household; and
 - [5] A four-bedroom unit shall be affordable to a six-person household.
- (f) In determining the initial sales prices and rents for compliance with the affordability average requirements for restricted units in assisted living facilities and age-restricted developments, the following standards shall be used:
- [1] A studio shall be affordable to a one-person household;
 - [2] A one-bedroom unit shall be affordable to a one and one-half person household; and
 - [3] A two-bedroom unit shall be affordable to a two-person household or to two one-person households.
- (g) The initial purchase price for all restricted ownership units shall be calculated so that the monthly carrying cost of the unit, including principal and interest (based on a mortgage loan equal to 95 percent of the purchase price and the Federal Reserve H.15 rate of interest), taxes, homeowner and private mortgage insurance and condominium or homeowner association fees do not exceed 28 percent of the eligible monthly income of the appropriate size household as determined under N.J.A.C. 5:80-26.4, as may be amended and supplemented; provided, however, that the price shall be subject to the affordability average requirement of N.J.A.C. 5:80-26.3, as may be amended and supplemented.
- (h) The initial rent for a restricted rental unit shall be calculated so as not to exceed 30 percent of the eligible monthly income of the appropriate size household, including an allowance for tenant paid utilities, as determined under N.J.A.C. 5:80-26.4, as may be amended and supplemented; provided, however, that the rent shall be subject to the affordability average requirement of N.J.A.C. 5:80-26.3, as may be amended and supplemented.
- (i) The price of owner-occupied low- and moderate-income units may increase annually based on the percentage increase in the regional median income limit for each housing region. In no event shall the maximum resale price established by the Administrative Agent be lower than the last recorded purchase price.

- (j) The rents of very low-, low- and moderate-income units may be increased annually based on the permitted percentage increase in the Housing Consumer Price Index for the Northeast Urban Area. This increase shall not exceed nine percent in any one year. Rent increases for units constructed pursuant to low-income housing tax credit regulations shall be indexed pursuant to the regulations governing low- income housing tax credits.

G. Utilities

- (1) Affordable units shall utilize the same type of heating source as market units within an inclusionary development.
- (2) Tenant-paid utilities included in the utility allowance shall be set forth in the lease and shall be consistent with the utility allowance approved by HUD for the Section 8 program.

H. Occupancy Standards

In referring certified households to specific restricted units, the Administrative Agent shall, to the extent feasible and without causing an undue delay in the occupancy of a unit, strive to:

- (1) Provide an occupant for each bedroom;
- (2) Provide children of different sexes with separate bedrooms;
- (3) Provide separate bedrooms for parents and children; and
- (4) Prevent more than two persons from occupying a single bedroom.

I. Control Periods for Restricted Ownership Units and Enforcement Mechanisms

- (1) Control periods for restricted ownership units shall be in accordance with N.J.A.C. 5:80-26.5, as may be amended and supplemented, and each restricted ownership unit shall remain subject to the requirements of this Ordinance for a period of at least thirty (30) years, until Manville takes action to release the unit from such requirements; prior to such action, a restricted ownership unit must remain subject to the requirements of N.J.A.C. 5:80-26.1, as may be amended and supplemented.
- (2) The affordability control period for a restricted ownership unit shall commence on the date the initial certified household takes title to the unit.
- (3) Prior to the issuance of the initial certificate of occupancy for a restricted ownership unit and upon each successive sale during the period of restricted ownership, the Administrative Agent shall determine the restricted price for the unit and shall also determine the non-restricted, fair market value of the unit based on either an appraisal or the unit's equalized assessed value without the restrictions in place.

- (4) At the time of the initial sale of the unit, the initial purchaser shall execute and deliver to the Administrative Agent a recapture note obligating the purchaser (as well as the purchaser's heirs, successors and assigns) to repay, upon the first non-exempt sale after the unit's release from the restrictions set forth in this Ordinance, an amount equal to the difference between the unit's non-restricted fair market value and its restricted price, and the recapture note shall be secured by a recapture lien evidenced by a duly recorded mortgage on the unit.
- (5) The affordability controls set forth in this Ordinance shall remain in effect despite the entry and enforcement of any judgment of foreclosure with respect to restricted ownership units.
- (6) A restricted ownership unit shall be required to obtain a Continuing Certificate of Occupancy or a certified statement from the Construction Official stating that the unit meets all Code standards upon the first transfer of title following the removal of the restrictions provided under N.J.A.C. 5:80-26.5(a), as may be amended and supplemented.

J. Price Restrictions for Restricted Ownership Units, Homeowner Association Fees and Resale Prices

Price restrictions for restricted ownership units shall be in accordance with N.J.A.C. 5:80-26.1, as may be amended and supplemented, including:

- (1) The initial purchase price for a restricted ownership unit shall be approved by the Administrative Agent.
- (2) The Administrative Agent shall approve all resale prices, in writing and in advance of the resale, to assure compliance with the foregoing standards.
- (3) The master deeds of inclusionary developments shall provide no distinction between the condominium or homeowner association fees and special assessments paid by low- and moderate-income purchasers and those paid by market purchasers.
- (4) The owners of restricted ownership units may apply to the Administrative Agent to increase the maximum sales price for the unit on the basis of anticipated capital improvements. Eligible capital improvements shall be those that render the unit suitable for a larger household or the addition of a bathroom. See Section 13.

K. Buyer Income Eligibility

- (1) Buyer income eligibility for restricted ownership units shall be in accordance with N.J.A.C. 5:80-26.1, as may be amended and supplemented, such that low-income ownership units shall be reserved for households with a gross household income less than or equal to 50 percent of median income and moderate-income ownership units shall be

reserved for households with a gross household income less than 80 percent of median income.

- (2) Notwithstanding the foregoing, the Administrative Agent may, upon approval by the Borough Council, and subject to the Court's approval, permit a moderate-income purchaser to buy a low-income unit if and only if the Administrative Agent can demonstrate that there is an insufficient number of eligible low-income purchasers in the housing region to permit prompt occupancy of the unit and all other reasonable efforts to attract a low income purchaser, including pricing and financing incentives, have failed. Any such low-income unit that is sold to a moderate-income household shall retain the required pricing and pricing restrictions for a low-income unit.
- (3) A certified household that purchases a restricted ownership unit must occupy it as the certified household's principal residence and shall not lease the unit; provided, however, that the Administrative Agent may permit the owner of a restricted ownership unit, upon application and a showing of hardship, to lease the restricted unit to another certified household for a period not to exceed one year.
- (4) The Administrative Agent shall certify a household as eligible for a restricted ownership unit when the household is a low-income household or a moderate-income household, as applicable to the unit, and the estimated monthly housing cost for the particular unit (including principal, interest, taxes, homeowner and private mortgage insurance and condominium or homeowner association fees, as applicable) does not exceed 33 percent of the household's eligible monthly income.

L. Limitations on Indebtedness Secured by Ownership Unit; Subordination

- (1) Prior to incurring any indebtedness to be secured by a restricted ownership unit, the owner shall apply to the Administrative Agent for a determination in writing that the proposed indebtedness complies with the provisions of this Section, and the Administrative Agent shall issue such determination prior to the owner incurring such indebtedness.
- (2) With the exception of First Purchase Money Mortgages, neither an owner nor a lender shall at any time cause or permit the total indebtedness secured by a restricted ownership unit to exceed 95 percent of the maximum allowable resale price of the unit, as such price is determined by the Administrative Agent in accordance with N.J.A.C.5:80-26.6(b).

M. Capital Improvements To Ownership Units

- (1) The owners of restricted ownership units may apply to the Administrative Agent to increase the maximum sales price for the unit on the basis of capital improvements made since the purchase of the unit. Eligible capital improvements shall be those that render the unit suitable for a larger household or that add an additional bathroom. In no event shall the maximum sales price of an improved housing unit exceed the limits of affordability for the larger household.

- (2) Upon the resale of a restricted ownership unit, all items of property that are permanently affixed to the unit or were included when the unit was initially restricted (for example, refrigerator, range, washer, dryer, dishwasher, wall-to-wall carpeting) shall be included in the maximum allowable resale price. Other items may be sold to the purchaser at a reasonable price that has been approved by the Administrative Agent at the time of the signing of the agreement to purchase. The purchase of central air conditioning installed subsequent to the initial sale of the unit and not included in the base price may be made a condition of the unit resale provided the price, which shall be subject to 10-year, straight-line depreciation, has been approved by the Administrative Agent. Unless otherwise approved by the Administrative Agent, the purchase of any property other than central air conditioning shall not be made a condition of the unit resale. The owner and the purchaser must personally certify at the time of closing that no unapproved transfer of funds for the purpose of selling and receiving property has taken place at the time of or as a condition of resale.

N. Control Periods for Restricted Rental Units

- (1) Control periods for restricted rental units shall be in accordance with N.J.A.C. 5:80-26.11, as may be amended and supplemented, and each restricted rental unit shall remain subject to the requirements of this Ordinance for a period of at least 40 years, until Manville takes action to release the unit from such requirements. Prior to such action, a restricted rental unit must remain subject to the requirements of N.J.A.C. 5:80-26.1, as may be amended and supplemented.
- (2) Deeds of all real property that include restricted rental units shall contain deed restriction language. The deed restriction shall have priority over all mortgages on the property, and the deed restriction shall be filed by the developer or seller with the records office of the County of Somerset. A copy of the filed document shall be provided to the Administrative Agent within 30 days of the receipt of a Certificate of Occupancy.
- (3) A restricted rental unit shall remain subject to the affordability controls of this Ordinance despite the occurrence of any of the following events:
 - (a) Sublease or assignment of the lease of the unit;
 - (b) Sale or other voluntary transfer of the ownership of the unit; or
 - (c) The entry and enforcement of any judgment of foreclosure on the property containing the unit.

O. Rent Restrictions for Rental Units; Leases

- (1) A written lease shall be required for all restricted rental units and tenants shall be responsible for security deposits and the full amount of the rent as stated on the lease. A copy of the current lease for each restricted rental unit shall be provided to the Administrative Agent.

- (2) No additional fees or charges shall be added to the approved rent (except, in the case of units in an assisted living residence, to cover the customary charges for food and services) without the express written approval of the Administrative Agent.
- (3) Application fees (including the charge for any credit check) shall not exceed five percent of the monthly rent of the applicable restricted unit and shall be payable to the Administrative Agent to be applied to the costs of administering the controls applicable to the unit as set forth in this Ordinance.
- (4) No rent control ordinance or other pricing restriction shall be applicable to either the market units or the affordable units in any development in which at least 15% of the total number of dwelling units are restricted rental units in compliance with this Ordinance.

P. Tenant Income Eligibility

- (1) Tenant income eligibility shall be in accordance with N.J.A.C. 5:80-26.13, as may be amended and supplemented, and shall be determined as follows:
 - (a) Very low-income rental units shall be reserved for households with a gross household income less than or equal to 30 percent of the regional median household income by household size.
 - (b) Low-income rental units shall be reserved for households with a gross household income less than or equal to 50 percent of the regional median household income by household size.
 - (c) Moderate-income rental units shall be reserved for households with a gross household income less than 80 percent of the regional median household income by household size.
- (2) The Administrative Agent shall certify a household as eligible for a restricted rental unit when the household is a very low-income household, low-income household or a moderate-income household, as applicable to the unit, and the rent proposed for the unit does not exceed 35 percent (40 percent for age-restricted units) of the household's eligible monthly income as determined pursuant to N.J.A.C. 5:80-26.16, as may be amended and supplemented; provided, however, that this limit may be exceeded if one or more of the following circumstances exists:
 - (a) The household currently pays more than 35 percent (40 percent for households eligible for age-restricted units) of its gross household income for rent, and the proposed rent will reduce its housing costs;
 - (b) The household has consistently paid more than 35 percent (40 percent for households eligible for age-restricted units) of eligible monthly income for rent in the past and has proven its ability to pay;

- (c) The household is currently in substandard or overcrowded living conditions;
 - (d) The household documents the existence of assets with which the household proposes to supplement the rent payments; or
 - (e) The household documents reliable anticipated third-party assistance from an outside source such as a family member in a form acceptable to the Administrative Agent and the owner of the unit.
- (3) The applicant shall file documentation sufficient to establish the existence of the circumstances in 1.a. through 2.e. above with the Administrative Agent, who shall counsel the household on budgeting.

Q. Municipal Housing Liaison

- (1) The Borough of Manville shall appoint a specific municipal employee to serve as a Municipal Housing Liaison responsible for overseeing the Borough's affordable housing program, including overseeing the administration of affordability controls on the affordable units and the affirmative marketing of available affordable units in accordance with the Borough's Affirmative Marketing Plan; fulfilling monitoring and reporting requirements; and supervising Administrative Agent(s). Manville shall adopt an Ordinance creating the position of Municipal Housing Liaison and a Resolution appointing the person to fulfill the position of Municipal Housing Liaison. The Municipal Housing Liaison shall be appointed by the governing body and may be a full or part time municipal employee. The Municipal Housing Liaison shall be approved by the Court and shall be duly qualified through a training program sponsored by Affordable Housing Professionals of New Jersey before assuming the duties of Municipal Housing Liaison.
- (2) The Municipal Housing Liaison shall be responsible for oversight and administration of the affordable housing program for Manville, including the following responsibilities which may not be contracted out to the Administrative Agent:
- (a) Serving as Manville's primary point of contact for all inquiries from the State, affordable housing providers, Administrative Agents and interested households;
 - (b) Monitoring the status of all restricted units in Manville's Fair Share Plan;
 - (c) Compiling, verifying, submitting and posting all monitoring reports as required by the Court and by this Ordinance;
 - (d) Coordinating meetings with affordable housing providers and Administrative Agents, as needed; and
 - (e) Attending continuing education opportunities on affordability controls, compliance monitoring and affirmative marketing at least annually and more often as needed.

- (3) Subject to the approval of the Court, the Borough of Manville shall designate one or more Administrative Agent(s) to administer and to affirmatively market the affordable units constructed in the Borough in accordance with UHAC and this Ordinance. An Operating Manual for each affordable housing program shall be provided by the Administrative Agent(s) to be adopted by resolution of the governing body and subject to approval of the Court. The Operating Manual(s) shall be available for public inspection in the office of the Borough Clerk, in the office of the Municipal Housing Liaison, and in the office(s) of the Administrative Agent(s). The Municipal Housing Liaison shall supervise the work of the Administrative Agent(s).

R. Administrative Agent

An Administrative Agent shall be an independent entity serving under contract to and reporting to the municipality. The fees of the Administrative Agent shall be paid by the owners of the affordable units for which the services of the Administrative Agent are required. The Administrative Agent shall perform the duties and responsibilities of an Administrative Agent as set forth in UHAC, including those set forth in Sections 5:80-26.14, 16 and 18 thereof, which includes:

- (1) Affirmative Marketing:
- (a) Conducting an outreach process to affirmatively market affordable housing units in accordance with the Affirmative Marketing Plan of the Borough of Manville and the provisions of N.J.A.C. 5:80-26.15; and
 - (b) Providing counseling or contracting to provide counseling services to low- and moderate-income applicants on subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements, and landlord/tenant law.
- (2) Household Certification:
- (a) Soliciting, scheduling, conducting and following up on interviews with interested households;
 - (b) Conducting interviews and obtaining sufficient documentation of gross income and assets upon which to base a determination of income eligibility for a low- or moderate-income unit;
 - (c) Providing written notification to each applicant as to the determination of eligibility or non-eligibility;
 - (d) Requiring that all certified applicants for restricted units execute a certificate substantially in the form, as applicable, of either the ownership or rental certificates set forth in Appendices J and K of N.J.A.C. 5:80-26.1 et seq.;
 - (e) Creating and maintaining a referral list of eligible applicant households living in the housing region and eligible applicant households with members working in the housing region where the units are located;

- (f) Employing a random selection process as provided in the Affirmative Marketing Plan of the Borough of Manville when referring households for certification to affordable units; and
- (g) Notifying the following entities of the availability of affordable housing units in the Borough of Manville: Fair Share Housing Center, the New Jersey State Conference of the NAACP, the Latino Action Network, NORWESCAP, Supportive Housing Association, and the Central Jersey Housing Resource Center.
- the
- (3) Affordability Controls:
- (a) Furnishing to attorneys or closing agents forms of deed restrictions and mortgages for recording at the time of conveyance of title of each restricted unit;
- (b) Creating and maintaining a file on each restricted unit for its control period, including the recorded deed with restrictions, recorded mortgage and note, as appropriate;
- (c) Ensuring that the removal of the deed restrictions and cancellation of the mortgage note are effectuated and properly filed with the Somerset County Register of Deeds or Somerset County Clerk's office after the termination of the affordability controls for each restricted unit;
- (d) Communicating with lenders regarding foreclosures; and
- (e) Ensuring the issuance of Continuing Certificates of Occupancy or certifications pursuant to N.J.A.C. 5:80-26.10.
- (4) Resales and Rerentals:
- (a) Instituting and maintaining an effective means of communicating information between owners and the Administrative Agent regarding the availability of restricted units for resale or rental; and
- (b) Instituting and maintaining an effective means of communicating information to low- (or very low-) and moderate-income households regarding the availability of restricted units for resale or re-rental.
- (5) Processing Requests from Unit Owners:
- (a) Reviewing and approving requests for determination from owners of restricted units who wish to take out home equity loans or refinance during the term of their ownership that the amount of indebtedness to be incurred will not violate the terms of this Ordinance;

- (b) Reviewing and approving requests to increase sales prices from owners of restricted units who wish to make capital improvements to the units that would affect the selling price, such authorizations to be limited to those improvements resulting in additional bedrooms or bathrooms and the depreciated cost of central air conditioning systems;
 - (c) Notifying the municipality of an owner's intent to sell a restricted unit; and
 - (d) Making determinations on requests by owners of restricted units for hardship waivers.
- (6) Enforcement:
 - (a) Securing annually from the municipality a list of all affordable housing units for which tax bills are mailed to absentee owners, and notifying all such owners that they must either move back to their unit or sell it;
 - (b) Securing from all developers and sponsors of restricted units, at the earliest point of contact in the processing of the project or development, written acknowledgement of the requirement that no restricted unit can be offered, or in any other way committed, to any person, other than a household duly certified to the unit by the Administrative Agent;
 - (c) Posting annually, in all rental properties (including two-family homes), a notice as to the maximum permitted rent together with the telephone number of the Administrative Agent where complaints of excess rent or other charges can be made;
 - (d) Sending annual mailings to all owners of affordable dwelling units, reminding them of the notices and requirements outlined in N.J.A.C. 5:80-26.18(d)4;
 - (e) Establishing a program for diverting unlawful rent payments to the municipality's Affordable Housing Trust Fund; and
 - (f) Creating and publishing a written operating manual for each affordable housing program administered by the Administrative Agent, to be approved by the Borough Council and the Court, setting forth procedures for administering the affordability controls.
- (7) Additional Responsibilities:
 - (a) The Administrative Agent shall have the authority to take all actions necessary and appropriate to carry out its responsibilities hereunder.
 - (b) The Administrative Agent shall prepare monitoring reports for submission to the Municipal Housing Liaison in time to meet the Court-approved monitoring and

reporting requirements in accordance with the deadlines set forth in this Ordinance.

- (c) The Administrative Agent shall attend continuing education sessions on affordability controls, compliance monitoring, and affirmative marketing at least annually and more often as needed.

S. Affirmative Marketing Requirements

- (1) The Borough of Manville shall adopt by resolution an Affirmative Marketing Plan, subject to approval of the Court, that is compliant with N.J.A.C. 5:80-26.15, as may be amended and supplemented.
- (2) The Affirmative Marketing Plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age or number of children to housing units which are being marketed by a developer, sponsor or owner of affordable housing. The Affirmative Marketing Plan is intended to target those potentially eligible persons who are least likely to apply for affordable units in that region. It is a continuing program that directs marketing activities toward Housing Region 3 and is required to be followed throughout the period of restriction.
- (3) The Affirmative Marketing Plan shall provide a regional preference for all households that live and/or work in Housing Region 3, comprised of Somerset, Essex, Union and Warren Counties.
- (4) The municipality has the ultimate responsibility for adopting the Affirmative Marketing Plan and for the proper administration of the Affirmative Marketing Program, including initial sales and rentals and resales and rerentals. The Administrative Agent designated by the Borough of Manville shall implement the Affirmative Marketing Plan to assure the affirmative marketing of all affordable units.
- (5) In implementing the Affirmative Marketing Plan, the Administrative Agent shall provide a list of counseling services to low- and moderate-income applicants on subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements, and landlord/tenant law.
- (6) The Affirmative Marketing Plan shall describe the media to be used in advertising and publicizing the availability of housing. In implementing the Affirmative Marketing Plan, the Administrative Agent shall consider the use of language translations where appropriate.
- (7) The affirmative marketing process for available affordable units shall begin at least four months (120 days) prior to the expected date of occupancy.

- (8) Applications for affordable housing shall be available in several locations, including, at a minimum, the County Administration Building and/or the County Library for each county within the housing region; the municipal administration building and the municipal library in the municipality in which the units are located; and the developer's rental office. Applications shall be mailed to prospective applicants upon request.
- (9) In addition to other affirmative marketing strategies, the Administrative Agent shall provide specific notice of the availability of affordable housing units in Manville, and copies of the application forms, to the following entities: Fair Share Housing Center, the New Jersey State Conference of the NAACP, the Latino Action Network, NORWESCAP, the Supportive Housing Association, and the Central Jersey Housing Resource Center.
- (10) The costs of advertising and affirmative marketing of the affordable units shall be the responsibility of the developer, sponsor or owner.

T. Enforcement of Affordable Housing Regulations

- (1) Upon the occurrence of a breach of any of the regulations governing an affordable unit by an Owner, Developer or Tenant, the municipality shall have all remedies provided at law or equity, including but not limited to foreclosure, tenant eviction, a requirement for household recertification, acceleration of all sums due under a mortgage, recuperation of any funds from a sale in violation of the regulations, injunctive relief to prevent further violation of the regulations, entry on the premises, and specific performance.
- (2) After providing written notice of a violation to an Owner, Developer or Tenant of a low- or moderate-income unit and advising the Owner, Developer or Tenant of the penalties for such violations, the municipality may take the following action(s) against the Owner, Developer or Tenant for any violation that remains uncured for a period of 60 days after service of the written notice:
 - (a) The municipality may file a court action pursuant to N.J.S.A. 2A:58-11 alleging a violation or violations of the regulations governing the affordable housing unit. If the Owner, Developer or Tenant is adjudged by the Court to have violated any provision of the regulations governing affordable housing units the Owner, Developer or Tenant shall be subject to one or more of the following penalties, at the discretion of the Court:
 - [1] A fine of not more than \$500.00 per day or imprisonment for a period not to exceed 90 days, or both, provided that each and every day that the violation continues or exists shall be considered a separate and specific violation of these provisions and not a continuation of the initial offense;
 - [2] In the case of an Owner who has rented a low- or moderate-income unit in violation of the regulations governing affordable housing units, payment

into the Borough of Manville Affordable Housing Trust Fund of the gross amount of rent illegally collected;

- [3] In the case of an Owner who has rented a low- or moderate-income unit in violation of the regulations governing affordable housing units, payment of an innocent tenant's reasonable relocation costs, as determined by the Court.
- (b) The municipality may file a court action in the Superior Court seeking a judgment that would result in the termination of the Owner's equity or other interest in the unit, in the nature of a mortgage foreclosure. Any such judgment shall be enforceable as if the same were a judgment of default of the First Purchase Money Mortgage and shall constitute a lien against the low- or moderate-income unit.
 - [1] The judgment shall be enforceable, at the option of the municipality, by means of an execution sale by the Sheriff, at which time the low- and moderate-income unit of the violating Owner shall be sold at a sale price which is not less than the amount necessary to fully satisfy and pay off any First Purchase Money Mortgage and prior liens and the costs of the enforcement proceedings incurred by the municipality, including attorney's fees. The violating Owner shall have his right to possession terminated as well as his title conveyed pursuant to the Sheriff's sale.
 - [2] The proceeds of the Sheriff's sale shall first be applied to satisfy the First Purchase Money Mortgage lien and any prior liens upon the low- and moderate-income unit. The excess, if any, shall be applied to reimburse the municipality for any and all costs and expenses incurred in connection with either the court action resulting in the judgment of violation or the Sheriff's sale. In the event that the proceeds from the Sheriff's sale are insufficient to reimburse the municipality in full as aforesaid, the violating Owner shall be personally responsible for the full extent of such deficiency, in addition to any and all costs incurred by the municipality in connection with collecting such deficiency. In the event that a surplus remains after satisfying all of the above, such surplus, if any, shall be placed in escrow by the municipality for the Owner and shall be held in such escrow for a maximum period of two years or until such earlier time as the Owner shall make a claim with the municipality for such. Failure of the Owner to claim such balance within the two-year period shall automatically result in a forfeiture of such balance to the municipality. Any interest accrued or earned on such balance while being held in escrow shall belong to and shall be paid to the municipality, whether such balance shall be paid to the Owner or forfeited to the municipality.
 - [3] Foreclosure by the municipality due to violation of the regulations governing affordable housing units shall not extinguish the restrictions of the regulations governing affordable housing units as the same apply to the low- and moderate-income unit. Title shall be conveyed to the

purchaser at the Sheriff's sale, subject to the restrictions and provisions of the regulations governing the affordable housing unit. The Owner determined to be in violation of the provisions of this plan and from whom title and possession were taken by means of the Sheriff's sale shall not be entitled to any right of redemption.

- [4] If there are no bidders at the Sheriff's sale, or if insufficient amounts are bid to satisfy the First Purchase Money Mortgage and any prior liens, the municipality may acquire title to the low- and moderate-income unit by satisfying the First Purchase Money Mortgage and any prior liens and crediting the violating owner with an amount equal to the difference between the First Purchase Money Mortgage and any prior liens and costs of the enforcement proceedings, including legal fees and the maximum resale price for which the low- and moderate-income unit could have been sold under the terms of the regulations governing affordable housing units. This excess shall be treated in the same manner as the excess which would have been realized from an actual sale as previously described.
- [5] Failure of the low- and moderate-income unit to be either sold at the Sheriff's sale or acquired by the municipality shall obligate the Owner to accept an offer to purchase from any qualified purchaser which may be referred to the Owner by the municipality, with such offer to purchase being equal to the maximum resale price of the low- and moderate-income unit as permitted by the regulations governing affordable housing units.
- [6] The Owner shall remain fully obligated, responsible and liable for complying with the terms and restrictions of governing affordable housing units until such time as title is conveyed from the Owner.

U. Appeals

Appeals from all decisions of an Administrative Agent appointed pursuant to this Ordinance shall be filed in writing with the Court.

SECTION 2. REPEAL CHAPTER 4-28 OF THE CODE OF THE BOROUGH OF MANVILLE.

Section 4-48 entitled "Municipal Housing Liaison" shall be repealed.

SECTION 3. REPEAL SECTION 88-60.1 OF THE CODE OF THE BOROUGH OF MANVILLE.

Section 88-30.1 entitled "Growth Share Provisions" shall be repealed.

SECTION 4. REPEALER

All Ordinances or parts of Ordinances inconsistent herewith are repealed as to such inconsistencies.

SECTION 5. SEVERABILITY

If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

SECTION 6. EFFECTIVE DATE

This Ordinance shall take effect upon passage and publication as provided by law.

ATTEST:

BOROUGH OF MANVILLE

Maureen Ruane, Deputy Clerk

The Honorable Joseph Onderko, Mayor

Introduced: _____

Motion by: _____

Second by: _____

Introduction Roll Call:

Ayes:

Nayes:

Absent:

Abstain:

Adopted: _____

Motion by: _____

Second by: _____

Adoption Roll Call:

Ayes:

Nayes:

Absent:

Abstain:

I hereby certify the foregoing to be a true copy of an Ordinance adopted by the Mayor and Council at a meeting held on _____, 2025.

Maureen Ruane, Deputy Clerk

NOTICE

NOTICE IS HEREBY GIVEN, that the above Ordinance was introduced and passed on first reading at the Regular Business Meeting of the Governing Body of the Borough of Manville held in the Municipal Building on the _____ day of _____, 2025 and the same shall come up for public hearing at the Regular Business Meeting of the Governing Body to be held on the _____ day of _____, 2025, at ____ P.M., at which times any persons interested shall be given the opportunity to be heard concerning said Ordinance. Following the public hearing, said Ordinance shall be considered for final adoption.

Maureen Ruane, Deputy Clerk

Appendix 10

**BOROUGH OF MANVILLE
SOMERSET COUNTY, NEW JERSEY**

**RESOLUTION ADOPTING AN AFFIRMATIVE MARKETING PLAN FOR THE
BOROUGH OF MANVILLE**

WHEREAS, in accordance with applicable Council on Affordable Housing (“COAH”) regulations and the New Jersey Uniform Housing Affordability Controls (“UHAC”) N.J.A.C. 5:80-26, et seq., the Borough of Manville is required to adopt by resolution an Affirmative Marketing Plan to ensure that all affordable housing units created, including those created by rehabilitation are affirmatively marketed to very low, low and moderate income households, particularly those living and/or working within Housing Region 3, the Housing Region encompassing the Borough of Manville; and

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Borough of Manville, County of Somerset, State of New Jersey, do hereby adopt the following Affirmative Marketing Plan:

Affirmative Marketing Plan

- A. All affordable housing units in the Borough of Manville shall be marketed in accordance with the provisions herein unless otherwise provided in N.J.A.C. 5:93-1, et seq. This Affirmative Marketing Plan shall apply to all developments that contain or will contain very low, low or moderate-income units, including those that are part of the Township’s prior round Fair Share Plan and its current Fair Share Plan, and those that may be constructed in future developments not yet anticipated by the Fair Share Plan.
- B. The Affirmative Marketing Plan shall be implemented by an Administrative Agent designated by and/or under contract to the Borough of Manville. All the costs of advertising and affirmatively marketing affordable housing units shall be borne by the developers/sellers/owners of the affordable unit(s). The exception to this is that the cost of affirmatively marketing the Market to Affordable and/or Accessory Apartment Program may be borne by the Borough, at the Borough’s discretion.
- C. In implementing the Affirmative Marketing Plan, the Administrative Agent, acting on behalf of the Borough, shall undertake all the following strategies:
 - 1. Review, approve and ensure that the developers/sellers/owners publish at least one advertisement in a newspaper of general circulation within the housing region.
 - 2. Broadcast of one advertisement by a radio or television station broadcasting throughout the housing region.
 - 3. At least one additional regional marketing strategy using one of the other sources listed in the attached plan.

- D. The Affirmative Marketing Plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age or number of children to housing units which are being marketed by a developer or sponsor of affordable housing. The Affirmative Marketing Plan is also intended to target those potentially eligible persons who are least likely to apply for affordable units in that region. It is a continuing program that directs all marketing activities toward Housing Region 3 in which the Borough is located and covers the entire period of deed restriction for each restricted housing unit.

ATTACHMENT A

AFFIRMATIVE FAIR HOUSING MARKETING PLAN

For Affordable Housing in (REGION 3)

I. APPLICANT AND PROJECT INFORMATION

(Complete Section I individually for all developments or programs within the municipality.)

1a. Administrative Agent Name, Address, Phone Number		1b. Development or Program Name, Address	
1c. Number of Affordable Units: Number of Rental Units: Number of For-Sale Units:	1d. Price or Rental Range From To	1e. State and Federal Funding Sources (if any)	
1f. <input type="checkbox"/> Age Restricted <input type="checkbox"/> Non-Age Restricted	1g. Approximate Starting Dates Advertising: _____ Occupancy: _____		
1h. County Hunterdon, Middlesex, Somerset		1i. Census Tract(s):	
1j. Managing/Sales Agent's Name, Address, Phone Number			
1k. Application Fees (if any):			

(Sections II through IV should be consistent for all affordable housing developments and programs within the municipality. Sections that differ must be described in the approved contract between the municipality and the administrative agent and in the approved Operating Manual.)

II. RANDOM SELECTION

2. Describe the random selection process that will be used once applications are received.
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III. MARKETING

3a. Direction of Marketing Activity: (indicate which group(s) in the housing region are least likely to apply for the housing without special outreach efforts because of its location and other factors)

☐ White (non-Hispanic) ☒ Black (non-Hispanic) ☒ Hispanic ☐ American Indian or Alaskan Native
☒ Asian or Pacific Islander ☐ Other group:

3b. Commercial Media (required) (Check all that applies)

	DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL NEWSPAPER(S)	CIRCULATION AREA
TARGETS ENTIRE COAH REGION 3			
Daily Newspaper			
<input type="checkbox"/>		Star-Ledger	
TARGETS PARTIAL COAH REGION 3			
Daily Newspaper			
<input type="checkbox"/>		Home News Tribune	Middlesex, Somerset, Union
<input type="checkbox"/>		Courier News	Somerset and Hunterdon
<input checked="" type="checkbox"/>		Express Time	Lehigh Valley
Weekly Newspaper			
<input type="checkbox"/>		Beacon	Hunterdon
<input type="checkbox"/>		Delaware Valley News	Hunterdon
<input checked="" type="checkbox"/>		Hunterdon County Democrat / Hunterdon Observer	Hunterdon
<input type="checkbox"/>		Hunterdon Review	Hunterdon
<input type="checkbox"/>		Amboy Beacon	Middlesex
<input type="checkbox"/>		Colonia Corner	Middlesex
<input type="checkbox"/>		Cranbury Press	Middlesex
<input type="checkbox"/>		East Brunswick Sentinel	Middlesex
<input type="checkbox"/>		Edison Sentinel	Middlesex
<input type="checkbox"/>		South Brunswick Post	Middlesex
<input type="checkbox"/>		South Plainfield Observer	Middlesex
<input type="checkbox"/>		Suburban, The	Middlesex
<input type="checkbox"/>		Princeton Packet	Middlesex, Somerset
<input type="checkbox"/>		Sentinel, The	Middlesex, Somerset
<input type="checkbox"/>		Atom Tabloid & Citizen Gazette	Middlesex, Union

<input type="checkbox"/>		Parsippany Life	Morris
<input type="checkbox"/>		Echoes Sentinel	Morris, Somerset
<input type="checkbox"/>		Bernardsville News	Somerset
<input type="checkbox"/>		Branchburg News	Somerset
<input type="checkbox"/>		Chronicle	Somerset
<input type="checkbox"/>		Hills-Bedminster Press	Somerset
<input type="checkbox"/>		Hillsborough Beacon	Somerset
<input type="checkbox"/>		Manville News	Somerset
<input type="checkbox"/>		Messenger-Gazette	Somerset
<input type="checkbox"/>		Reporter	Somerset
<input type="checkbox"/>		Somerset Spectator	Somerset
Monthly Newspaper			
<input type="checkbox"/>		About Our Town/Community News	Middlesex, Somerset
	DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL TV STATION(S)	CIRCULATION AREA AND/OR RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE
TARGETS ENTIRE COAH REGION 3			
<input type="checkbox"/>		2 WCBS-TV CBS Broadcasting, Inc.	
<input type="checkbox"/>		3 KYW-TV CBS Broadcasting, Inc.	
<input type="checkbox"/>		4 WNBC NBC Telemundo License Co. (General Electric)	
<input type="checkbox"/>		5 WNYW Fox Television Stations, Inc. (News Corp.)	
<input type="checkbox"/>		6 WPVI-TV American Broadcasting Companies, Inc. (Walt Disney)	
<input type="checkbox"/>		7 WABC-TV American Broadcasting Companies, Inc. (Walt Disney)	
<input type="checkbox"/>		9 WWOR-TV Fox Television Stations, Inc. (News Corp.)	
<input type="checkbox"/>		10 WCAU NBC Telemundo License Co. (General Electric)	
<input type="checkbox"/>		11 WPIX WPIX, Inc. (Tribune)	
<input type="checkbox"/>		12 WHYY-TV WHYY, Inc.	
<input type="checkbox"/>		13 WNET Educational Broadcasting Corporation	

<input type="checkbox"/>		17 WPHL-TV Tribune Company	
<input type="checkbox"/>		31 WPXN-TV Paxson Communications License Company, LLC	
<input type="checkbox"/>		35 WYBE Independence Public Media Of Philadelphia, Inc.	
<input type="checkbox"/>		39 WLVT-TV Lehigh Valley Public Telecommunications Corp.	
<input type="checkbox"/>		41 WXTV WXTV License Partnership, G.P. (Univision Communications, Inc.)	
<input type="checkbox"/>		48 WGTW-TV Trinity Broadcasting Network	
<input type="checkbox"/>		50 WNJN New Jersey Public Broadcasting Authority	
<input type="checkbox"/>		52 WNJT New Jersey Public Broadcasting Authority	
<input type="checkbox"/>		57 WPSG CBS Broadcasting, Inc.	
<input type="checkbox"/>		58 WNJB New Jersey Public Broadcasting Authority	
<input type="checkbox"/>		61 WPPX Paxson Communications License Company, LLC	
<input type="checkbox"/>		63 WMBC-TV Mountain Broadcasting Corporation	
<input type="checkbox"/>		65 WUVP-TV Univision Communications, Inc.	
<input type="checkbox"/>		68 WFUT-TV Univision New York, LLC	Spanish
TARGETS PARTIAL COAH REGION 3			
<input type="checkbox"/>		16 WNEP-TV New York Times Co.	Hunterdon
<input type="checkbox"/>		46 W46BL Maranatha Broadcasting Company, Inc.	Hunterdon
<input type="checkbox"/>		51 WTVE Reading Broadcasting, Inc.	Hunterdon (Christian)
<input type="checkbox"/>		25 W25BB New Jersey Public Broadcasting Authority	Hunterdon, Middlesex
<input type="checkbox"/>		22 WYOU Nexstar Broadcasting, Inc.	Hunterdon, Somerset
<input type="checkbox"/>		28 WBRE-TV Nexstar Broadcasting, Inc.	Hunterdon, Somerset
<input type="checkbox"/>		44 WVIA-TV Ne Pa Ed TV Association	Hunterdon, Somerset
<input type="checkbox"/>		56 WOLF-TV Wolf License Corp.	Hunterdon, Somerset
<input type="checkbox"/>		60 WBPB-TV Sonshine Family Television Corp.	Hunterdon, Somerset

<input type="checkbox"/>		69 WFMZ-TV Maranatha Broadcasting Company, Inc.	Hunterdon, Somerset
<input type="checkbox"/>		29 WTXF-TV Fox Television Stations, Inc. (News Corp.)	Middlesex, Somerset
<input type="checkbox"/>		47 WNJU NBC Telemundo License Co. (General Electric)	Middlesex, Somerset
<input type="checkbox"/>		66 WFME-TV Family Stations of New Jersey, Inc.	Middlesex, Somerset (Christian)
<input type="checkbox"/>		25 WNYE-TV New York City Dept. of Info., Technology & Telecommunications	Somerset

	DURATION & FREQUENCY OF OUTREACH	NAMES OF CABLE PROVIDER(S)	BROADCAST AREA
TARGETS PARTIAL COAH REGION 3			
<input type="checkbox"/>		Comcast of Northwest NJ, Southeast Pennsylvania	Partial Hunterdon
<input type="checkbox"/>		Patriot Media & Communications	Partial Hunterdon, Somerset
<input type="checkbox"/>		Service Electric Cable TV of Hunterdon	Partial Hunterdon
X		Cablevision of Raritan Valley	Partial Middlesex, Somerset
X		Comcast of Central NJ, NJ (Union System)	Partial Middlesex
<input type="checkbox"/>		Comcast of Plainfield	Partial Middlesex, Somerset

	DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL RADIO STATION(S)	BROADCAST AREA AND/OR RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE
TARGETS ENTIRE COAH REGION 3			
AM			
<input type="checkbox"/>		WFAN 660	
X		WOR 710	
<input type="checkbox"/>		WABC 770	
X		WCBS 880	
<input type="checkbox"/>		WBBR 1130	
<input type="checkbox"/>		WWTR 1170	
<input type="checkbox"/>		WTTM 1680	Spanish, Asian, etc.
FM			
<input type="checkbox"/>		WFNY-FM 92.3	
<input type="checkbox"/>		WPAT-FM 93.1	Spanish

<input type="checkbox"/>		WNYC-FM 93.9	
<input type="checkbox"/>		WPST 94.5	
<input type="checkbox"/>		WFME 94.7	
<input type="checkbox"/>		WPLJ 95.5	
<input type="checkbox"/>		WQXR-FM 96.3	
<input type="checkbox"/>		WQHT 97.1	
<input type="checkbox"/>		WSKQ-FM 97.9	Spanish
<input type="checkbox"/>		WRKS 98.7	
<input type="checkbox"/>		WAWZ 99.1	Christian
<input type="checkbox"/>		WBAI 99.5	
<input type="checkbox"/>		WPHI-FM 100.3	
<input type="checkbox"/>		WCBS-FM 101.1	
X		WKXW-FM 101.5	
<input type="checkbox"/>		WQCD 101.9	
<input type="checkbox"/>		WNEW 102.7	
<input type="checkbox"/>		WPRB 103.3	
<input type="checkbox"/>		WKTU 103.5	
<input type="checkbox"/>		WWPR-FM 105.1	
<input type="checkbox"/>		WDAS-FM 105.3	
<input type="checkbox"/>		WLTW 106.7	
TARGETS PARTIAL COAH REGION 3			
AM			
<input type="checkbox"/>		WFIL 560	Hunterdon
<input type="checkbox"/>		WIP 610	Hunterdon
<input type="checkbox"/>		WAEB 790	Hunterdon
<input type="checkbox"/>		WCHR 1040	Hunterdon
<input type="checkbox"/>		WGPA 1100	Hunterdon
<input type="checkbox"/>		WEEX 1230	Hunterdon
<input type="checkbox"/>		WKAP 1470	Hunterdon
<input type="checkbox"/>		WRNJ 1510	Hunterdon

<input type="checkbox"/>		WWJZ 640	Hunterdon, Middlesex
<input type="checkbox"/>		WPHY 920	Hunterdon, Middlesex
<input type="checkbox"/>		WPHT 1210	Hunterdon, Middlesex
<input type="checkbox"/>		WBUD 1260	Hunterdon, Middlesex
<input type="checkbox"/>		WMCA 570	Middlesex (Christian)
<input type="checkbox"/>		WIMG 1300	Middlesex
<input type="checkbox"/>		WCTC 1450	Middlesex, Somerset
FM			
<input type="checkbox"/>		WRTI 90.1	Hunterdon
<input type="checkbox"/>		WCVH 90.5	Hunterdon
<input type="checkbox"/>		WHYY-FM 90.9	Hunterdon
<input type="checkbox"/>		WXTU 92.5	Hunterdon
<input type="checkbox"/>		WAEB-FM 104.1	Hunterdon
<input type="checkbox"/>		WFKB 107.5	Hunterdon
<input type="checkbox"/>		WMMR 93.3	Hunterdon, Middlesex
<input type="checkbox"/>		WYSP 94.1	Hunterdon, Middlesex
<input type="checkbox"/>		WBEN-FM 95.7	Hunterdon, Middlesex
<input type="checkbox"/>		WRDW-FM 96.5	Hunterdon, Middlesex
<input type="checkbox"/>		WOGL 98.1	Hunterdon, Middlesex
<input type="checkbox"/>		WUSL 98.9	Hunterdon, Middlesex
<input type="checkbox"/>		WIOQ 102.1	Hunterdon, Middlesex
<input type="checkbox"/>		WMGK 102.9	Hunterdon, Middlesex
<input type="checkbox"/>		WJJZ 106.1	Hunterdon, Middlesex
<input type="checkbox"/>		WKDN 106.9	Hunterdon, Middlesex (Christian)
<input type="checkbox"/>		WAXQ 104.3	Hunterdon, Middlesex, Somerset
<input type="checkbox"/>		WNTI 91.9	Hunterdon, Somerset
<input type="checkbox"/>		WZZO 95.1	Hunterdon, Somerset
<input type="checkbox"/>		WCTO 96.1	Hunterdon, Somerset
<input type="checkbox"/>		WLEV 100.7	Hunterdon, Somerset
<input type="checkbox"/>		WNJT-FM 88.1	Middlesex
<input type="checkbox"/>		WRSU-FM 88.7	Middlesex

<input type="checkbox"/>		WWFM 89.1	Middlesex
<input type="checkbox"/>		WWPH 107.9	Middlesex
<input type="checkbox"/>		WDVR 89.7	Middlesex, Somerset
<input type="checkbox"/>		WVPH 90.3	Middlesex, Somerset
<input type="checkbox"/>		WMGQ 98.3	Middlesex, Somerset
<input type="checkbox"/>		WBLS 107.5	Middlesex, Somerset
3c. Other Publications (such as neighborhood newspapers, religious publications, and organizational newsletters) (Check all that applies)			
	NAME OF PUBLICATIONS	OUTREACH AREA	RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE
TARGETS ENTIRE COAH REGION 3			
Weekly			
	Nuestra Comunidad	Central/South Jersey	Spanish-Language
Monthly			
<input type="checkbox"/>	Sino Monthly	North Jersey/NYC area	Chinese-American
TARGETS PARTIAL COAH REGION 3			
Daily			
<input type="checkbox"/>	24 Horas	Bergen, Essex, Hudson, Middlesex, Passaic, Union Counties	Portuguese-Language
Weekly			
<input type="checkbox"/>	Arab Voice Newspaper	North Jersey/NYC area	Arab-American
<input type="checkbox"/>	Catholic Advocate, The	Essex County area	Catholic
<input type="checkbox"/>	La Voz	Hudson, Union, Middlesex Counties	Cuban community
<input type="checkbox"/>	Amerika Magyar Nepszava (American Hungarian Peoples' Voice)	Central/North Jersey	Hungarian-Language
<input type="checkbox"/>	New Jersey Jewish News	Northern and Central New Jersey	Jewish
<input type="checkbox"/>	Nuestra Comunidad	Central/South Jersey	Spanish-Language
<input type="checkbox"/>	Desi NJ	Central Jersey	South Asian
<input type="checkbox"/>	Ukrainian Weekly	New Jersey	Ukrainian Community
3d. Employer Outreach (names of employers throughout the housing region that can be contacted to post advertisements and distribute flyers regarding available affordable housing) (Check all that applies)			
DURATION & FREQUENCY OF OUTREACH	NAME OF EMPLOYER/COMPANY	LOCATION	

Hunterdon County			
<input checked="" type="checkbox"/>		Merck & Co.	1 Merck Dr., Whitehouse Station
<input type="checkbox"/>		Hunterdon Medical Center	2100 Wescott Drive, Flemington, NJ 08822
<input type="checkbox"/>		Foster Wheeler	Perryville Corporate Park, Clinton, NJ 08809-4000
<input checked="" type="checkbox"/>		Chubb Insurance Co.	202 Halls Mill Rd., Whitehouse Station, NJ 08889
<input type="checkbox"/>		Exxon-Mobil Research & Engineering	1545 US Highway 22 E., Annandale, NJ 08801
<input checked="" type="checkbox"/>		New York Life	110 Cokesbury Rd, Lebanon
Middlesex County			
<input type="checkbox"/>		Bristol-Myers Squibb	1 Squibb Dr, New Brunswick, NJ 08901
<input checked="" type="checkbox"/>		Merrill Lynch & Company	800 Scudders Mill Rd, Plainsboro
<input type="checkbox"/>		Johnson & Johnson	1 Johnson & Johnson Plaza, New Brunswick
<input type="checkbox"/>		Prudential Insurance Company	44 Stelton Rd. # 130, Piscataway
<input type="checkbox"/>		Robert Wood Johnson University Hospital	1 Robert Wood Johnson Pl., New Brunswick, NJ 08901
<input type="checkbox"/>		Silverline Building Products	207 Pond Ave, Middlesex, NJ 08846
<input type="checkbox"/>		St. Peter's University Hospital	254 Easton Ave., New Brunswick
<input type="checkbox"/>		Telecordia Technology	444 Hoes Ln., Piscataway
<input type="checkbox"/>		J.F.K. Medical Center	65 James Street, Edison, NJ 08818
<input type="checkbox"/>		Raritan Bay Medical Center	530 New Brunswick Av., Perth Amboy, NJ 08861
<input type="checkbox"/>		Amerada Hess Corporation	405 Main St., Woodbridge and 679 Convery Blvd., Perth Amboy
<input type="checkbox"/>		Dow Jones & Company	54 Eddington Ln., Monroe Twp
<input type="checkbox"/>		Siemens AG	755 College Rd. E., Princeton
<input checked="" type="checkbox"/>		AT&T	1 Highway Ter., Edison
<input type="checkbox"/>		Engelhardt Corporation	101 Wood Ave. S., Metuchen
Somerset County			
<input type="checkbox"/>		AT&T	1414 Campbell St., Rahway
<input type="checkbox"/>		ABC Limousine	574 Ferry St., Newark
<input type="checkbox"/>		Bloomberg LP	1350 Liberty Ave., Hillside
<input type="checkbox"/>		Courier News	1091 Lousons Road, PO Box 271, Union, NJ
<input type="checkbox"/>		Emcore Corp.	800 Rahway Ave. Union, NJ
<input type="checkbox"/>		Ethicon, Inc.	1515 West Blancke Street, Bldgs 1501 and 1525, Linden, NJ

<input type="checkbox"/>		Fedders Corp.	27 Commerce Drive, Cranford, NJ
<input type="checkbox"/>		ICI Americas, Inc.	450 West First Ave., Roselle, NJ
<input type="checkbox"/>		ITW Electronic Component Packaging	600 Mountain Ave., Murray Hill, NJ
<input checked="" type="checkbox"/>		Johnson & Johnson	1 Merck Drive, PO Box 2000 (RY60-200E), Rahway, NJ
<input type="checkbox"/>		Tekni-Plex, Inc.	865 Stone Street, Rahway, NJ
		Ortho-Clinical Diagnostics, Inc.	1401 Park Ave. South, Linden
<input type="checkbox"/>		Hooper Holmes, Inc.	170 Mount Airy Rd., Basking Ridge, NJ 07920

3e. Community Contacts (names of community groups/organizations throughout the housing region that can be contacted to post advertisements and distribute flyers regarding available affordable housing)

Name of Group/Organization	Outreach Area	Racial/Ethnic Identification of Readers/Audience	Duration & Frequency of Outreach
Fair Share Housing Center	Statewide	All	
Norwescap	Northwest NJ	All	
Central Jersey Housing Resource Center	Central NJ	All	

IV. APPLICATIONS

Applications for affordable housing for the above units will be available at the following locations:	
4a. County Administration Buildings and/or Libraries for all counties in the housing region (list county building, address, contact person) (Check all that applies)	
<input type="checkbox"/>	BUILDING
<input type="checkbox"/>	LOCATION
<input type="checkbox"/>	Middlesex County Administration Bldg.
<input type="checkbox"/>	75 Bayard Lane, New Brunswick, NJ 08903
<input type="checkbox"/>	Somerset County Admin. Bldg.
<input type="checkbox"/>	20 Grove Street, Somerville, NJ 08876
<input type="checkbox"/>	Somerset County Library Headquarters
<input type="checkbox"/>	1 Vogt Drive, Bridgewater, NJ 08807
<input type="checkbox"/>	Hunterdon County Library Headquarters
<input type="checkbox"/>	314 State Highway 12, Flemington, NJ 08822
4b. Municipality in which the units are located (list municipal building and municipal library, address, contact person)	
Clinton Town Municipal Building, 43 Leigh Street, Clinton NJ 08809	
4c. Sales/Rental Office for units (if applicable)	

V. CERTIFICATIONS AND ENDORSEMENTS

I hereby certify that the above information is true and correct to the best of my knowledge. I understand that knowingly falsifying the information contained herein may affect the (select one: Municipality's COAH substantive certification or DCA Balanced Housing Program funding or HMFA UHORP/MONI funding).

Name (Type or Print)

Title/Municipality

Signature

Date

Appendix 11

Borough of Manville, NJ
Sunday, June 1, 2025

Chapter 33. Affordable Housing

Article 1. Affordable Housing Redevelopment Fees

§ 33-101. PURPOSE.

[Ord. No. 2021-1262, 6-14-2021^[1]]

In *Holmdel Builder's Association v. Holmdel Township*, 121 N.J. 550 (1990), the New Jersey Supreme Court determined that mandatory development fees are authorized by the Fair Housing Act of 1985, N.J.S.A. 52:27d-301 et seq., and the State Constitution, subject to the Council on Affordable Housing's (COAH's) adoption of rules. This article establishes standards for the collection, maintenance, and expenditure of development fees pursuant to COAH's rules. Fees collected pursuant to this article shall be used for the sole purpose of providing low- and moderate-income housing. This article shall be interpreted within the framework of COAH's rules on development fees.

[1] *Editor's Note: This ordinance also provided for the repeal of Ord. Nos. 2007-1747 and 2009-1075.*

§ 33-102. DEFINITIONS.

[Ord. No. 2021-1262, 6-14-2021]

The following terms, as used in this article, shall have the following meanings:

DEVELOPMENT FEE

Funds paid by an individual, person, partnership, association, company or corporation for the improvement of property as provided by this article.

EQUALIZED ASSESSED VALUE

The value of a property determined by the Municipal Tax Assessor through a process designed to ensure that all property in a municipality is assessed at the same assessment ratio or ratios required by law. Estimates at the time of issuance of a building permit may be obtained utilizing estimates for construction cost. Final equalized assessed value will be determined at project completion by the Municipal Tax Assessor.

§ 33-103. RESIDENTIAL DEVELOPMENT FEES.

[Ord. No. 2021-1262, 6-14-2021]

Unless authorized by future changes in state law and adoption of a future ordinance by the Mayor and Council of the Borough of Manville incorporating any such future changes, no affordable housing fees shall be imposed on residential development in the Borough.

§ 33-104. NONRESIDENTIAL DEVELOPMENT FEES.

[Ord. No. 2021-1262, 6-14-2021]

- a. Developers within all zoning districts shall pay a fee of 2.5% of the equalized assessed value for all nonresidential development.
- b. If an increase in floor area ratio is approved pursuant to N.J.S.A. 40:55D-70d(4), then the additional floor area realized (above what is permitted by right under the existing zoning) will incur an additional development fee of 2.5% (thus 5% total) of the equalized assessed value for such increased floor ratio. However, if the zoning on a site has changed during the two-year period preceding the filing of such a variance application, then the base floor area for the purposes of calculating the bonus development fee shall be the highest floor area permitted by right during the two-year period preceding the filing of the variance application.
- c. In addition to nonresidential new construction, the 2.5% development fee shall be imposed and collected when an existing structure is expanded and the equalized assessed value is increased as a result of such expansion. The development fee of 2.5% shall not apply to an increase in equalized assessed value resulting from alterations, renovations and repairs within the existing footprint of the structure.
- d. The nonresidential portion of a mixed-use inclusionary or market-rate development shall be subject to the 2.5% development fee.
- e. Development fees shall be imposed and collected when an existing structure is demolished and replaced. The development fee of 2.5% shall be calculated on the difference between the equalized assessed value of the preexisting nonresidential land and improvements and the equalized assessed value of the nonresidential portion of the newly improved structure, i.e., nonresidential land and improvements, and such calculation shall be made at the time a final certificate of occupancy is issued. If the calculation required under this section results in a negative number, the nonresidential development fee shall be zero.

§ 33-105. EXEMPTIONS.

[Ord. No. 2021-1262, 6-14-2021]

- a. Developments that have received preliminary or final approval prior to the imposition of a municipal development fee shall be exempt from development fees unless the developer seeks a substantial change in the approval.
- b. All nonresidential construction of buildings or structures on property used by churches, synagogues, mosques, and other houses of worship, and property used for educational purposes, which are tax-exempt pursuant to N.J.S.A. 54:4-3.6, shall be exempt from the imposition of a nonresidential development fee pursuant to this article, provided that the property continues to maintain its tax exempt status under that statute for a period of at least three years from the date of issuance of the certificate of occupancy.
- c. In addition, any property exempted by state law, including as set forth at N.J.S.A. 40:55D-8.4, may be exempt from the imposition of a nonresidential development fee, as specified in Form N-RDF, State of New Jersey Non-Residential Development Certification/Exemption, or such other forms or regulations as may be applicable. Any exemption claimed by a developer shall be substantiated by that developer.
- d. A developer of a nonresidential development exempted from the nonresidential development fee pursuant to this section shall be subject to it at such time the basis for the exemption set forth in this subsection no longer applies (by way of example, if a previously exempt building is no longer used for a religious or educational purpose), and shall make the payment of the nonresidential development fee within six months of such event, or prior to the issuance of the final certificate of occupancy of such nonresidential development.
- e. Any exemption claimed by a developer shall be substantiated by that developer, who shall have the burden of proof in showing entitlement to the claimed exemption.

§ 33-106. COLLECTION OF FEES.

[Ord. No. 2021-1262, 6-14-2021]

- a. Prior to requesting a building permit, the developer shall submit to the Tax Assessor a request for a calculation of the development fee amount. The amount of the development fee shall be calculated based upon the difference in the equalized assessed value of the property before and after the development activity which is subject to the development fee.
- b. Fifty percent of the development fee must be paid prior to the issuance of the building permit, and the balance prior to the issuance of a certificate of occupancy (CO). Payment shall be made directly to the Treasurer, State of New Jersey, as set forth in § 33-107 of this article. The amount of the development fee shall be based initially on an estimate by the Tax Assessor of the increase in equalized assessed value attributable to the improvements to be constructed.
- c. The remaining portion of the development fee must be paid prior to the issuance of the CO. At that time the Tax Assessor shall calculate the actual equalized assessed value, which may differ from the estimate provided prior to the issuance of the building permit. The amount of the fee will at that time be recalculated, and the developer shall be responsible for paying the difference between the development free amount and the amount paid prior to issuance of the building permit.
- d. No building permit or certificate of occupancy shall be issued unless or until such development fee, as set forth above, has been paid to the Treasurer, State of New Jersey, in accord with § 33-107 of this article, and a receipt of payment provided to the Borough.

§ 33-107. COLLECTION PROCEDURES.

[Ord. No. 2021-1262, 6-14-2021]

- a. Upon the granting of a preliminary, final or other applicable approval for a development, the approving authority or entity shall notify or direct its staff to notify the Construction Official responsible for the issuance of a construction permit.
- b. The developer shall also be provided with a copy of Form N-RDF, State of New Jersey Non-Residential Development Certification/Exemption, to be completed as per the instructions provided. The developer of a nonresidential development shall complete Form N-RDF as per the instructions provided. The Construction Official shall verify the information submitted by the nonresidential developer as per the instructions provided in the Form N-RDF. The Tax Assessor shall verify any exemptions and prepare estimated and final assessments as per the instructions provided in Form N-RDF.
- c. The Construction Official responsible for the issuance of a construction permit shall notify the Township Tax Assessor of the issuance of the first construction permit for a development which is subject to a development fee.
- d. Within 90 days of receipt of such notification, the Township Tax Assessor shall prepare an estimate of the equalized assessed value of the development based on the plans filed.
- e. The Construction Official responsible for the issuance of a final certificate of occupancy shall notify the Township Tax Assessor of any and all requests for the scheduling of a final inspection on a property which is subject to a development fee.
- f. Within 10 business days of a request for the scheduling of a final inspection, the Township Tax Assessor shall confirm or modify the previously estimated equalized assessed value of the improvements associated with the development; calculate the development fee; and thereafter notify the developer of the amount of the fee.

- g. Should the Borough fail to determine or notify the developer of the amount of the development fee within 10 business days of the request for final inspection, the developer may estimate the amount due and pay that estimated amount consistent with the dispute process set forth in Subsection **b** of Section 37 of P.L. 2008, c. 46 (N.J.S.A. 40:55D-8.6).
- h. Prior to the issuance of a building permit, the developer shall pay 50% of the calculated development fee, by payment of same to the Treasurer, State of New Jersey, and submitting same to the Office of Local Planning Services, New Jersey Department of Community Affairs, for deposit into the New Jersey Affordable Housing Trust Fund established pursuant to Section 20 of P.L. 1985, c. 222 (N.J.S.A. 52:27D-320) in accord with Form N-RDF, and obtaining from the state a receipt of payment of same. When preparing the building permit, the Construction Official is to compare the developer's receipt of payment from the New Jersey Affordable Trust Fund to the copy of the form N-RDF in the construction permit file and, if the sums match, then issue the building permit. A nonresidential developer may deposit with the State Treasurer the development fees as calculated by the municipality under protest, and the local code enforcement official shall thereafter issue the certificate of occupancy provided that the construction is otherwise eligible for a certificate of occupancy.
- i. A final certificate of occupancy (CO) shall not be issued for any nonresidential development until such time as the fee imposed pursuant to this section has been paid by the developer. The developer shall be responsible for paying to the New Jersey Affordable Housing Trust Fund the difference between the fee calculated upon issuance of the building permit and the final fee upon the issuance of the CO. Prior to the issuance of a CO, the developer shall pay the balance of the development fee, by payment of same to the Treasurer, State of New Jersey, and submitting same to the Office of Local Planning Services, New Jersey Department of Community Affairs for deposit into the New Jersey Affordable Housing Trust Fund established pursuant to Section 20 of P.L. 1985, c. 222 (N.J.S.A. 52:27D-320) in accord with Form N-RDF, and obtaining from the state a receipt of payment of same prior to the issuance of a CO. When preparing the CO, the Construction Official is to compare the developer's receipt of payment from the New Jersey Affordable Trust Fund to the copy of the final form N-RDF in the construction permit file and, if the sums match, then issue the certificate of occupancy.

§ 33-108. CONTESTED FEES; APPEALS.

[Ord. No. 2021-1262, 6-14-2021]

If the fee imposed is being contested, the payment must equal the estimated amount as calculated by the Borough prior to a CO being issued. If payment does not match the final or the estimated fee, a CO will not be issued. A developer may challenge nonresidential development fees imposed pursuant to N.J.S.A. 40:55D-8.1 et seq. by filing a challenge with the Director of the Division of Taxation. Pending a review and determination by the Director, which shall be made within 45 days of receipt of the challenge, collected fees shall be placed in an interest bearing escrow account by the State of New Jersey. Appeals from a determination of the Director may be made to the Tax Court of New Jersey in accordance with the provisions of the State Uniform Tax Procedure Law, N.J.S.A. 54:48-1 et seq., within 90 days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.

§ 33-109. MONITORING.

[Ord. No. 2021-1262, 6-14-2021]

The Borough of Manville shall complete and return to the State of New Jersey, Office Local Planning Services, N.J. Department of Community Affairs, an annual monitoring report summarizing the collection of development fees from nonresidential developers. All monitoring reports shall be completed on forms designed by COAH.

§ 33-110. REPEALER.

[Ord. No. 2021-1262, 6-14-2021]

Any prior ordinance of the Borough of Manville, or any article, section, paragraph, subsection, clause, or other provision of any such prior ordinance, which is inconsistent with the provisions of this article is hereby repealed to the extent of such inconsistency.

§ 33-111. SEVERABILITY.

[Ord. No. 2021-1262, 6-14-2021]

In the event that any provision of this article, or the application thereof to any person or circumstance, is declared invalid by any court of competent jurisdiction, or is found to be inconsistent with or precluded by any overriding state statute or regulation, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this article shall be deemed valid and effective; such holding shall not affect any other provision or application of this article which may be given effect, and, to realize this intent, the provisions and applications of this article are declared to be severable.

§ 33-112. CONSTRUAL OF PROVISIONS.

[Ord. No. 2021-1262, 6-14-2021]

Should any provisions of this article be inconsistent with the provisions of any other prior ordinances, or shall be inconsistent with any article, section, paragraph, subsection, clause, or other provision of any prior ordinances, the inconsistent provisions of such other prior ordinances are hereby repealed, but only to the extent of such inconsistencies.

§ 33-113. WHEN EFFECTIVE.

[Ord. No. 2021-1262, 6-14-2021]

This article shall take effect upon its passage and publication and filing with the Somerset County Planning Board and as otherwise provided for by law.