

Housing Element and Fair Share Plan

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Prepared for:



STAFFORD TOWNSHIP

New Jersey

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Housing Plan Element

Introduction

Stafford Township is located in the southern portion of Ocean County, New Jersey. The Township has a total land area of 54.882 square miles, included 45.849 square miles of land and 9.033 square miles of water. It is bordered by Barnegat Township to the north, Long Beach Island to the east, Eagleswood Township and Long Beach Township to the south, and Little Egg Harbor Township to the west.

The New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-1 to -136 (“MLUL”) and the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 to -329 (“FHA”) require every municipal planning board to adopt a Housing Plan Element to its Master Plan and further require the governing body of each municipality to adopt a Fair Share Plan. More specifically, the FHA and MLUL require municipalities to adopt a Housing Element that addresses the municipality’s present and prospective housing needs, “with particular attention to low and moderate income housing.” In accordance with the Fair Housing Act at N.J.S.A. 52:27D-310, a Housing Element shall contain at least the following: The MLUL and the NJFHA require every municipal planning board to adopt a housing plan element to its master plan.

1. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;
2. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
3. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
4. An analysis of the existing and probable future employment characteristics of the municipality;
5. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing; and
6. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.

The preparation and submission of a Housing Element of a municipality's Master Plan, and a Fair Share Plan, is the first major step in the process for petitioning the New Jersey Courts for substantive certification.

Affordable Housing regulations define "Fair Share Plan" as follows:

"Fair Share Plan" means the plan that describes the mechanisms and the funding sources, if applicable, by which a municipality proposes to address its affordable housing obligation as established in the housing element, includes the draft ordinances necessary to implement that plan, and addresses the requirements of N.J.A.C. 5:97-3.

This Housing Element and Fair Share Plan ("Plan") satisfies all of the applicable requirements set forth within the MLUL and FHA.

History of Township's Affordable Housing Obligation and Fair Share Plan

The Township of Stafford has demonstrated a commitment to comply voluntarily with its Mount Laurel obligations. On June 28, 2000, the Stafford Township Planning Board adopted a Housing Element and Fair Share Plan ("2000 Plan") addressing the Township's 1987-1999 affordable housing obligations. The Township Council endorsed the 2000 Plan on June 29, 2000. Stafford petitioned COAH on June 30, 2000 for Substantive Certification, which included a "senior cap" waiver request.

Subsequent to said petition and prior to COAH action on the petition, development of an inclusionary site indicated in the plan became unrealistic as a result of the property owner's lack of interest in developing or selling the site for affordable housing purposes. As a result the 2000 Plan was amended on June 5, 2002 and July 2, 2002, respectively to remove inclusionary Site #3 and to add inclusionary Site #5. Stafford re-petitioned COAH with the 2002 amendment for substantive certification on July 15, 2004.

The 2002 Plan was then amended again in 2004 and was adopted by the Planning Board and Township Council on July 15, 2004 and July 20, 2004 respectively. Due to pending COAH rule changes, the 2004 Amendment was neither filed nor re-petitioned.

COAH adopted third round rules which went into effect on December 20, 2004. In 2005 the Township prepared a Housing Element and Fair Share Plan ("2005 Plan") consistent with the new regulations. On June 15, 2005, the Township Planning Board the 2005 Plan, and on June 21, 2005 the Township Council endorsed the 2005 Plan. The Township petitioned COAH for substantive certification on July 11, 2005. On December 23, 2005 COAH issued a Report Requesting Additional Information (RRAI) with the Township. In response to the RRAI the Township prepared an Addendum to the 2005 Plan. Since the addendum did not result in a change in site, substantial change in density, other zoning requirements that result in a change of housing type on a specific site or a fundamental change in approach to the plan included with the original petition, COAH did not deem the amended plan to be a re-petition. In this case, there was no objection period, but a formal adoption of the plan including a new public hearing was required. The

Township Planning Board adopted the Addendum to the 2005 Plan on March 23, 2006, and filed the addendum with COAH.

Prior to COAH action on the Township's petition, COAH's third round regulations were challenged by various parties and they were invalidated, in part, by the Appellate Divisions in In Re Adoption of N.J.A.C. 5:94 and 5:95 by the New Jersey Council on Affordable Housing, 390 N.J. Super. 1 (App. Div.), certif. denied, 192 N.J. 72 (2007). On May 6, 2008 COAH adopted revised Third Round regulations in response to the Appellate Division Decision, and became effective on June 2, 2008.

On December 31, 2008 the Township petitioned COAH for substantive certification of a Housing Element and Fair Share Plan ("2008 Plan") addressing its total 1987- 2018 affordable housing obligations. The 2008 Plan **was granted third round substantive certification** by COAH on December 9, 2009.

Subsequently Stafford Township adopted three (3) ordinances in accordance with the certified 2008 Plan including:

Ordinance 2010-03 which revised the Township Code in connection with the mixed use zone and the requirement for affordable units to be included when a project has 5 or more residential units;

Ordinance 2010-04 which revised the Township Code using COAH's Affordable Housing Ordinance model. This related to affirmative marketing, bedroom distribution, controls on affordability, etc.

Ordinance 2010-05 which revised the Township Code in connection with the duties and responsibilities of the Municipal Housing Liaison.

In March of 2015 The New Jersey Supreme Court in Its Mount Laurel IV decision (In re N.J.A.C. 5:96 and 5:97, 221 N.J. 1[2015]) cited COAH's inability to adopt constitutional rules for the "third round" (1999-2025) in order to guide municipal affordable housing compliance. Given the lack of regulatory guidance from COAH or the Legislature, the Supreme Court's decision directed the Trial Courts to assume the role of determining the constitutionality of municipal affordable housing plans. In response to the Mount Laurel IV decisions, the Township filed a declaratory judgement action and motion for temporary immunity on July 2, 2015. Ocean County Court granted temporary immunity on August 28, 2015, which was subsequently extended to November 20, 2016.

The Court invalidated two attempts by COAH to adopt third round rules, but left relatively intact COAH's second round rules (N.J.A.C. 5:93). Therefore, this Housing Plan relies on the second round rules to determine the Township's third round obligation. Additionally Stafford Township and the Fair Share Housing Center (FSHC) conducted discussions and negotiations over several months to determine the content of this Plan.

Inventory of Housing Stock

Age of Housing Stock

The age of a community's housing stock is considered a means of determining its overall condition and identifying housing units in need of rehabilitation, especially those units constructed 50 or more years ago. Stafford's housing stock was mostly constructed between 1960 and 2009 and construction rates steadily declined afterwards. This decline is most likely due to a lack of buildable land within the Township as more and more units were built. 1990 to 1999 saw the largest amount of units built at 3,413. Over 80% of the Township's housing stock is less than 50 years old. This only leaves approximately 20% of Stafford's housing stock that is greater than 50 years old. Given the age of its housing stock, many homes are in very favorable condition, with few in need of repairs and upgrades.

Table 1		
Age of Housing Stock		
Time of Construction	Number of Units	Percent of Units
Prior to 1940	255	1.9%
1940-1949	105	0.8%
1950-1959	393	2.9%
1960-1969	1,799	13.1%
1970-1979	2,698	19.7%
1980-1989	2,115	15.4%
1990-1999	3,413	24.9%
2000-2009	2,670	19.5%
2010-2013	176	1.3%
2014 or Later	73	0.5%
Total	13,591	100.00%

Source: 2015 American Community Survey 5-year Plan

Condition of Housing Stock

In addition to age, other factors are taken into consideration to determine the quality and condition of a municipality's housing stock and whether units are substandard. 2015 ACS data is used to estimate the number of substandard housing units in Stafford using the following factors.

- Persons per room is an index of overcrowding. If 1.01 or more persons occupy one room than the unit is considered substandard.
- The adequacy of plumbing facilities is used to determine if a unit is substandard. Inadequate plumbing facilities are indicated by either a lack of exclusive use of plumbing facilities or incomplete plumbing facilities.
- The adequacy of kitchen facilities is also used to determine the quality of a unit and determine if it is substandard. Inadequate kitchen facilities are marked by shared use of a kitchen or the lack of a sink with piped water, a stove, or a refrigerator.

Using the above indicators, the table below shows the number of substandard occupied housing units in Stafford Township.

Table 2 Housing Characteristics		
	Total	Percentage
Number of Persons per Room		
1.00 or less	10,031	98.3%
1.01 to 1.50	78	0.8%
1.51 or more	91	0.9%
Plumbing Facilities		
Occupied Units with Complete Plumbing Facilities	10,121	99.2%
Units Lacking Complete Plumbing Facilities	79	0.8%
Kitchen Equipment		
Occupied Units with Complete Kitchen Facilities	10,084	98.9%
Lacking Complete Kitchen Facilities	116	1.1%
Total	10,200	100%
Source: 2015 American Community Survey 5-year Plan		

As indicated in the table above, Stafford has a total of 169 deficient units by overcrowding. 79 occupied housing units lack complete plumbing facilities and 116 units lack an adequate kitchen. In order to estimate the number of deficient units that are occupied by low or moderate income households, a ratio is applied to the total number of deficient units.

Purchase or Rental Value of Housing Stock

According to 2015 ACS 5-year estimates, the median value of housing sales in Stafford was \$269,500. A majority of the owner-occupied housing stock was valued between \$200,000 and \$299,999. The median value of housing sales in Ocean County in 2015 was \$262,700 which is only marginally lower than Stafford's median housing value for owner-occupied units. A total of 1,583 occupied units were paying rent with only 168 not paying any rent. A majority of units paid \$1,000 to \$2,000 for rent each month. The following tables describe value of owner-occupied and renter-occupied units in the Borough according to 2015 ACS data.

Table 3 Value of Owner-Occupied Units		
Value	Units	Percentage
Less than \$50,000	295	3.5%
\$50,000 to \$99,999	153	1.8%
\$100,000 to \$149,999	438	5.2%
\$150,000 to \$199,999	1,228	14.5%
\$200,000 to \$299,999	3,123	37.0%
\$300,000 to \$499,999	2,593	30.7%
\$500,000 to \$999,999	619	7.3%
\$1,000,000 or more	0	0.0%
Total	8,449	100.00%
Median (dollars)	\$269,500	

Source: 2015 American Community Survey 5-year Plan

Table 4 Cost of Rent		
Cost	Units	Percentage
Less than \$500	77	4.9%
\$500 to \$999	261	16.5%
\$1,000 to \$1,499	439	27.7%
\$1,500 to \$1,999	557	35.2%
\$2,000 to \$2,499	226	14.3%
\$2,500 to \$2,999	23	1.5%
\$3,000 or more	0	0.0%
Total Occupied Units Paying Rent	1,583	100.00%
Median (dollars)	\$1,513	

Source: 2015 American Community Survey 5-year Plan

Occupancy Characteristics and Types of Housing Units

According to the 2015 ACS 5-year estimates, Stafford Township had 10,200 occupied housing units, with 82% being owner-occupied and 18% being renter-occupied. There were 3,497 vacant units of the total 13,697 housing units in the Township of Stafford.

As depicted in Table 5 below, 89.0% of the housing stock consists of single-family detached housing. The balance of housing within the Township is comprised of 1-unit attached (2.8%), mobile home (2.6%), and multi-family units (5.5%).

Table 5 Housing Units		
Total Housing Units	13,697	
Units in Structure	Number of Structure	Percentage
1-Unit detached	12,186	89.0%
1-Unit, attached	384	2.8%
2 units	224	1.6%
3 or 4 units	57	0.4%
5 to 9 units	99	0.7%
10 to 19 units	196	1.4%
20 or more units	190	1.4%
Mobile home	361	2.6%
Boat, RV, van, etc.	0	0.0%
Source: 2015 American Community Survey 5-year Plan		

Units Affordable to Low and Moderate Income Households

Low-income households are defined as those households earning less than or equal to 50 percent of a regional median income. Moderate-income households earn more than 50 percent of regional median income, but less than 80 percent of regional median income. In addition, COAH has developed a sliding scale for income limits, which defines low- and moderate-income limits based on household size. COAH has determined separate incomes for households of one up to households of eight.

Similarly, housing units are to be priced to be affordable to households who could reasonably be expected to live within the housing units. For example, the current COAH regulations require that an efficiency unit be affordable to a household of one, as shown below within Table 6, 2016 New Jersey Housing and Mortgage Financing Agency (NJHMFA) Income Limits for Ocean County.

Table 6 2016 NJHMFA Income Limits for Ocean County					
Median Income	\$63,700				
	1 Person	2 Person	3 Person	4 Person	5 Person
Moderate (80% of Median)	\$50,960	\$58,240	\$65,520	\$72,720	\$78,560
Low (50% of Median)	\$31,850	\$36,400	\$40,950	\$45,450	\$49,100
Very Low (30% of Median)	\$19,110	\$21,840	\$24,570	\$27,270	\$29,460

To be affordable, a household should not be paying more than 28 percent of its gross income on principal, interest, taxes and insurance, subsequent to a minimum down payment of 5 percent. A rental unit is affordable if the household is paying no more than 30 percent of its income on rent and utilities. The following tables display how many owners and renters are paying more than 30 percent of gross income on mortgages or rent.

Table 7		
Monthly Owner Cost as a Percentage of Household Income in 2015 *ACS		
Percentage of Income	Number	Percentage
Less than 20%	1,489	27.2%
20% to 24.9%	634	11.6%
25% to 29.9%	849	15.5%
30% to 34.9%	573	10.5%
35% or more	1,938	35.3%
Total Housing Units with a Mortgage	5,483	

Source: 2015 American Community Survey 5-year Plan

Table 8		
Gross Rent as a Percentage of Household Income in 2015 *ACS		
Percentage of Income	Number	Percentage
Less than 15%	148	9.6%
15% to 19.9%	60	3.9%
20% to 24.9%	154	9.9%
25% to 29.9 %	252	16.3%
30% to 34.9%	197	12.7%
35% or more	737	47.6%
Total Occupied Units Paying Rent*	1,548	
* 203 units not computed		

Source: 2015 American Community Survey 5-year Plan

Projected Housing Stock

According to New Jersey Department of Community Affairs, Stafford Township has issued building permits for a total of 3,719 for single family housing units, two to four family housing units, and mixed use housing units during the time period from 2000-2016. It should be noted that the 2016 data is only current through September of 2016.

Using New Jersey Department of Community Affairs demolition data for the same period, Stafford Township approved 1,108 demolition permits. This brings the total number of housing units added between the year 2000 and 2016 to 3,719. The building and demolition permit information is depicted within Table 9 below.

Table 9			
Dwelling Units Authorized			
Year	Residential Building Permits Issued	Residential Demolitions	Total Added
2000	325	11	314
2001	319	11	308
2002	357	10	347
2003	368	27	341
2004	340	28	312
2005	336	32	304
2006	119	26	93

Table 9 Dwelling Units Authorized			
Year	Residential Building Permits Issued	Residential Demolitions	Total Added
2007	151	30	121
2008	199	25	174
2009	47	21	26
2010	58	21	37
2011	168	17	151
2012	130	22	108
2013	255	471	-216
2014	322	206	116
2015	143	94	49
2016	108	73	35
Total	3,827	1,181	2,646

Source: Both Building Permit and Demolition data obtained from the New Jersey Department of Community Affairs, Division of Codes and Standards website; Accessed on January 3, 2017.
 *DATA ONLY AVAILABLE THROUGH END OF September 2016

Stafford Township’s Demographic Characteristics

As depicted in Table 10 below, the population of Stafford Township grew exponentially from 1960 to 1980, with its greatest percent change of 181.9 percent occurring during the time period between 1970 and 1980. The U.S. Census data demonstrates that the Township’s population for the year 2010 was 26,540 which is a 17.8% increase from 2000 population levels. The North Jersey Transportation Planning Authority (NJTPA) conducted population projections for its jurisdiction which included Stafford Township. The projected population for the Township in 2040 is 36,640. The projections show that the Borough will grow by 38% by 2040. Population density is a measure of the number of people residing within a given land area. As the table shows, Stafford is very high density given the amount of land area the Township occupies. The table below displays Stafford Township’s population characteristics and projections.

Table 10 Population Characteristics			
Year	Population	Population Change	Percent Change
1930	1,039	-	-
1940	1,253	214	20.6%
1950	1,347	94	7.5%
1960	1,930	583	43.3%
1970	3,684	1,754	90.9%
1980	10,385	6,701	181.9%
1990	13,325	2,940	28.3%
2000	22,532	9,207	69.1%
2010	26,540	4,008	17.8%
2040**	36,640	10,100	38.0%

*Population Density displayed as residents per square mile
 **Population Projections from North Jersey Transportation Planning Authority
 Sources: U.S. Census Bureau; North Jersey Transportation Planning Authority

As illustrated within Table 11, the age cohort breakdown of then Township is similar to Ocean County with the exception of the 45 to 64 and Over 65 age cohorts. In addition, the residents of the Township and the residents of Ocean County have the exact same median age. A breakdown of population by age for the Township and the County is provided below:

Table 11 Population Comparison by Age		
Age	Stafford Township	Ocean County
Under 5	4.5%	6.8%
5 to 19	18.4%	18.7%
20 to 24	5.9%	5.5%
25 to 44	22.6%	21.5%
45 to 64	29.9%	25.8%
Over 65	18.7%	21.7%
Total	100.0%	100.0%
Median Age	44.4	42.8

Source: 2015 American Community Survey 5-year Plan

As illustrated in Table 12 below, according to the 2015 ACS the median household income in Stafford was \$69,268. This was more than median income for Ocean County, which was \$61,994. A distribution of households by income for the Township and Ocean County is presented within Table 12, Households by Income (%) in 2015, below.

Table 12 Households by Income		
Income	Stafford Township	Ocean County
Less than \$10,000	4.8%	4.4%
\$10,000 to \$14,999	3.5%	4.1%
\$15,000 to \$24,999	7.0%	10.3%
\$25,000 to \$34,999	6.5%	9.5%
\$35,000 to \$49,999	12.6%	12.6%
\$50,000 to \$74,999	19.5%	17.9%
\$75,000 to \$99,999	13.9%	12.7%
\$100,000 to \$149,999	19.0%	16.5%
\$150,000 to \$199,999	7.9%	7.1%
\$200,000 or more	5.1%	5.0%
Median Household Income	\$69,268	\$61,994

Source: 2015 American Community Survey 5-year Plan

As per the 2015 ACS, the average household size in Stafford Township is 3.11 persons per household. As per the 2015 ACS, 10,200 individuals or 38.1 percent of the total population were householders. Of which, 70.2 percent or 7,160 individuals were a part of family households and 29.8 percent or 3,039 were a part of non-family households. The distribution of household types is illustrated within Table 13, Household by Types in 2015, below.

Table 13 Households by Type		
Household Type	Number	Percent
Total Households	10,200	100.0%
Family households (families)	7,160	70.2%
Married-couple family	5,671	55.6%
Female householder, no husband present	887	8.7%
Male householder, no wife present	601	5.9%
Nonfamily households	3,039	29.8%
Householder living alone	2,662	26.1%
Householder 65 years and over	1,213	11.9%

Source: 2015 American Community Survey 5-year Plan

Employment Characteristics

The 2015 ACS reports on work activity of residents 16 years and older. A total of 12,232 residents were 16 years or older and employed. As indicated in Table 14, only 5.1 percent of workers are self-employed and the majority of workers (71.2%) work within the private sector.

Table 14 Classification of Workers		
Class	Number	Percentage
Private Wage and Salary	8,704	71.2%
Government Workers	2,886	23.6%
Self Employed	625	5.1%
Unpaid Family Workers	17	0.1%
Civilian employed population 16 years and over	12,232	

Source: 2015 American Community Survey 5-year Plan

An analysis of the employees (over the age of 16) by economic sector indicates that Stafford workers were involved in a broad array of economic sectors. As depicted in Table 15 below, the highest concentration of workers at 26.5 percent of the total workforce was in educational, health, and social services, which was followed by retail trade at 14.0 percent and arts, entertainment, recreation, accommodation, and food services at 12.7 percent of the work force as well.

Table 15 Workforce by Sector		
Sector	Employees	Percentage of Workforce
Agriculture, Forestry, Fisheries & Mining	77	0.6
Construction	1,155	9.4
Manufacturing	419	3.4
Wholesale Trade	254	2.1
Retail Trade	1,714	14.0
Transportation, Warehousing and Utilities	523	4.3
Information	312	2.6

Table 15		
Workforce by Sector		
Sector	Employees	Percentage of Workforce
Finance, Insurance & Real Estate	704	5.8
Professional, Scientific, Management, Administrative, and Waste Management Services	954	7.8
Educational, Health, and Social Services	3,238	26.5
Arts, Entertainment, Recreation, Accommodation and Food Services	1,553	12.7
Other Services	536	4.4
Public Administration	793	6.5

Source: 2015 American Community Survey 5-year Plan

The workforce occupation characteristics in Stafford Township were compared with that of Ocean County. As indicated in Table 16, the occupation characteristics of the Township’s residents compare closely with that of workers residing in the County. The Township maintained a slightly higher percentage in Retail Trade and Educational, Health, and Social Services than that at the County level. The County however, had a higher percentage in Finance, Insurance, and Real Estate and Transportation, Warehousing, and Utilities than that of the Township. Both the Township and County Occupation Characteristics are summarized within Table 16, Occupation Characteristics.

Table 16		
Occupation Characteristics		
Sector	Stafford Township	Ocean County
Agriculture, Forestry, Fisheries & Mining	0.6%	0.3%
Construction	9.4%	8.1%
Manufacturing	3.4%	5.2%
Wholesale Trade	2.1%	3.0%
Retail Trade	14.0%	13.8%
Transportation, Warehousing, and Utilities	4.3%	5.7%
Information	2.6%	2.4%
Finance, Insurance & Real Estate	5.8%	6.6%
Personal, Scientific, Management, Administrative, and Waste Management Services	7.8%	9.9%
Educational, Health, and Social Services	26.5%	26.3%
Arts, Entertainment, Recreation, Accommodation and Food Services	12.7%	8.2%
Other Services	4.4%	5.0%
Public Administration	6.5%	5.6%

Source: 2015 American Community Survey 5-year Plan

In addition, in order to understand what implications this employment data has for the Borough and understand what the employment field and area trends are for Stafford Borough and Ocean

County, the New Jersey Department of Labor (“NJDOLE”) has prepared projections, which analyze the expected increase or decrease in a particular employment sector by the year 2022. This data has been summarized and is illustrated within Table 17, below.

Table 17 Ocean County Projected Employment				
Industry	2012 Estimated Employment	2022 Projected Employment	Numeric Change	Outlook
Self-employed	11,100	11,400	300	Stable
Unpaid Family Workers	100	100	0	Stable
Goods Producing	11,600	13,400	1,800	Growing
Construction	7,050	9,100	2,050	Growing
Services Providing	143,750	156,300	12,550	Growing
Trade, Transportation, and Utilities	33,250	35,250	2,000	Growing
Information	1,150	1,100	-50	Stable
Financial Activities	6,600	6,900	300	Stable
Professional and Business Services	12,050	13,500	1,450	Growing
Education and Health Services	50,100	57,750	7,650	Growing
Leisure and Hospitality	19,400	20,650	1,250	Growing
Other Services (except Government)	7,650	8,000	350	Stable
Government	13,500	13,150	-350	Declining
Unclassified	11,100	11,400	300	Stable
Utilities	1,150	1,050	-100	Stable
Wholesale Trade	3,200	3,550	350	Stable
Natural Resources & Mining	100	100	0	Stable
Total (All Industries)	166,450	181,100	14,700	Growing

Source: New Jersey Department of Labor and Workforce Development, 2012

As indicated above in Table 17, it is projected that in 2022 employment will increase in almost all of the occupations and overall the economy will grow by 14,700 jobs. Education and Health Services and Services providing are anticipated to realize the largest growth increase during the 2012-2022 time period.

FAIR SHARE PLAN

Introduction

This Fair Share Plan is broken up into three (3) sections. First the Plan will identify the Township's fair share obligation for all three (3) housing cycles and the basis for the determination. Second, the Plan will explain the limitations on how the Township may satisfy its remaining Cycle I/Cycle II responsibilities and how, within the confines of those limitations, the Township is satisfying that portion of its fair share attributable to the first two (2) housing cycles. Third, the plan will explain the limitations on how the Township may satisfy its remaining Cycle III responsibilities and how, within the confines of those limitations, the Township is satisfying that portion of its fair share attributable to the Third Round housing cycle.

Cumulative Fair Share Obligation

The total cumulative affordable housing obligation consists of three components: the rehabilitation share, prior cycle obligation and the Third Round component.

1987-2025 Fair Share Obligation	
Obligation Type	Units
Rehabilitation	
Obligation as calculated by the Fair Share Housing Center	94 units
Rehabilitation Units Proposed	94
Prior Rounds I/II Obligation	
Prior Round Substantive Certification	555
Remaining Obligation 1987-1999	0
Total Prior Round Obligation	555
Round III Obligation	
Obligation as calculated by <i>New Jersey Low and Moderate Income Housing Obligations for 1999-2025, Calculated Using the NJ COAH Prior Round Methodology</i> , prepared by Dr. David Kinsey and dated July 2015	1,320
Cumulative 1987-2025 Obligation	
Rehabilitation Component	94
Prior Round Obligation 1987-1999	555
Third Round Obligation 1999-2025	792*
Total Cumulative 1987-2025 Obligation	1,441

*Represents a 40% reduction from the Round III obligation calculated by Dr. David Kinsey, July 2015, as agreed upon by the Township of Stafford and the Fair Share Housing Center.

Vacant Land Adjustment

Given the Township’s relative lack of vacant and developable land, the Township’s ability to satisfy its Court-determined affordable housing obligation is limited. To demonstrate the lack of vacant, developable land in the Township, Stafford identified all vacant parcels currently within the Township and listed each parcel on the vacant land inventory table in accordance with N.J.A.C. 5:93-4.2(b), included in Appendix C. An existing land use map for the Township has also been appended to this report in accordance with N.J.A.C. 5:93-4.2(a). Mapping is also provided of vacant and both undevelopable and developable properties within the Township and includes a calculation of unconstrained, developable area for each property, taking into account the permitted exclusions in accordance with N.J.A.C. 5:93 as outlined below.

CME Associates analyzed the realistic development potential (RDP) of the remaining vacant lands within the Township in accordance with the provisions of Subchapter 4 of N.J.A.C. 5:93. This analysis revealed that Stafford Township has limited acreage to accommodate its new construction obligation. After following the procedures for undertaking a vacant land analysis outlined in N.J.A.C. 5:93, and assuming 6 units to each developable acre, Stafford Township’s RDP, based on the Vacant Land Adjustment for the new construction obligation is 176 affordable units. Since the prior round, however, the Township has undertaken a large-scale redevelopment project at the Stafford Park Redevelopment Area. The conceptual plan for this area slated 154 acres for residential purposes. Although these properties were not analyzed as vacant in the VLA, the Township is including the 154 acres in the RDP for an additional 184 units. Therefore, the Township total RDP between the VLA and Stafford Park Redevelopment Area is **360** units.

Rehabilitation Share

Fair Share Housing Center has calculated a 94-unit rehabilitation obligation for Stafford Township. On September 18, 2012 the Township passed Resolution 2012-235, included in Appendix D, authorizing the creation of the Stafford Township Home Improvement Program and the adoption of the Home Improvement Program policies and procedures manual. The Township retained Community Grants, Planning and Housing (CGP&H) to administer the rehabilitation program. The program is funded through development fees collected through the Affordable Housing Trust Fund. Stafford Township intends to continue with the program in order to satisfy its Rehabilitation Share.

Prior Round Obligation Compliance

The following projects were used to satisfy the Township’s 555-unit prior round obligation.

Round I/II Obligation							
	Obligation	Completed Units	Proposed Units	Low	Mod	Very Low	Total Units
1987-1999 Prior Round Obligation (1)	555						
Mechanisms (2)							
Prior Cycle Credits (4/1/80-12/31/86)							
Credits without Controls		243					243
Inclusionary Zoning		91					91
Pine Crest Village		75		38	37		
Perry’s Lake		11		5	6		

Summerville Assisted Living		5		5			
100% Affordable		143					143
Presbyterian Homes		72		72			
Stafford Park Family Units		71		35	36		
Rental Bonuses		78					78
Presbyterian Homes		7					
Stafford Park Family Units		71					
<i>Total Prior Round Credits</i>							555
<i>Units Addressing 1987-1999 Prior Round</i>							555

Credits without Controls

In the preparation of the 2000 Housing Element and Fair Share Plan, the Township conducted the necessary survey and prepared the required documentation pursuant to N.J.A.C. 5:93-3.2, for the purposes of identifying affordable units eligible for crediting that were constructed between April 1, 1980 and December 15, 1986. COAH verified a total of 243 units that met this criteria. Therefore, Stafford Township requests 243 affordable housing credits towards the Prior Round Obligation.

Perry's Lake (Block 120.30, Lot 51.01)

Perry's Lake is an inclusionary age-restricted project, and includes 46 affordable units, consisting of 22 low and 24 moderate units, and 426 market rate units. The original agreement provided for the set aside of 95 low and moderate units within the development. At the request of the developer negotiations were conducted resulting in a new agreement, which was executed in October of 2003, whereby the remainder of the developer's set-aside obligation, after all affordable units already completed or under construction and subsequently completed and occupied, would be discharged in favor of funding 65 RCA units at \$25,000 per unit. A total of 46 age-restricted affordable modular for-sale units were completed within the development under the modified agreement. The developer paid \$1,625,000 per the agreement in October 2007. All 46 units were affirmatively marketed and are now occupied. The Township requests 11 credits towards the Prior Round Obligation.

Pinecrest Mobile Home Park (Block 123, Lot 17)

Pinecrest Village is an inclusionary mobile home park project which includes 75 affordable units, consisting of 38 low and 37 moderate, and approximately 32 market-rate units. Pursuant to bedroom mix requirements, provided by COAH at the time, the following bedroom mixture was provided: 15 one-bedroom units, 40 two-bedroom units, and 20 three-bedroom units. The Township agreed to pay Pinecrest Village Inc. the full amount of the monies contributed from The Landings site to buy down the cost of the 75 new affordable units within the park at \$29,866.00 per unit. The combination of pad rental and loan payment for the 75 affordable units was in accordance with the COAH affordability limits and will be deed-restricted for 30 years. The Township is requesting 75 affordable housing credits towards the Prior Round Obligation.

Summerville Stafford (Block 13, Lot 35.05)

Brookdale Stafford is an assisted living community located on Route 72. The complex is surrounded by similar uses including the proposed SOCH Health Village. The complex includes 77 one-bedroom or studio apartments with a kitchen, full bath, and amenities. 5 of these units are available to those with Medicare. The facility is licensed by the New Jersey Department of Health and Senior Services. The Township is requesting 5 affordable housing credits towards the Prior Round Obligation.

Presbyterian Homes (Block 229, Lot 21)

As part of its prior housing efforts, the Township collaborated with Presbyterian Homes and Services in the development of a 5.5 acre site for 84 age-restricted low-income rental units. The project received US Department of Housing and Urban Development Funding under the Section 202 program. The construction of the project is complete. Under Section 202 program requirements, the units have the requisite affordability controls and Presbyterian Homes and Services is an accepted administrator. The Township requests 79 affordable housing credits, specifically 72 credits and 7 bonus credits towards the Prior Round Obligation.

Stafford Park Apartments (Block 25, Lot 33.02)

The Stafford Park Apartments are part of the Stafford Business Park Redevelopment Area and are located at the interchange of Route 72 and the Garden State Parkway. In August 2005, the Stafford Municipal Council adopted a resolution directing the Planning Board to conduct a preliminary investigation into whether the Stafford Business Park site meets the statutory criteria for designating it as an “area in need of redevelopment” as defined in the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.

In September of 2005, the Planning Board recommended to the governing body at a public hearing that the area meets the redevelopment criteria. The governing body adopted a resolution designating all of the proposed area as a redevelopment area on October 4, 2005. On October 5, the Redevelopment Plan was introduced to the Planning Board at a Public Hearing. The report was amended to reflect the comments provided by the Planning Board, and subsequent amendments in the course of the development process. On November 15, 2005, the Township adopted the Redevelopment Plan for the Stafford Business Park and amended its Zoning Map to reflect the Redevelopment Area.

The Redevelopment Plan included 650,000 square feet of retail and office space, 565 age-restricted residential units, and 112 affordable housing units. The Planning Board approved the site plan for the affordable housing component on July 16, 2008, and construction was completed in 2009. Stafford Park Apartments includes a mix of 1-, 2-, and 3- bedroom family units. The Township requests 71 credits and 71 bonus credits towards the Prior Round Obligation, and 41 credits and 41 bonus credits towards the Third Round Obligation.

Third Round Obligation (1999-2025)

Third Round Compliance Mechanism Summary	Affordable Units	Potential Bonus Credits	Total Credits
FOR SALE	11	0	11
<i>Family For-Sale</i>	11	0	11
Scattered Site Program	11	0	11
<i>Age-Restricted For-Sale</i>	0	0	0
RENTALS	259	90	349
<i>FAMILY RENTAL</i>	153	90	243
Stafford Park Family Units	41	41	82
Stafford Mews	10	0	10
Manahawkin Family Apartments	72	49	121
SOCH Rentals	30	0	30
<i>AGE RESTRICTED RENTAL</i>	90	0	90
Stafford Park Age-Restricted Rentals	90	0	90
<i>SUPPORTIVE/SPECIAL NEEDS HOUSING</i>	16	0	16
Admiral Group Home	3	0	3
Stafford Park Age-Restricted	10	0	10
Starboard Group Home	3	0	3
TOTALS	270	90	360

Community Options Incorporated- Admiral (Block 44.122, Lot 14)

The Township requests credit for a group home located at 31 Admiral Avenue. A certificate of occupancy was issued on April 23, 1997. This three-bedroom facility serves four developmentally disabled adults. The New Jersey Department of Health and Senior Services has confirmed that its Division of Developmental Disabilities (DDD) provides the group home with capital finding which carries with it 20-year affordability controls with ability to renew every 10 years. Pursuant to N.J.A.C. 5:93-5.8(b), the unit of credit is the bedroom, therefore this group home is eligible for three credits. This group home is funded through DDD with an automatically renewable deed restriction for an additional 10 years at the end of the original 20-year restriction.

Community Options Incorporated- Starboard (Block 44.07, Lot 7)

Community Options, Incorporated converted an existing dwelling on 1000 Starboard Avenue into a three-bedroom group home. The site totals .25 acres and is within the R-90 zone. The Township entered into an agreement with Community Options to utilize \$30,000.—from the Affordable Housing Trust Fund to help defray the costs of the group home. The home will be deed restricted for at least 30 years.

Stafford Park Redevelopment Area Age-Restricted Housing

Walters Homes is expanding the Stafford Park Redevelopment Area to include 100 age-restricted affordable units for residents 55 years of age and older. This will be an HMFA project. A site plan for the project has yet to be submitted to the Planning Board. The Township requests 90 credits.

Stafford Park Apartments

The Township requests 41 credits and 41 bonus credits towards the Third Round Obligation. See Prior Round Obligation for full narrative.

Southern Ocean County Hospital (SOCH) Health Village

The SOCH Health Village project consists of approximately 80 acres located along Route 72 within the Highway Medical Commercial (HMC) district, with 21 acres in connection with the affordable housing component. A General Development Plan for the project was approved by the Stafford Township Planning Board, with the latest phasing plan approved on July 16, 2008. The project includes the expansion of the existing Southern Ocean County Hospital, realigning of surrounding roadways as well as the construction of 350,500 square feet of office space, 50,000 square feet of retail space, 239 market rate dwelling units, and 74 affordable dwelling units. Of the 74 units, 44 are affordable “for-sale” units and 30 are affordable “for rent” units. The total number of affordable housing units will be split, 37 low and 37 moderate units.

Manahawkin Family Apartments

The proposed Walters project is located on Block 120.20, Lots 43, 44, and 45 and is approximately 7 acres. The project is currently in conceptual stages; however, it is expected to be a series of 2-story structures totaling 72 units.

Municipally-Sponsored Scattered Site Program- Ocean Acres

The Township has implemented a scattered site program in Ocean Acres to develop vacant lots into affordable single-family units. The program is funded through available development fees. Since this program began, the Township has entered into agreements with Habitat for Humanity to construct (9) single-family units of which three (3) are completed, two (2) are under construction, with one additional lot purchased and in the permitting stage. Also, an agreement has been entered with Homes Now, Inc. to build up to ten (10) units, with two (2) single-family homes under construction and a group home in the funding and permitting stage. The Township plans on continuing implementation of this program and requests 11 credits towards the Third Round Obligation.

Affordable Housing Ordinance—Mixed Use Zone Overlay

On January 19, 2010, through Ordinance 2010-03 (Appendix F), the Township revised the Mixed Use Zone to require a mandatory set aside of 20 percent affordable housing for projects consisting of 5 or more residential units with incentives including density bonuses, reduction in off-street parking, increase in maximum lot coverage, and reduction in common or open space requirements. The Mixed Use Zone is located in the Township’s business district on Bay Avenue and Hilliard Boulevard. Based on 2015 Tax Records there are approximately 28.4 acres of unconstrained vacant developable land in the MU Zone that may yield up to 371 residential units and with a 20% set aside 64 affordable housing units. The entire MU Zone is located in Planning Area 2, and within the Township’s Regional Center. The entire MU Zone is located within an existing sewer service area.

Unmet Need

As presented above, the Township is providing 360 credits toward the established RDP, leaving an additional 432-unit unmet need to reach the 792 assigned new construction obligation. Consistent with the provisions of N.J.A.C. 5:97-5.3, this Plan includes credits and mechanisms to be implemented toward this unmet need and includes built projects, zoned properties, an inclusionary mixed-use zone, and a town-wide zoning amendment requiring a 20-percent set aside for any new development of five or more units (Appendix G). The following table summarizes potential crediting toward the Township’s unmet need:

Unmet Need Compliance	
Mechanism	Credits
Perry's Lake	35
Cedar Run	72
Stafford MEWS	3
SOCH For Sale Units	44
Presbyterian Homes	12
Mixed Use Zone	TBD
Town Wide Ordinance	TBD
Total Hard Credits	166

Appendix A: Planning Board Adopting Resolution

2017-11

STAFFORD TOWNSHIP PLANNING BOARD

RESOLUTION

ADOPTING THE HOUSING ELEMENT AND FAIR SHARE PLAN

WHEREAS, the Planning Board of the Township of Stafford, County of Ocean, and State of New Jersey, adopted its current Master Plan pursuant to N.J.S.A. 40:55D-28 on June 14, 2007; and

WHEREAS, the Master Plan includes a Housing Element pursuant to N.J.S.A. 40:55D-28b (3); and

WHEREAS, the Planning Board of the Township of Stafford adopted its last Housing Element and Fair Share Plan on December 3, 2008; and

WHEREAS, the Township Council of the Township of Stafford endorsed the Housing Element and Fair Share Plan on December 16, 2008; and

WHEREAS, the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-1 to -136 (“MLUL”) and the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 to -329 (“FHA”), require every municipal planning board to adopt a Housing Plan Element to its Master Plan and further require the governing body of each municipality to adopt a Fair Housing Plan; and

WHEREAS, N.J.A.C. 5:94-2.2 requires the adoption of the Housing Element by the Planning Board and endorsement by the governing body; and

WHEREAS, N.J.A.C. 5:94-4.1 requires the preparation of a Fair Share Plan to address the total 1987-2025 fair share obligation of the Township of Stafford; and

WHEREAS, N.J.A.C. 5:94-4.1 requires the adoption of the Fair Share Plan by the Planning Board and endorsement by the governing body; and

WHEREAS, the Planning Board of the Township of Stafford authorized CME Associates to prepare the Housing Element and Fair Share Plan; and

WHEREAS, Jennifer C. Beahm, PP, AICP, and Megan J. Stanley, PP, AICP, with CME Associates, have prepared and submitted the 2017 Housing Element and Fair Share Plan; and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board of the Township of Stafford held a public hearing on the Housing Element and Fair Share Plan on February 1, 2017; and

WHEREAS, the Planning Board has determined that the Housing Element and Fair Share Plan are consistent with the goals and objectives of the Township of Stafford’s June 2007 Master Plan and that adoption and implementation of the Housing Element and Fair Share Plan are in the public interest and protect public health and safety and promote the general welfare.

NOW THEREFORE BE IT RESOLVED by the Planning Board of the Township of Stafford, County of Ocean, and State of New Jersey, that the Planning Board hereby adopts the 2017 Housing Element and Fair Share Plan.



PETER SLOMKOWSKI, Vice-Chairman
Stafford Township Planning Board

I hereby certify that this is a true copy of the Resolution of the Stafford Township Planning Board, memorializing its adoption of the 2017 Housing Element and Fair Share Plan of the Township of Stafford, at its regularly scheduled meeting held on February 1, 2017.



Annemarie Sillitoe, Secretary
Stafford Township Planning Board

Appendix B: Governing Body Adopting Resolution

Appendix C: Vacant Land Adjustment

Vacant Land Inventory and Analysis Report

Prepared for:
Stafford Township, Ocean County, New Jersey

July 2016

Prepared By:



1460 Route 9 South
Howell, New Jersey 07731
(732) 462-7400

Jennifer C. Beahm PP, AICP
License No. 05625

I. INTRODUCTION

As noted in N.J.A.C. 5:93, “there may be instances where a municipality can exhaust an entire resource (land, water or sewer) and still not be able to provide a realistic opportunity for addressing the need for low and moderate income housing.” In recognition of the need to provide for the opportunity to adjust municipal affordable housing obligations, N.J.A.C. 5:93 outlines standards and procedures for municipalities to demonstrate that a municipal response to its housing obligation is limited by lack of land, water or sewer. This report outlines the vacant land analysis methodology and summarizes the results of the vacant land analysis prepared on behalf of the Township of Stafford by CME Associates.

The Township of Stafford is subject to a number of environmental constraints. Generally, west of the Garden State Parkway consists of land within the Pinelands jurisdiction while land east of the Parkway is either wetlands or is governed by CAFRA regulations. As such, there is limited vacant and unconstrained developable land upon which the Township is able to provide for affordable housing. Nevertheless, the Township has actively pursued opportunities to provide affordable housing to satisfy its constitutional obligation to do so. On December 31, 2008 Stafford Township petitioned the Council on Affordable Housing (COAH) for substantive certification of a Housing Element and Fair Share Plan addressing its total 1987-2018 affordable housing obligations. The Township was granted third round substantive certification by the Council on Affordable Housing on December 9, 2009. Subsequent to certification Stafford adopted three ordinances to facilitate affordable housing opportunities in the Township:

- a. Ordinance 2010-03 which revised the Township Code in connection with the mixed use zone and the requirement for affordable units to be included when a project has 5 or more residential units
- b. Ordinance 2010-04 which revised the Township Code using COAH’s Affordable Housing Ordinance model. This related to affirmative marketing, bedroom distribution, controls on affordability, etc.
- c. Ordinance 2010-05 which revised the Township Code in connection with the duties and responsibilities of the Municipal Housing Liaison.

Given the Township’s relative lack of vacant and developable land, the Township’s ability to satisfy its Court-determined affordable housing obligation is limited. To demonstrate the lack of vacant, developable land in the Township, Stafford has identified all vacant parcels currently within the Township and has listed each parcel on the vacant land inventory table in accordance with N.J.A.C. 5:93-4.2(b)(see Attachment A). An existing land use map for the Township has also been appended to this report as Attachment B in accordance with N.J.A.C. 5:93-4.2(a). Attachment C provides mapping of vacant and both undevelopable and developable properties within the Township and

includes a calculation of unconstrained, developable area for each property, taking into account the permitted exclusions in accordance with N.J.A.C. 5:93 as outlined below. Attachment D provides a list of developable parcels within the Township.

CME Associates has analyzed the realistic development potential (RDP) of the remaining vacant lands within the Township in accordance with the provisions of Subchapter 4 of N.J.A.C. 5:93. This analysis reveals that Stafford Township has limited acreage to accommodate its new construction obligation. After following the procedures for undertaking a vacant land analysis outlined in N.J.A.C. 5:93, and assuming 6 units to each developable acre, Stafford Township's RDP, based on the Vacant Land Adjustment for the new construction obligation is 176 affordable units. Since the prior round, however, the Township has undertaken a large-scale redevelopment project at the Stafford Park Redevelopment Area. The conceptual plan for this area slated 154 acres for residential purposes. Although these properties were not analyzed as vacant in the VLA, the Township is including the 154 acres in the RDP for an additional 184 units. Therefore, the Township total RDP between the VLA and Stafford Park Redevelopment Area is 360 units.

II. PERMITTED EXCLUSIONS

N.J.A.C. 5:93 establishes criteria by which sites, or portions thereof, in a municipal land inventory may be excluded from a municipality's RDP. Environmentally sensitive areas, including flood hazard areas, areas within Environmentally Sensitive Planning Areas according to the State Plan Policy Map, areas outside of the Sanitary Sewer Service Area (SSA), wetlands, and areas characterized by steep slopes of greater than 15 percent that render a site unsuitable for affordable housing may be excluded from consideration. In addition, small, isolated lots lacking sufficient acreage to generate an affordable housing set-aside as part of an inclusionary development may also be excluded. Vacant lots under development or properties for which site plan approval has been granted may also be excluded. Finally, landlocked parcels or sites with limited or no access may also be excluded from the calculation of the Township's RDP.

The vacant land inventory table in Attachment A provides a parcel-by-parcel description of exclusions that have been made pursuant to N.J.A.C. 5:93.

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

III. Summary and Conclusion

Based on the procedures for municipal adjustment provided in N.J.A.C. 5:93, the Township of Stafford's RDP has been determined to be 360 affordable units.

ATTACHMENT A: VACANT LAND INVENTORY **TABLE**

Constrained Vacant Lots

Block	Lot	Address	Additional Lots	Property Owner	Property Area	Reason for Exclusion
1	13	1481 MAIN STREET		OVERLAP LLC	6.30	Constrained by Wetlands
1	7				1.01	Outside of SSA
1	3	LITTLE EGG HARBOR LINE		HENRY, CRAIG E	43.29	Outside of SSA
2	6	CEDAR BRIDGE & 539		RAILROAD ROAD LLC	16.20	Outside of SSA
2	3.03	ROUTE 539 E/S		LEFEVRE, ROGER & KAREN	1.30	Outside of SSA
2	5	CEDAR BRIDGE & 539		RAINBOW ROD & GUN CLUB C/O D RAUTH	2.66	Outside of SSA
2	3.02	ROUTE 539 E/S		WITTMAN,I-EST OF % JOSEPH III	1.23	Outside of SSA
2	3	CEDAR BRIDGE ROAD W/S		SCHWAB, CHARLES W. & JULIA P.	1.99	Outside of SSA
2	3.01	ROUTE 539 E/S		LEX, DONALD C	0.98	Outside of SSA
3	2	MICAJAS ROAD E/S		CLYDE, WILLIAM J & MARILYN J	7.40	Outside of SSA
3	3	MICAJAS ROAD E/S		WITTMAN,I-EST OF % JOSEPH III	0.73	Less than .83 Acres
3	4	MICAJAS ROAD E/S		BENNETT, WM C JR & ETALS	0.49	Less than .83 Acres
3	6	MICAJAS ROAD E/S		DYER, D & PARKER, C & SYSOL, C	0.55	Less than .83 Acres
4	16	PANCOAST ROAD NORTH OF		SMITH, OWEN	0.57	Less than .83 Acres
4	20	PANCOAST ROAD N/S		JERATH, MEENA & KHOSLA, GEETA	1.15	Outside of SSA
4	24	ROUTE 539 E/S		TRUEX, LEROY	2.70	Outside of SSA
4	6	MICAJAS ROAD W/S		CORLISS, ROBT & GERALD & WATSON, J	82.38	Outside of SSA
4	3	MICAJAS & CEDAR BRDG		BUZBY, RICHARD J JR	20.09	Outside of SSA
4	2	MICAJAS ROAD W/S		CLYDE, WILLIAM J & MARILYN J	0.60	Less than .83 Acres
4	11	ROUTE 539 E/S		SMITH, OWEN	28.76	Outside of SSA
4	10	PANCOAST ROAD N/S		SMITH, OWEN	31.58	Outside of SSA
4	17	1436 ROUTE 539		SMITH, OWEN	2.46	Outside of SSA
7	5.01	1567 SIMM PLACE ROAD		MORRIS, SAMUEL M-PO BOX 4126	1.28	Outside of SSA
7	7.01	1579 MAIN STREET		MORRIS, SM & ME - PO BOX 4126	0.77	Outside of SSA
9	7	1478 CERVETTO ROAD		FLYNN, STEPHEN W & KAREN L	1.97	Outside of SSA
9	1.01	PANCOAST ROAD S/S		KELLER, FRANK W	0.38	Outside of SSA
9	1.02	PANCOAST & MIDDLE RD		KELLER, FRANK	0.65	Outside of SSA
9	1.06	1534 ROUTE 539	INC. LOT 1.7	O'MALLEY, MICHAEL J	1.87	Outside of SSA
11	8	1347 PANCOAST ROAD		HALBEISEN, JOHN & KIMBERLY	17.62	Outside of SSA
11	1	GRAYS ROAD S/S		WEIGLE, DOUGLAS R	1.02	Outside of SSA
11	11	PANCOAST ROAD S/S		DELIA, DIANE	38.72	Outside of SSA
11	18	GRAYS ROAD S & REAR OF		WEIGLE, DOUGLAS	2.73	Outside of SSA
11	5	GRAYS ROAD S/S		WHEAT, LEE & JOHN W	5.22	Outside of SSA
13	35.01	ROUTE 72 W/S		SOCH INC % MERIDIAN HOSP CORP	4.93	Approval for Development
13	60	200 STAFFORD PARK BLVD		STAFFORD PROP URBAN RNWL % WALTERS	0.51	Less than .83 Acres
13	42	ROUTE 72 W/S		DVORKIN, A & M&H INVESTMENT GRP LLC	8.28	Constrained by Wetlands
13	54	ROUTE 72 & RECOVERY ROAD		DVORKIN, A & M&H INVESTMENT GRP LLC	7.15	Constrained by Wetlands
13	57	ROUTE 72 W/S		CAP-1 LLC	9.25	Approval for Development
13	38.02	1105 ROUTE 72 WEST		DENAGEL, EUGENE	0.27	Less than .83 Acres
14	1	OLD MANAHAWKIN N/S		ROSS, DOMINICK JR & MARISA L	10.63	Outside of SSA
21	16	MICAJAS ROAD SW/S		PANAS, NICK & ELIOPOULOS, GUS	10.93	Outside of SSA
21	17	EVERGREEN HEIGHTS		WOLSON, MATTHEW & STACIA	0.02	Less than .83 Acres
22	22	PARKWAY W/S		MORRIS,BA; KALSCH,JL & SWENSEN,JM	19.84	Outside of SSA
23	10	STOCUMS ROAD S/S		LEARY, DOROTHEA JANE IRREVOC TRUST	8.43	Outside of SSA
23	12	STOCUMS ROAD S/S		CONKLIN, SAMUEL EST % CONKLIN, PJ	1.96	Outside of SSA
24	9	PARKWAY NW/S		HARDER, BENJAMIN A JR	28.85	Outside of SSA
24	5	UNNAMED ROAD E/S		CONKLIN, SAMUEL EST % CONKLIN, PJ	5.85	Outside of SSA
24	3	UNNAMED ROAD E/S		LEARY, DOROTHEA JANE IRREVOC TRUST	7.50	Outside of SSA
24	19	STOCUMS ROAD N/S		HARDER, BENJAMIN A JR	2.91	Outside of SSA

25	32.06	246 STAFFORD PARK BLVD		STAFFORD PROP URBAN RNWL % WALTERS	7.09	Developed
25	34.03	101 CAMPBELL BLVD		STAFFRD PROP APRTMT URB RNW%WALTERS	22.41	Developed
26	9	ROUTE 72 SW OF		SPADA, JAMES G. & GLORIA ETAL	15.99	Outside of SSA
26	23	ROUTE 72 SW/S		PROGRESS PLUS ASSOC	8.14	Outside of SSA
26	22	ROUTE 72 WEST OF		FRAZEE, HAROLD OSCAR & GERALDINE AN	12.47	Outside of SSA
26	11	ROUTE 72 SW/S		MILLER, WALTER	25.63	Outside of SSA
41	1	ROUTE 72 N/S		FAWN LAKES COMMUNITY ASSOC	1.60	Water/Wetlands
42.02	6	8 DUSTY MILLER DRIVE		PARAMOUNT HOMES @ FOREST HILLS LLC	0.19	Developed
42.02	1	OPEN SPACE		PARAMOUNT HOMES @ FOREST HILLS LLC	2.28	Developed
42.02	7	10 DUSTY MILLER DRIVE		PARAMOUNT HOMES @ FOREST HILLS LLC	0.22	Developed
43	4	ATLANTIC HILLS		ATL. HILLS H/O ASSOC INC % DPM INC	4.79	Outside of SSA
44.03	10	ROUTE 72 OCEAN ACRES LAKE		BONSANGUE, CHARLES TRUST	1.93	Water/Wetlands
44.03	9	955 WHISPERING OAK CIR		BONSANGUE, CHARLES TRUST	0.01	Outside of SSA
44.117	18	1424 ROUTE 72 WEST		RUTA, MODESTINO & JACQUELINE	0.28	Developed
44.117	10	1413 FORECASTLE AVENUE		RUTA, MODESTINO & JACQUELINE	0.31	Developed
44.117	17	1418 ROUTE 72 WEST		RUTA, MODESTINO & JACQUELINE	0.24	Developed
44.127	12	1636 ROUTE 72 WEST	INC LOTS 12-14	1636 ROUTE 72 WEST LLC	1.07	Outside of SSA
44.15	44	1188 BEACON AVENUE		MUELLER, MARIE	0.23	Less than .83 Acres
44.15	43	1182 BEACON AVENUE		MUELLER, MARIE	0.24	Less than .83 Acres
44.16	16.01	1157 BEACON AVENUE		SOCH % MERIDIAN HOSP CORP	0.42	Less than .83 Acres
44.16	15	1161 BEACON AVENUE		SOCH % MERIDIAN HOSP CORP	0.24	Less than .83 Acres
44.218	5	116 LAKEVIEW DRIVE		MELEGA, MICHAEL & JOAN M.	0.02	Less than .83 Acres
44.218	4	112 LAKEVIEW DRIVE		PAPPAS, EVANGELINE, GEO & ANTHONY	0.02	Less than .83 Acres
44.218	2	104 LAKEVIEW DRIVE		DAVIES, MARK W	0.02	Less than .83 Acres
44.218	7	124 LAKEVIEW DRIVE		BROWN, GERALD S & SUSAN J	0.01	Less than .83 Acres
44.218	1	100 LAKEVIEW DRIVE		DAVIES, MARK W	0.08	Less than .83 Acres
44.218	19	172 LAKEVIEW DRIVE		STAFFORD MEDICAL PA	0.01	Less than .83 Acres
44.218	6	120 LAKEVIEW DRIVE		REILLY, LORRAINE M	0.01	Less than .83 Acres
44.218	3	108 LAKEVIEW DRIVE		GIAMPICCOLO, GIOVANNA M	0.01	Less than .83 Acres
44.218	5	116 LAKEVIEW DRIVE		MELEGA, MICHAEL & JOAN M.	0.34	Less than .83 Acres
44.218	4	112 LAKEVIEW DRIVE		PAPPAS, EVANGELINE, GEO & ANTHONY	0.28	Less than .83 Acres
44.218	2	104 LAKEVIEW DRIVE		DAVIES, MARK W	0.35	Less than .83 Acres
44.218	7	124 LAKEVIEW DRIVE		BROWN, GERALD S & SUSAN J	0.40	Less than .83 Acres
44.218	1	100 LAKEVIEW DRIVE		DAVIES, MARK W	0.68	Less than .83 Acres
44.218	19	172 LAKEVIEW DRIVE		STAFFORD MEDICAL PA	0.59	Less than .83 Acres
44.218	6	120 LAKEVIEW DRIVE		REILLY, LORRAINE M	0.38	Less than .83 Acres
44.218	3	108 LAKEVIEW DRIVE		GIAMPICCOLO, GIOVANNA M	0.27	Less than .83 Acres
44.221	6	198 GAFF/116 NEPTUNE		REDDY, SAIBABA & DORASANI	0.28	Less than .83 Acres
44.221	11	117 MALLARD ROAD		JUST, EDWARD	0.29	Less than .83 Acres
44.221	10	113 MALLARD ROAD		JUST, EDWARD	0.25	Less than .83 Acres
44.221	4	108 NEPTUNE DRIVE		REDDY, SAIBABA B & DORASANI	0.25	Less than .83 Acres
44.221	5	112 NEPTUNE DRIVE		REDDY, SAIBABA & DORASANI	0.23	Less than .83 Acres
44.221	17	1728 ROUTE 72 W/141 MALL		YAMBAO, ALEXANDER & MARIA	0.34	Less than .83 Acres
44.222	2	232 GAFF ROAD		JENRICK FINANCIAL SERVICE INC ETAL	0.38	Lack of Access
44.222	3	228 GAFF ROAD		JENRICK FIN SERV INC & MELLOMIDA, J	0.24	Lack of Access
44.222	1	236 GAFF ROAD		JENRICK FINANCIAL SERVICE INC ETAL	0.34	Lack of Access
44.222	20	148 MALLARD ROAD		SANTERIAN, MERLE	0.00	Lack of Access
44.222	21	152 MALLARD ROAD		SANTERIAN, MERLE	0.00	Lack of Access
44.222	19	144 MALLARD ROAD		SANTERIAN, MERLE	0.00	Lack of Access
44.23	1	LIGHTHOUSE DRIVE E/S		LONG BEACH CORPORATION	4.32	Developed
44.25	7	127 BLUEJACKET AVENUE		AHDOUT, SHAROKH	0.22	Less than .83 Acres
44.25	8	131 BLUEJACKET AVENUE		AHDOUT, EDNA	0.22	Less than .83 Acres

44.49	28 1218 STEAMER AVENUE	ALLIKMAA,O SR.& AL EST%GILMAN, A	0.23 Less than .83 Acres
44.49	27 1214 STEAMER AVENUE	ALLIKMAA,O SR.& AL EST %GILMAN, A	0.23 Less than .83 Acres
44.52	10 1183 GALLEY AVENUE	COLLINS, MARTIN J & MARY E	0.20 Less than .83 Acres
44.52	9 1187 GALLEY AVENUE	COLLINS, MARTIN J & MARY E	0.21 Less than .83 Acres
44.59	37 447 GOLFVIEW DRIVE	LONG BEACH CORPORATION	0.28 Less than .83 Acres
44.93	24 1158 BEACH LANE	DEL BENE, GENE & CARMELLA	0.24 Less than .83 Acres
44.93	23 1154 BEACH LANE	DEL BENE, GENE & CARMELLA	0.25 Less than .83 Acres
46	1.06 186 MARY BELL ROAD	DEL ROSSO, RUSSELL & SHERRY	0.12 Less than .83 Acres
46	1.05 41 RANCH BLVD	ARIEMMA, ANTHONY	8.42 Outside of SSA
46	4.02 110 MARY BELL ROAD	CONROY, MICHAEL & JAQUELINE	2.44 Developed
46	14.03 9 HAZELTON COURT	MONTANEZ, WILLIAM	0.93 Developed
47	1 1 MARY BELL ROAD	CHURCH OF JESUS CHRIST OF LD SAINTS	6.37 Developed
50	4.03 80 SILO AVENUE	SILO REALTY LLC	2.22 Outside of SSA
50	4.02 40 SILO AVENUE	SILO REALTY LLC	1.16 Outside of SSA
50	7 ROUTE 9 & PROSPECT AVE	961 MAIN STREET LLC	8.03 Outside of SSA
51	18 CEDAR BRIDGE ROAD N/S	GREENE, GEORGE	1.86 Outside of SSA
51	12 LEVI'S ROAD E/S	SEIER, T JOSEPH	2.24 Outside of SSA
51	19 CEDAR BRIDGE RD NORTH OF	ANDERSON, MICHAEL E	2.17 Partially outside of SSA/lack of access
51	13 LEVI'S ROAD E/S	VICIDOMINI, NEIL	2.10 Outside of SSA
51	7 LEVI'S ROAD SE/S	VICIDOMINI, NEIL	1.10 Outside of SSA
51	17 CEDAR BRIDGE ROAD N/S	ANDERSON, MICHAEL E	1.62 Outside of SSA
51	15 OLD CEDAR BRIDGE N OF	ANDERSON, MICHAEL E	2.04 Outside of SSA
51	13.01 CEDAR BRIDGE ROAD S OF	ANDERSON, MICHAEL E	0.06 Outside of SSA
51	14 LEVI'S ROAD EAST OF	VICIDOMINI, NEIL	3.52 Outside of SSA
51	21 CEDAR BRIDGE ROAD N/S	ANDERSON, MICHAEL E	0.33 Less than .83 Acres
51	16 CEDAR BRIDGE ROAD N/S	CIRILLO, SABINO & DONNA	1.51 Outside of SSA
51	11 LEVI'S ROAD E/S	CIRILLO, SABINO & DONNA	2.25 Outside of SSA
51	29 6 TRENT COURT	STONEHILL AT STAFFORD LLC	0.59 Developed/Part of Subdivision
51	29 2 TRENT COURT	STONEHILL AT STAFFORD LLC	0.63 Developed/Part of Subdivision
51	29 17 STONE HILL ROAD	STONEHILL AT STAFFORD LLC	0.73 Developed/Part of Subdivision
51	29 21 STONE HILL ROAD	STONEHILL AT STAFFORD LLC	0.85 Developed/Part of Subdivision
51	29 16 STONE HILL ROAD	MASTROGIOVANNI, MARK & SHANNON LYNN	0.57 Less than .83 Acres
51	29 1 TRENT CT/8 STONE HILL	STONEHILL AT STAFFORD LLC	0.54 Developed/Part of Subdivision
51	29 12 STONE HILL ROAD	STONEHILL AT STAFFORD LLC	0.51 Developed/Part of Subdivision
51	29 18 TRENT COURT	STONEHILL AT STAFFORD LLC	0.55 Developed/Part of Subdivision
51	29 13 TRENT COURT	DI PIETRO, JOSEPH & KRISTIN	0.56 Less than .83 Acres
51	29 17 TRENT COURT	STONEHILL AT STAFFORD LLC	0.93 Developed/Part of Subdivision
51	29 14 TRENT COURT	O'CONNOR, ANTHONY J III & LYNDASAY C	0.55 Less than .83 Acres
51	29 10 TRENT COURT	STONEHILL AT STAFFORD LLC	0.57 Developed/Part of Subdivision
51	29 806 NORTH MAIN STREET	STONEHILL AT STAFFORD LLC	2.18 Developed/Part of Subdivision
51	29 STONE HILL RD E/S	STONEHILL AT STAFFORD LLC	1.30 Developed/Part of Subdivision
51	29 1 STONE HILL ROAD	MAUL, AARON S & KRISTINE H	0.57 Less than .83 Acres
51.1	4.03 45 SAINT MARY AVENUE	ISLAND WOODS ESTATES BY KARA HOMES	2.13 Developed/Part of Subdivision
52	8 PARKWAY EAST OF	OSIPOW, LORETTA M.	0.56 Less than .83 Acres
52	13 LEVI ROAD NW/S	LEDONNE, SAL M	4.36 Constrained by Wetlands
52	17 PARKWAY E/S	WON, CHAK L. & TERESA C.	1.54 Constrained by Wetlands
52	9 PARKWAY EAST OF	TSO, SHEA CHING	2.02 Constrained by Wetlands
52	18 PARKWAY EAST OF	IBRAHIM, SAM S.	2.01 Constrained by Wetlands
52	3 PARKWAY EAST OF	CAFIERO, ANGELA & DENNIS J JR	4.15 Outside of SSA
52	15 LEVI'S ROAD W/S	KRAI, PETER & BEVERLY	0.47 Less than .83 Acres
52	19 CEDAR BRIDGE ROAD N OF	EGBERT, EJ % EGBERT JA	4.05 Constrained by Wetlands
52	10 LEVI ROAD NW/S	GUNDERSEN, GARY & DIANA	0.97 Constrained by Wetlands

52	7 PARKWAY EAST OF	OSIPOW, LORETTA	4.00 Constrained by Wetlands
54	3 CEDAR BRIDGE ROAD S/S	CACCURO, FRANK	0.71 Less than .83 Acres
54	2 CEDAR BRIDGE ROAD S/S	ANDERSON, MICHAEL E	1.95 Outside of SSA/Wetlands
54	3.03 165 LITTLEWORTH MILL ROAD	VERGE, BRIAN & PATRICIA	0.93 Outside of SSA
54	18.03 104 OXYCOCUS ROAD	WILHELM, ERIC & CYNTHIA	0.62 Less than .83 Acres
55	6.05 56 LITTLEWORTH MILL ROAD	NILSEN, IAN & ANGELA	0.51 Less than .83 Acres
67	2 OXYCOCUS ROAD W/S	BD&P PTRSHIP % MAYO,JP-REMAX OF LBI	0.01 Less than .83 Acres
70	9 LAKE MANAHAWKIN EST	ROUTE 72 REALTY ASSOCIATES	1.46 Less than .83 Acres/ Constrained by Wetlands
73	5 LAKE MANAHAWKIN	ROBINSON, JULIUS & CLARA - EST OF	0.23 Less than .83 Acres
73	6 LAKE MANAHAWKIN	ROBINSON, JULIUS & CLARA - EST OF	0.21 Less than .83 Acres
77.02	1 302 DOC CRAMER BLVD	SP 72 LLC	8.38 Approval for Development
92.7	2 HARPOON DR WETLANDS	GET PARTNERS LLC	0.00 Less than .83 Acres
114	2.01		0.00 Less than .83 Acres
118	86 PARKWAY E/S	ATLANTIC ELEC ATT:REAL ESTATE DEPT	0.96 Infrastructure ROW
119	20 BARNEGAT GABLES	MACHINO, MARIA	0.05 Less than .83 Acres
119	19 BARNEGAT GABLES	WEBER, GJ	0.10 Less than .83 Acres
119	8 BARNEGAT GABLES	ATLANTIC CITY ELECTRIC CO	0.21 Infrastructure ROW
119	28 BARNEGAT GABLES	EHINGER, ALBERT	0.14 Less than .83 Acres
120	50.01 ROUTE 72 S/S PERRY'S LAKE	DAVIS & ASSOCIATES LLC	5.28 Stormwater Basin/Tree Retention
120	102 507 ROUTE 72 WEST	DAN-D INC	0.50 Less than .83 Acres
120.07	4 242 JUNCTION DRIVE	MOSS, ALBERT & JANE	0.44 Developed
120.07	3 236 JUNCTION DRIVE	MOSS, ALBERT & JANE	0.39 Developed
120.09	3 290 JUNCTION DRIVE	HAUG, NORMAN H JR & MERIANNE	0.37 Less than .83 Acres
120.1	4 42 ENO ROAD	PRESTIA, FRANCIS	0.37 Less than .83 Acres
120.1	5 48 ENO ROAD	PRESTIA, PETER	0.40 Less than .83 Acres
120.21	11 ROUTE 72 W/S	DAVLOUROS, ANDREW & MARIA	0.15 Less than .83 Acres
120.21	12 ROUTE 72 W/S	DAVLOUROS, ANDREW & MARIA	0.28 Less than .83 Acres
121	9 LANGE DRIVE NORTH OF	GIBERSON, THOMAS P & RUTH	0.21 Less than .83 Acres
123	18 314 SOUTH MAIN STREET	DAVIS & ASSOCIATES LLC	2.00 Developed/Part of Perry's Lake & Open Space Plan
123	12.02 BOLTON LANE N/S	JONRIE HOLDINGS LLC	0.62 Less than .83 Acres
123.01	29.09 10 PERKINS LANE	PERKINS, MITCHELL & KERRY	0.66 Less than .83 Acres and non-contiguous
123.01	29.11 PERKINS LA & OAK AVE	PERKINS, MITCHELL & KERRY	0.61 Less than .83 Acres and non-contiguous
123.01	18.02 364 SO MAIN ST/PERRY'S LK	DAVIS & ASSOCIATES LLC	2.56 Part of Perry's Lake & Open Space Plan
124	98 86 LAMSON ROAD	DAVIS & HEM HOMES LLC	0.99 Outside of SSA
124	81 LAMSON ROAD NORTH OF	HARDER, ARTHUR N & JACQUELINE	3.14 Outside of SSA
124	69 CEDAR RUN BROOK	ATLANTIC CITY ELECTRIC CO	8.93 Constrained by Wetlands
124	114.01 LAMSON ROAD E/S	CLEARY, JOSEPH M JR & AUDREY J	8.67 Outside of SSA
124	113 LAMSON RD NE/S	VITALE, FREDERICK R & ANNA M	12.63 Outside of SSA
124	86 LAMSON ROAD NORTH OF	ESTELLE, JAMES	1.09 Outside of SSA
124	114 LAMSON RD E/S	LAMSON PROPERTIES LLC	7.48 Outside of SSA
124	75 CEDAR RUN S/S	ATLANTIC CITY ELECTRIC CO	6.12 Infrastructure ROW
124	74 CEDAR RUN BROOK	CONKLIN, SAMUEL B % CONKLIN, PJ	4.13 Constrained by Wetlands
124	63 CEDAR RUN NORTH OF	ATLANTIC CITY ELECTRIC CO	4.25 Infrastructure ROW
124	78.01 CEDAR RUN S/S	ATLANTIC CITY ELECTRIC CO	3.95 Infrastructure ROW
124	112 LAMSON ROAD NE OF	LAMSON PROPERTIES LLC	17.74 Outside of SSA
124	65 CEDAR RUN NORTH OF	UNKNOWN	0.38 Less than .83 Acres
124	62 OAK AVENUE SOUTH OF	ATLANTIC CITY ELECTRIC CO	4.42 Infrastructure ROW
124	101 LAMSON ROAD N/S	HARDER, ARTHUR NOEL & JACQUELINE	4.09 Outside of SSA
124	72 CEDAR RUN BROOK	ATLANTIC CITY ELECTRIC CO	5.64 Infrastructure ROW
124	110 LAMSON ROAD NE OF	VITALE, FREDERICK R & ANNA M	13.26 Outside of SSA
124	78 CEDAR RUN S/S	ATLANTIC CITY ELECTRIC CO	1.30 Infrastructure ROW
124	71 CEDAR RUN	CONKLIN, SAMUEL B % CONKLIN, PJ	2.34 Constrained by Wetlands

124	77 CEDAR RUN BROOK	CONKLIN, SAMUEL B % CONKLIN, PJ	2.18 Constrained by Wetlands
124	76 CEDAR RUN BROOK	CONKLIN, SAMUEL B % CONKLIN, PJ	1.76 Constrained by Wetlands
124	70 CEDAR RUN CREEK S OF	ATLANTIC CITY ELECTRIC CO	3.82 Infrastructure ROW
124	73 CEDAR RUN BROOK	SANGER, TONI E	3.40 Constrained by Wetlands
124	64 CEDAR RUN NORTH OF	TREADWELL INVESTMENT CO LLC	8.59 Constrained by Wetlands
124	106 LAMSON ROAD NORTH OF	MEYERS, J & R AND TRUEX, M. & L.	7.71 Outside of SSA
124	66 CEDAR RUN N/S	ATLANTIC CITY ELECTRIC CO	1.80 Infrastructure ROW
124	127 CRANBERRY BOG CEDAR RN	JERMAN, JEFFREY R	15.60 Constrained by Wetlands
124	67 CEDAR RUN N/S	ATLANTIC CITY ELECTRIC CO	6.54 Infrastructure ROW
124	79 CEDAR RUN BROOK	ATLANTIC CITY ELECTRIC CO	4.19 Infrastructure ROW
124	45 OAK AVE S OF W OF RT 9	PUZZIFERRO, ARTHUR	4.26 Constrained by Wetlands
124	125 CRANBERRY BOGS CEDAR RUN	ATLANTIC ELEC ATT:REAL ESTATE DEPT	1.09 Infrastructure ROW
124	42.02 91 OAK AVENUE	JORGENSEN, HALDOR JR. & LINEA	0.37 Less than .83 Acres
124	63 CEDAR RUN NORTH OF	ATLANTIC CITY ELECTRIC CO	0.61 Less than .83 Acres
124.01	136 BARNEGAT GABLES	O'BRIEN, JOHN J.	0.02 Less than .83 Acres
124.01	138 BARNEGAT GABLES	MACHINO, MARIA	0.07 Less than .83 Acres
124.01	137 BARNEGAT GABLES	PALAZZI, PAUL & LENA	0.07 Less than .83 Acres
124.01	243 BARNEGAT GABLES	VANDERHOOF, ROBERT J. & MAY	0.07 Less than .83 Acres
124.01	267 BARNEGAT GABLES	BUCHER, ANTON & MAGGIE	0.06 Less than .83 Acres
124.01	122 BARNEGAT GABLES	SWAN, MYRON J. & SUSIE V.	0.09 Less than .83 Acres
124.01	135 BARNEGAT GABLES	COWE, ANNIE	0.07 Less than .83 Acres
124.01	64 BARNEGAT GABLES	NICKRASZ, ALBERT	0.05 Less than .83 Acres
124.01	2 BARNEGAT GABLES	ATLANTIC CITY ELECTRIC CO	0.05 Less than .83 Acres
124.01	28 BARNEGAT GABLES	ATLANTIC CITY ELECTRIC CO	3.05 Infrastructure ROW
124.01	60 BARNEGAT GABLES	MACHINO, MARIA	0.12 Less than .83 Acres
124.01	31 BARNEGAT GABLES	BOEHM, GW & K % ROBERT & MARY	0.09 Less than .83 Acres
124.01	140 BARNEGAT GABLES	DITZEL, EDWARD J. & LOUISE	0.09 Less than .83 Acres
124.01	1 BARNEGAT GABLES	ATLANTIC CITY ELECTRIC CO	0.09 Less than .83 Acres
124.01	258 BARNEGAT GABLES	WHITEHOUSE, CHARLES J.	0.11 Less than .83 Acres
124.01	121 BARNEGAT GABLES	HEDSTROM, ERIC	0.08 Less than .83 Acres
124.01	271 BARNEGAT GABLES	RIESSNER, MARGARET E.	0.17 Less than .83 Acres
124.01	111 BARNEGAT GABLES	COLEHAMER, KITTIE M.	0.18 Less than .83 Acres
124.01	28 BARNEGAT GABLES	ATLANTIC CITY ELECTRIC CO	42.50 Infrastructure ROW
124.06	16 19 ROYAL OAK COURT	MADORE, KEITH A & VALERIE T	1.07 Developed/Included in Subdivision
124.06	7 10 ROYAL OAK COURT	ASARO, THOMAS & GINAMARIE	1.42 Developed/Included in Subdivision
124.06	15 23 ROYAL OAK COURT	ANDEV CORPORATION	1.15 Developed/Included in Subdivision
125	6 796 SOUTH MAIN STREET	VOGELMAN, PATRICK J & HELYN M	0.04 Less than .83 Acres
125	11 LAMSON ROAD N/S	TRUEX, MARTIN	0.79 Less than .83 Acres
125	9 POLLYPOD ROAD N/S	SALMONS, BYRAM H JR & ELENA A	1.16 Outside of SSA
128.03	8 DETENTION BASIN	ROYCE RUN ASSOCIATES LLC	1.25 Developed, Detension Basin
128.04	1 DETENSION BASIN	ROYCE RUN ASSOCIATES LLC	2.51 Developed, Detension Basin
129	9 ROUTE 9 W/S	LAMSON PROPERTIES LLC	8.53 Outside of SSA
129	10.01 POLLYPOD ROAD S/S	LAMSON PROPERTIES LLC	2.48 Outside of SSA
129	8 930 SOUTH MAIN STREET	LAMSON PROPERTIES LLC	1.18 Outside of SSA
130.01	1 ROUTE 9 W/S	LAMSON PROPERTIES LLC	2.29 Outside of SSA
130.02	8 CEDAR LANE N/S	DAY, CR-EST % DAY, DANIEL TTEE	0.41 Outside of SSA
130.02	7 1176 SOUTH MAIN STREET	DAY, CR-EST % DAY, DANIEL TTEE	0.76 Outside of SSA
130.02	9 CEDAR LANE N/S	DAY, CR-EST % DAY, DANIEL TTEE	1.15 Outside of SSA
131	9 S/S CEDAR LANE	JARCZYNSKI, FRANCIS J III & CAROL J	0.28 Less than .83 Acres
131	3 17 CEDAR LANE	FILON, JOSEPH JR	0.69 Less than .83 Acres
131	1 CEDAR LANE S/S	DAY, CR-EST % DAY, DANIEL TTEE	0.52 Less than .83 Acres
132	2 ROUTE 9 W/S	DAY, CR-EST % DAY, DANIEL TTEE	0.20 Less than .83 Acres

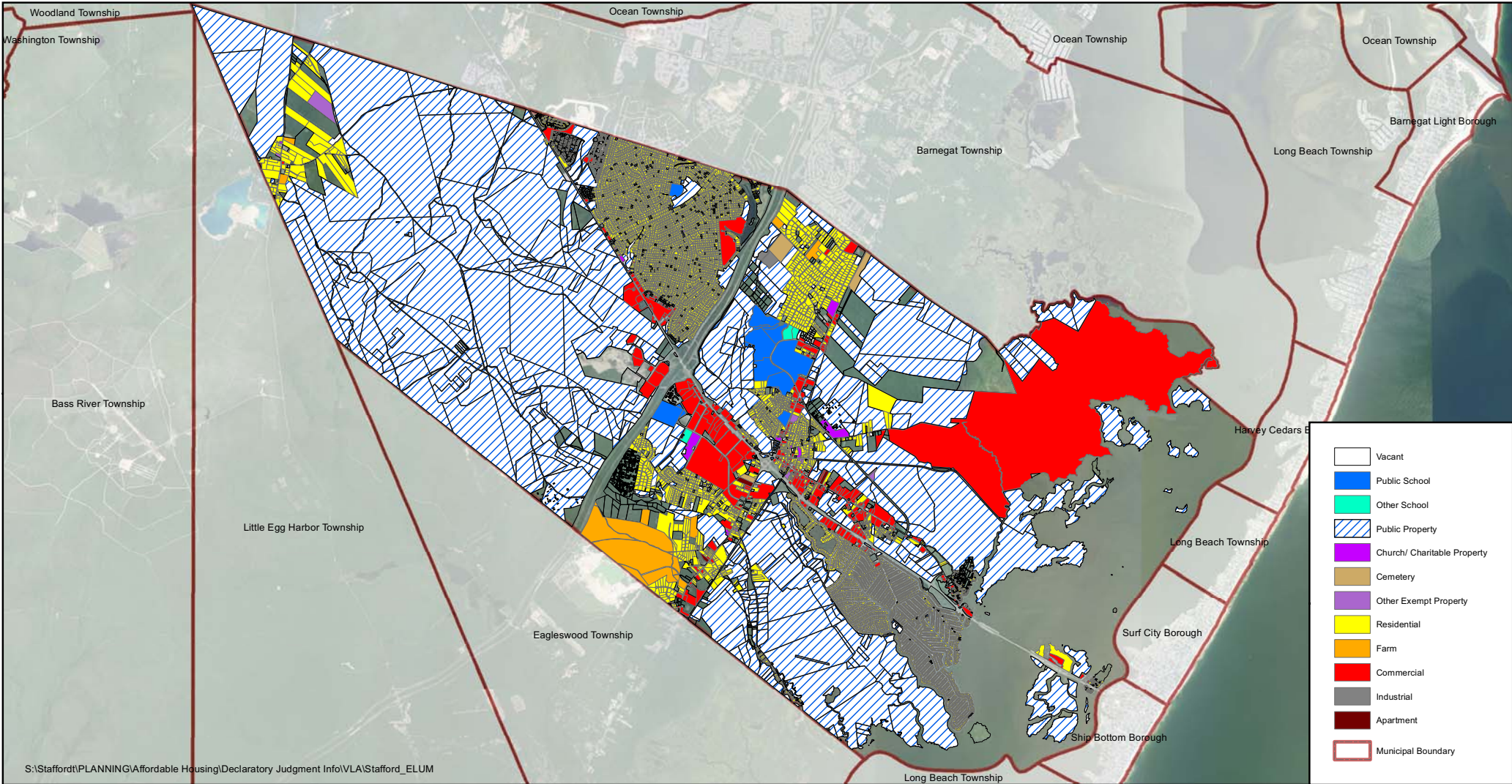
132	1	ROUTE 9 W/S		DAY, CR-EST % DAY, DANIEL TTEE	0.20	Less than .83 Acres
133	28.01	ROUTE 9 E OF AT TWP LINE		MERESHON, GEORGE W	0.62	Less than .83 Acres
133	30	TUCK RR AT EGLS E/S		KRASINSKI,THOMAS M & GAIL GROGAN	2.78	Outside of SSA
133	41	ROUTE 9 EAST OF		THOMAS, MICHELE E	13.33	Constrained by Wetlands
133	35.02	MAYETTA LANDING SW		DAVECO INDUSTRIAL LLC	2.15	Outside of SSA
133	26	ROUTE 9 E/S		TRUEX, LEROY & MARTIN & MEYERS, J.	9.85	Outside of SSA
133	33	OLD TUCKERTON RR		RAIMO, ROBERT & THOMAS	4.37	Outside of SSA
133	15	ROUTE 9 E/S		DAVECO INDUSTRIAL LLC	10.96	Outside of SSA
133	18	ROUTE 9 E OF, S OF ALLEN		HENSHAW, JAMES	0.94	Outside of SSA
133	27	1103 SOUTH MAIN STREET		TRUEX, LE & MEYERS, J & TRUEX, ML	0.74	Less than .83 Acres
133	22	983 SOUTH MAIN STREET		DAVECO INDUSTRIAL LLC	6.78	Outside of SSA
133	8	67 ALLEN LANE		MEYERS, JAMES	0.98	Developed
133	35.01	MAYETTA LANDING SW		DAVECO INDUSTRIAL LLC	0.93	Outside of SSA
134	17	MAYETTA LANDING ROAD N/S		LACOSTA, PAUL F JR,JOHN & PAULA	0.88	Outside of SSA/ Wetland Constraints
134	1	CEDAR RUN NORTH OF		WES OUTDOOR ADV. CO.	0.80	Less than .83 Acres
135	17	CEDAR RUN DOCK		WILSON, LEONARD & DAWN	0.93	Developed
135	2.01	OLD TUCKERTON RR		WILSON, LEONARD & DAWN	1.60	Developed
135	4	OLD TUCKERTON RD W/S		LEARY, DENNIS E & DIANNE V	0.56	Less than .83 Acres
137	5	GREEN BRIAR ROAD NORTH OF		BROOKER,MARTIN C & TROILO,CAMERON	0.39	Less than .83 Acres
139	10	79 RIDGEWAY AVENUE		GIBERSON, RANDALL & JEANETTE	1.48	Developed
143	1	365 SOUTH MAIN STREET		TAFF, ROBERT H	2.91	Approval for Development
144	30	211 SOUTH MAIN STREET	INC. LOT 31	ATLANTIC CITY ELECTRIC COMPANY	1.31	Infrastructure ROW
144	32	233 SOUTH MAIN STREET		ABBOTT, HERSCHEL W JR & LINDA	1.08	Developed
144.02	22.02	27 PARK AVENUE		RAYLMAN, JAMES E & MARGARET M	0.26	Less than .83 Acres
144.02	1	EAST BAY AVENUE S/S		ATLANTIC ELEC ATT:REAL ESTATE DEPT.	0.01	Less than .83 Acres
145	49	JENNINGS ROAD		GARDNER, JOHN R FAMILY LTD PRTNRSHP	0.75	Less than .83 Acres
145.01	32.01	ROUTE 72 S/S NEW		SHAPIRO, HERBERT	1.96	Constrained by Wetlands
146	61	MILL CREEK ROAD W/S		JOHNSON, WALTER L III & SUSAN C	0.62	Less than .83 Acres
146	36	ROUTE 72 NORTH OF		CAMPBELL, RICHARD C	2.18	Constrained by Wetlands
146	37.03	529 MILL CREEK ROAD		TRACY, BRUCE	1.11	Constrained by Wetlands
146	45.02	579 MILL CREEK ROAD		GORSKI, LEONARD P	0.64	Less than .83 Acres
146.01	53	46 INDIAN ROAD		7 G'S PROPERTIES LLC	0.34	Less than .83 Acres
146.01	3	13 JENNINGS ROAD		ATTIC THREE A PARTNERSHIP	0.12	Less than .83 Acres
146.01	2	INDIAN W/S JENNINGS E/S		ATTIC THREE	0.58	Less than .83 Acres
146.01	50	INDIAN ROAD W/S		EISMANN, LAWRENCE K & BARBARA I	0.64	Less than .83 Acres
147	41.03	CEDAR RUN DOCK ROAD E/S		NELSON, BRUCE & BONNIE	0.97	Outside of SSA
147.105	4	MILL CREEK S OF RR W/S		PEARCE, FC - %CRANMER, C. EUGENE JR	7.03	Constrained by Wetlands/ Outside of SSA
147.105	55.03	JENNINGS ROAD W OF		UNKNOWN	1.45	Constrained by Wetlands
147.105	1	BAY AVENUE S/S		ATLANTIC ELEC ATT:REAL ESTATE DEPT	1.09	Infrastructure ROW
147.105	2	JENNINGS ROAD		ATLANTIC ELEC ATT:REAL ESTATE DEPT	11.18	Infrastructure ROW
147.107	56.02	MILL CREEK RD SW		BOISCLAIR,M(TTEE-FRASCA)%PCF MGMT	3.61	Constrained by Wetlands
147.107	56.03				1.50	Developed
147.11	142.08	539 ROUTE 72 EAST		HIMMELSTEIN, ROBERT A & STEPHANIE L	2.31	Developed
147.11	30				0.65	Less than .83 Acres
147.11	31	335 ROUTE 72 EAST		BERLAND, JUDY L	0.65	Less than .83 Acres
150.01	14	STAFFORD PARK		SHAPIRO, MARK L	0.69	Less than .83 Acres
150.01	3	69 HOLLY STREET		GIBSON, BRAD W. & JANNALEE	0.79	Less than .83 Acres
153	9	STAFFORD PARK		KLINE, JEFFREY J & JOSHUA	1.03	Constrained by Wetlands
157	1	STAFFORD PARK		SCHMID, O. ROBERT	3.92	Constrained by Wetlands
158	5.01	583 EAST BAY AVENUE		DAVECO INDUSTRIAL LLC	1.07	Developed
158	17	BAY AVENUE S/S		TOOKER, JEFFREY A	0.58	Less than .83 Acres
158.01	29	BAY AVENUE W/S		CHAPMAN, WALTER H JR	0.67	Less than .83 Acres

158.01	21.03	ROUTE 72 /BAY/MARSHA		WES OUTDOOR ADVERTISING CO	1.90	Constrained by Wetlands
158.01	114	ROUTE 72 N/S		CBS OUTDOOR INC	1.31	Constrained by Wetlands
158.01	27	BAY AVENUE S/S		HANCE, WALTER N. & AVIS B.	0.55	Less than .83 Acres
158.01	119	ROUTE 72 N/S		RAUPP, LOUIS H	0.61	Less than .83 Acres
158.01	26	BAY AVENUE SW CORNER		HANCE, WALTER N. & AVIS B.	0.56	Less than .83 Acres
158.01	114.01	1355 EAST BAY AVENUE		TOOKER, JEFFREY	0.21	Less than .83 Acres
185	50.01				0.26	Less than .83 Acres
185	47	BAY AVENUE E/S		TONNESEN, EDWARD L	0.17	Constrained by Wetlands
185	18	HILLIARDS SEC A		TONNESEN, EDWARD L	0.79	Constrained by Wetlands
185	53.01				0.31	Less than .83 Acres
185	21	HILLIARDS		MALLARD ISLAND YACHT CLUB LLC	0.14	Less than .83 Acres
185	49.01				0.11	Less than .83 Acres
185	22	FOX ISLAND CREEK E/S		TONNESEN, EDWARD L	0.08	Less than .83 Acres
188.01	1.01				0.07	Less than .83 Acres
189.01	2.01				0.03	Less than .83 Acres
190	8	BAYSIDE		BISAQUINO, LOUIS % GARAGE CLOTHING	0.13	Less than .83 Acres
190	11	BAYSIDE		CHAPMAN, WALTER H JR	0.06	Less than .83 Acres
190	21	1294 AVENUE A		SPRINGSTEAD, WAYNE D	0.12	Less than .83 Acres
190	9	BAYSIDE		ZARRILLO, MARK	0.14	Less than .83 Acres
190	13	AVENUE C EAST END		CHAPMAN, WALTER H JR	0.07	Less than .83 Acres
190	20	1292 AVENUE A		SPRINGSTEAD, WAYNE D	0.06	Less than .83 Acres
190	10	BAYSIDE		CHAPMAN, WALTER H JR	0.09	Less than .83 Acres
190	14	MANAHAWKIN CREEK S/S		ZARRILLO, MARK	0.12	Less than .83 Acres
191	12	17 AVENUE F		LONGMORE, JL & L & L; GOLOFF, L	0.06	Less than .83 Acres
192	5	BAYSIDE		HANCE, WALTER M & AVIS	0.40	Less than .83 Acres and non-contiguous
194	1	BAYSIDE		HANCE, WALTER M. & AVIS B.	0.72	Developed
195	1	BAYSIDE		HANCE, WALTER M. & AVIS B.	0.78	Constrained by Wetlands
196	3	BAYSIDE		HANCE, WALTER M & AVIS B	0.22	Constrained by Wetlands
199	1	BAYSIDE		HANCE, WALTER M & AVIS B	0.46	Less than .83 Acres and non-contiguous
200	150	1205 WEST MALLARD DRIVE	INC. 150-152	RAUPP, LOUIS	0.11	Less than .83 Acres
200	143	1225 WEST MALLARD DRIVE		GARTMANN, MARILYN SENIOR	0.10	Less than .83 Acres
200	145	MALLARD ISLAND		KRAFT, JEFFREY & LISA	0.06	Less than .83 Acres
200	142	1229 WEST MALLARD DRIVE		GARTMANN, MARILYN SENIOR	0.10	Less than .83 Acres
200	146	MALLARD ISLAND		KRAFT, JEFFREY & LISA	0.05	Less than .83 Acres
200	116	1283 WEST MALLARD DRIVE		EASTON, SEAN	0.09	Less than .83 Acres
200	125	1261 WEST MALLARD DRIVE		WILLIE, JAY & LYNETTE	0.05	Less than .83 Acres
202	26	MALLARD ISLAND		ROE, MARIAN A	0.43	Less than .83 Acres
203	14	MALLARD ISLAND		LONGMORE, ROBERT & MARLENE	0.05	Less than .83 Acres
203	13	MALLARD ISLAND		GARTMANN, RUSSELL JOHN	0.36	Less than .83 Acres
204	30	MALLARD ISLAND		LONGMORE, ROBERT & MARLENE	0.04	Less than .83 Acres
206	22	MALLARD ISLAND		TANIS, NEAL M	0.10	Less than .83 Acres
207	1	MALLARD ISLAND		POPE, RONALD R & JANE E	0.06	Less than .83 Acres
209	175	1153 WEST MALLARD DRIVE		GENDRON, JOSEPH R & NANCY L	0.06	Less than .83 Acres
209	166	1173 WEST MALLARD DRIVE		ARNOLD, CHARLES & MARY	0.03	Less than .83 Acres
209	28	MALLARD ISLAND		BAKKE, ZOSIA LORETTA	0.04	Less than .83 Acres
209	172	1161 WEST MALLARD DRIVE		MOON, G,MARGARET,STEPHEN & DENISE	0.13	Less than .83 Acres
209	180	MALLARD ISLAND		BATOFF, MICHAEL A	0.08	Less than .83 Acres
209	48	29 TEAL BEND		HOEY, LILLIAN C	0.05	Less than .83 Acres
209	29	1447 EAST MALLARD DRIVE		WALDRON, JJ JR.-EST OF %WILLIAM J	0.04	Less than .83 Acres
209	46	33 TEAL BEND		HOEY, LILLIAN C	0.05	Less than .83 Acres
209	160	1183 WEST MALLARD DRIVE		ROBERTS, STEPHEN D	0.11	Less than .83 Acres
209	178	MALLARD ISLAND		GARTMANN, RUSSELL JOHN	0.11	Less than .83 Acres

209	174	1157 WEST MALLARD DRIVE		MCDONALD, ROBERT A & ADELE M	0.12	Less than .83 Acres
209	176	1149 WEST MALLARD DRIVE		EPPLER, JANE % YANNETT, SUSANN	0.07	Less than .83 Acres
209	61	MALLARD ISLAND		CIALONE, ANNISIA	0.09	Less than .83 Acres
209	47	31 TEAL BEND		HOEY, LILLIAN C	0.05	Less than .83 Acres
209	70	1379 EAST MALLARD DRIVE	INC. LOT 69	DEMPSEY, MICHELE	0.13	Less than .83 Acres
211	3	MALLARD ISLAND		CYBURT, RICHARD & DALE	0.08	Less than .83 Acres
211	1	MALLARD ISLAND		EGNAK, ALBERT-EST % EGNAC, SHAWN	0.11	Less than .83 Acres
211	14	MALLARD ISLAND		GARTMANN, MARILYN TRUST	0.06	Less than .83 Acres
211	15	MALLARD ISLAND		PFEIFFER, JOHN	0.04	Less than .83 Acres
216	25	MALLARD ISLAND	INC.26	STOUGHTON, III LEONARD A. & EDNA M.	0.11	Less than .83 Acres
216	29	MALLARD ISLAND		BREESE, WILLIAM & ARLENE	0.06	Less than .83 Acres
224	2	BAY & HILLIARD NW CORNER		JERSEY SHORE CNCL, INC. BOY SCOUTS	5.56	Constrained by Wetlands
226	1	HENRY PAUL PLAN		PAUL, HENRY D	2.14	Constrained by Wetlands
227	1	HENRY PAUL PLAN		PAUL, HENRY D	1.80	Constrained by Wetlands
229	13	212 EAST BAY AVENUE		SCHULTZ, THEODORE J	0.54	Less than .83 Acres
229	8	23 PARKER STREET		OSTROWSKI, RICHARD E & SANDRA L	0.54	Less than .83 Acres
229	31	BAY AVENUE NORTH OF		KALSCH, MARLENE J TRUST	6.86	Constained by Weteands
229	39	532 WALNUT STREET		ROSSELL, G, HAMBEL, EJ & RUSSELL, M	0.88	Developed
229.01	1.03	199 BEACH AVENUE		MONTGOMERY, JOEL R	0.74	Less than .83 Acres
229.01	3.02	PARKER E OF S OF BEACH		ZARRILLO, LOUIS J	0.24	Less than .83 Acres
230	16.01	22 PARKER STREET		SCHOVANEC, LOUIS C & CHARLES M	0.63	Less than .83 Acres
231	19				1.26	Developed
232	2	12 EAST BAY AVENUE		OTAMA REAL ESTATE LLC	0.35	Less than .83 Acres
235	34	STAFFORD AVENUE N/S		SUTTER, JAMES JR	0.44	Less than .83 Acres
242	1.03	HILLIARD BLVD E/S RT 9		DPH GRP LP C/O 84 LUMBER TAX DEPT	0.37	Developed
242	1.02	377 NORTH MAIN STREET		DPH GRP LP C/O 84 LUMBER TAX DEPT	0.35	Developed
242	1.04	HILLIARD BLVD E/S RT 9		DPH GRP LP C/O 84 LUMBER TAX DEPT	0.51	Developed
243	10	PARKER STREET E/S		JONES, EVAN & HOOVEN, C - TRUSTEE	1.72	Developed
257	1	MANAHAWKIN TERRACE	7-Jan	MANAHAWKIN BAPTIST CHURCH	0.20	Developed
259	1	MANAHAWKIN TERRACE	Jan-40	MANAHAWKIN BAPTIST CHURCH	2.46	Developed
260	1	MANAHAWKIN TERRACE	Jan-54	MANAHAWKIN BAPTIST CHURCH	2.85	Developed
261	46	MANAHAWKIN TERRACE	51-56	MANAHAWKIN BAPTIST CHURCH	0.12	Developed
261	28	MANAHAWKIN TERRACE	27,28,45,49,50	UNKNOWN	0.19	Developed
261	1	MANAHAWKIN TERRACE	1-11,13-17,21,23-24,26,29-44	MANAHAWKIN BAPTIST CHURCH	2.12	Developed
261	48	MANAHAWKIN TERRACE	47&48	MANAHAWKIN BAPTIST CHURCH	0.04	Developed
262	21	MANAHAWKIN TERRACE	21,22,40-42	MANAHAWKIN BAPTIST CHURCH	0.29	Developed
262	44	MANAHAWKIN TERRACE	27,43-45	MANAHAWKIN BAPTIST CHURCH	0.23	Developed
262	49	MANAHAWKIN TERRACE	28&49	UNKNOWN	0.06	Developed
262	47	MANAHAWKIN TERRACE	47,48	MANAHAWKIN BAPTIST CHURCH	0.02	Developed
262	1	MANAHAWKIN TERRACE	1-15,19-20,29-39	MANAHAWKIN BAPTIST CHURCH	1.69	Developed
262	52	MANAHAWKIN TERRACE	46,51,52	UNKNOWN	0.08	Developed
262	50	MANAHAWKIN TERRACE		MANAHAWKIN BAPTIST CHURCH	0.01	Developed
263	2	MANAHAWKIN TERRACE	2-3,5-7,9-23,26,29- 44	MANAHAWKIN BAPTIST CHURCH	2.17	Developed
263	45	MANAHAWKIN TERRACE	27,28,45,46	MANAHAWKIN BAPTIST CHURCH	0.23	Developed
264	44	MANAHAWKIN TERRACE	26,28,43-46	UNKNOWN	0.31	Developed
265	15	MANAHAWKIN TERRACE	12-16,31,32	UNKNOWN	0.40	Developed
265.01	20	MANAHAWKIN TERRACE	18-20,36,38	UNKNOWN	0.29	Developed
265.02	26	MANAHAWKIN TERRACE	26&27	DROTAR, SR., JOHN C/O A. DROTAR	0.13	Less than .83 Acres
265.02	45	MANAHAWKIN TERRACE		UNKNOWN	0.05	Less than .83 Acres
277	1	MANAHAWKIN TERRACE	Jan-56	MANAHAWKIN BAPTIST CHURCH	3.35	Developed
296	3.04	1053 NORTH MAIN STREET		CAMPAGNOLO, WILLIAM	1.53	Const ained by Wethands
296	2	ROUTE 9 E/S		GS REALTY CORP	8.21	Developed

296	3.03	1021 NORTH MAIN STREET		CREATED LLC	1.10	Developed
296	64.01	BEACH AVENUE S/S		JERSEY SHORE BROADCASTING CORP	1.02	Developed
296	13	HILLIARDS NORTH OF		BAEBI, JOSEPH FRANCIS	3.14	Constrained by Wet ands
296	74	316 HILLIARD BLVD		HAGGAS, BRUCE AND MARY	0.02	Less than .83 Acres
296	65	637 BEACH AVENUE		PRINS, KENNETH J & CORAZON D	12.53	Constbained by Wetlands
296	111	OLD TUCKERTON RR		GS REALTY CORP	3.54	Developed
296	15	OLD TUCKERTON RR		MANAHAWKIN BAPTIST CHURCH	0.90	Developed
296	75	HILLIARD BLVD EAST OF	INC. LOT 70	HAGGAS, BRUCE & MARY	14.24	Constrained by Wetlands
296	66	BEACH AVENUE S/S		PRINS, KENNETH J & CORAZON D	0.41	Less than .83 Acres
296	64.02	BEACH AVENUE S/S		JERSEY SHORE BROADCASTING CORP	1.04	Developed
296	43	BEACH AVENUE N/S		PRINS, KENNETH J & CORAZON	0.73	Less than .83 Acres
296	72	298 HILLIARD BLVD	INC. LOT 73	SEAMAN, NOAH & KATHERINE ARENA	0.51	Less than .83 Acres
296	73	298 HILLIARD BLVD		SEAMAN, NOAH & KATHERINE ARENA	0.26	Less than .83 Acres
296	74	316 HILLIARD BLVD		HAGGAS, BRUCE AND MARY	0.63	Less than .83 Acres

ATTACHMENT B: EXISTING LAND USE MAP



S:\Stafford\PLANNING\Affordable Housing\Declaratory Judgment Info\LA\Stafford_ELUM

Existing Land Use Map
Township of Stafford
Ocean County, New Jersey

N

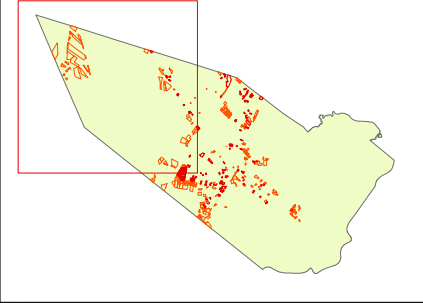
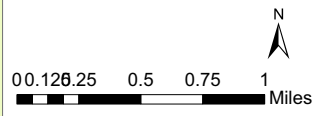
0 0.5 1 2 Miles

CME ASSOCIATES
 1460 US Highway 9 South
 Howell, New Jersey 07731

ATTACHMENT C: VACANT LAND MAPPING



- Legend**
- Municipal Boundaries
 - Wetlands
 - Sewer Service Area
 - Vacant Developable Parcels
 - Vacant Constrained Parcels
 - All Parcels





ATTACHMENT D: DEVELOPABLE PARCEL INVENTORY

Developable Properties: Stafford Township

Block	Lot	Address	Additional Lots	Owner	Property Acreage
	13	38.02 1105 ROUTE 72 WEST		DENAGEL, EUGENE	1.73
	43	2 ROUTE 72 E/S		OCEAN ACRES INC % THE WALTERS GROUP	1.60
	44.03	5 17 ANCHOR AVENUE		BONSANGUE, CHARLES TRUST	0.30
	44.03	6 21 ANCHOR AVENUE		BONSANGUE, CHARLES TRUST	0.37
	44.03	3 9 ANCHOR AVENUE		BONSANGUE, CHARLES TRUST	0.26
	44.03	2 5 ANCHOR AVENUE		BONSANGUE, CHARLES TRUST	0.25
	44.03	4 13 ANCHOR AVENUE		BONSANGUE, CHARLES TRUST	0.26
	44.03	7 25 ANCHOR AVENUE		BONSANGUE, CHARLES TRUST	0.38
	44.03	1 1 ANCHOR/11 LIGHTHOUSE		BONSANGUE, CHARLES TRUST	0.29
	44.125	15 54 ATLANTIS AVENUE		SHREM, LESLIE	0.49
	44.125	11 1564 ROUTE 72/42 ATLANTIS		SHREM, VIVIAN - EST OF %LESLIE	0.36
	44.125	12 46 ATLANTIS AVENUE		SHREM, VIVIAN - EST OF %LESLIE	0.57
	44.125	16 58 ATLANTIS AVENUE		SHREM, VIVIAN - EST OF %LESLIE	0.39
	44.125	14 50 ATLANTIS AVENUE		SHREM, VIVIAN - EST OF %LESLIE	0.73
	44.16	3 1213 BARNACLE DRIVE		GALAPAGOS ASSOC LLC % MERIDIAN HOSP	0.31
	44.16	5 1205 BARNACLE DRIVE		GALAPAGOS ASSOC LLC % MERIDIAN HOSP	0.25
	44.16	6 1197 BEACON/1201 BARNACLE		GALAPAGOS ASSOC LLC % MERIDIAN HOSP	0.25
	44.16	4 1209 BARNACLE DRIVE		GALAPAGOS ASSOC LLC % MERIDIAN HOSP	0.26
	44.16	8.01 1187 BEACON AVENUE		GALAPAGOS ASSOC LLC % MERIDIAN HOSP	1.11
	44.16	2 1217 BARNACLE DRIVE		GALAPAGOS ASSOC LLC % MERIDIAN HOSP	0.39
	44.221	19 149 MALLARD ROAD		LEONG, HENRY & MARY	0.36
	44.221	18 1732 ROUTE 72 W/145 MALL		LEONG, HENRY & MARY	0.44
	44.229	1 OCEAN ACRES GOLF COURSE	44.228/2	LONG BEACH CORP	36.00
	44.61	13 825 BUCCANEER LANE		MINNIG, CARLOS & MARIA G	0.52
	44.61	14 829 BUCCANEER LANE		MINNIG, CARLOS & MARIA	0.51
	46	1.1 166 MARY BELL ROAD		JIMMERSON, GIFFORD & ANNETTE	1.02
	46	1.13 158 MARY BELL ROAD		PARISE, MARJORIE & ROBERT	1.77
	46	12.04 160 BEACHVIEW AVENUE		DIORIO, DONALD A & MARY A	0.91
	46	12.05 156 BEACHVIEW AVENUE		KASTANIS, JOHN & CHRIS	0.98
	46	15 188 BEACHVIEW AVENUE		ADANATZIAN, DENNIS	4.04
	46	4.03 118 MARY BELL ROAD		STAFFORD MEDICAL PA	2.53
	46	12.07 170 BEACHVIEW AVENUE		ADANATZIAN, DENNIS	0.95
	46	12.06 174 BEACHVIEW AVENUE		ADANATZIAN, DENNIS	1.18
	46	4.03 114 MARY BELL ROAD		PINENO, JOSEPH A	1.51
	46.01	15 10 COLTS NECK ROAD		LITTLE, LLOYD & BEVIS, JOYCE	1.03
	46.01	20 21 COLTS NECK ROAD		GARDNER, ROBERT & CARMELA	2.35
	50	1.08 1069 PROSPECT AVENUE		PASCALE, LESLIE & YVONNE	1.39
	51	52.01 878 NORTH MAIN STREET		PLAZA 10 ASSOC C/O ONSY I YOUSEF	8.64
	51	1.16 6 HEARTHWOOD COURT		TARABOCCHIA, DOMINICK	1.19
	51.02	22.06 2 KELLY CT/104 SILO AVE		MB PROPERTIES NJ3 LLC	0.99
	51.02	22.04 1 KELLY CT/108 SILO AVE		MB PROPERTIES NJ3 LLC	0.97
	51.02	22.07 100 SILO AVENUE		MB PROPERTIES NJ3 LLC	0.93
	51.02	22.01 120 SILO AVENUE		MB PROPERTIES NJ3 LLC	1.14
	51.14	36.03 56 FAIRVIEW TERRACE		STEADMAN, NORMAN T & ROSE MARIE	1.33
	51.14	48 540 NORTH MAIN STREET		VOGELMAN, PATRICK	1.53
	54	3.01 175 LITTLEWORTH MILL RD		ATKINSON, MARK & AMY	3.03
	54	3.02 171 LITTLEWORTH MILL ROAD		ATKINSON, MARK & AMY	1.43
	74	6.02 160 ROUTE 72 WEST		YAHN, URSULA & JOHNSON, CAROL	0.72
	74	6.01 140 ROUTE 72 WEST		YAHN, URSULA & JOHNSON, CAROL	0.56
	118.01	82 490 OAK AVENUE		PDB ENTERPRISES LLC	1.03
	118.01	82 478 OAK AVENUE		PDB ENTERPRISES LLC	1.24
	120.2	43 UNNAMED ROAD NW/S		SUNSET PARTNERS LLC	2.16
	120.2	42 GRASSY HOLLOW SOUTH OF		SOUTHERN ASSOCIATES INC	2.11
	123	9 151 BACK ROAD		MATTHEWS, MICHAEL J % SHORE WEED	0.90
	123	1 LANGE DRIVE & BACK ROAD		LANGE, EDMUND PAUL & JOAN N.	0.65
	123.01	32 OAK AVENUE N/S		GRIFFITHS, BARRY & CAROL	1.03
	124	86 LAMSON ROAD NORTH OF		ESTELLE, JAMES	1.12
	124	40.08 18 BOG HOLLOW COURT		SPRAGUE, JAMES W JR & MARYLOU	1.74
	124	38 OAK AVENUE S/S		BREWSTER, JAMES A	4.32
	124	35 269 OAK AVENUE		HOLLINGSHEAD, ROY J JR & BRENDA J	2.49
	124	40.06 10 BOG HOLLOW COURT		SPRAGUE, JAMES JR & MARY LOU	0.47
	124.06	10 22 ROYAL OAK COURT		ANDERSON, ALLAN G	1.46
	124.06	12 30 ROYAL OAK COURT		TAYLOR, DANIEL J & TERRY G	1.31
	124.06	9 18 ROYAL OAK COURT		ANDEV CORPORATION	1.30
	124.06	3 337 OAK AVENUE		TRUOX, DOLORES F	1.66

125	6 796 SOUTH MAIN STREET		VOGELMAN, PATRICK J & HELYN M	6.87
129	9 ROUTE 9 W/S		LAMSON PROPERTIES LLC	8.50
129	6 880 SOUTH MAIN STREET		RICCIO, V CHARLES & GENE TRUST	2.09
137	2 475 SOUTH MAIN STREET		TROILO, CAMERON C. & OLGA JEAN	1.05
137	6 ROUTE 9 EAST OF	INC. LOT 7	TROILO, CAMERON C & OLGA JEAN	6.44
137	1 465 SOUTH MAIN STREET		TROILO, CAMERON C & OLGA JEAN	1.65
138	20 PFEIFFER AVE W/S		ABBOTT, HERSCHEL W JR & LINDA J	1.38
147.107	56.07 ROUTE 72 S OF N JANE DR		LITTLE, LLOYD R & BEVIS, JOYCE	1.21
228	1 610 EAST BAY AVENUE		PAUL, HENRY D	1.26
296	70.02 449 BEACH AVENUE		KISS, ROBERT J	0.97
			Total Developable Acreage:	146.90
			Affordable Units:	176.28

Appendix D: Resolution 2012-235, Rehabilitation Program

RESOLUTION 2012-235

RESOLUTION OF THE TOWNSHIP OF STAFFORD, COUNTY OF OCEAN, STATE OF NEW JERSEY, AUTHORIZING THE CREATION OF THE STAFFORD TOWNSHIP HOME IMPROVEMENT PROGRAM AND THE ADOPTION OF THE HOME IMPROVEMENT PROGRAM POLICIES AND PROCEDURES MANUAL

WHEREAS, Stafford Township desires to implement its Housing Element, Fair Share Plan and Spending Plan, as approved by the New Jersey Council on Affordable Housing (COAH); and

WHEREAS, the Township has a remaining housing rehabilitation obligation of twenty-one (21) units; and

WHEREAS, the Township has retained Community Grants, Planning and Housing (CGP&H) to administer a rehabilitation program that complies with applicable law, including but not limited to New Jersey Council on Affordable Housing regulations (N.J.A.C. 5:97-6.2) and Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1); and

WHEREAS, CGP&H has prepared all the documents necessary to implement a fully compliant rehabilitation program of up to 21-units including the Policies and Procedures Manual attached as Exhibit A; and

WHEREAS, the Township has reviewed the housing rehabilitation documents CGP&H has prepared, finds them to be appropriate and wishes for CGP&H to commence implementation immediately; and

WHEREAS, the Township will fund the rehabilitation program through development fees collected; and

WHEREAS, applicants for the program and the anticipated work done on a unit must meet State requirements as provided in the Manual;

NOW, THEREFORE BE IT RESOLVED, by the Stafford Township Council, that:

1. The Township shall start a local rehabilitation program to be funded by Affordable Housing Trust Fund monies. The program will be administered by the Township's Administrative Agent, Community Grants, Planning and Housing.
2. The Township adopts the attached Policies and Procedures Manual for its implementation.

I, **BERNADETTE M. PARK**, Municipal Clerk of the Township of Stafford, do hereby certify that the foregoing Resolution was duly adopted by the Stafford Township Council at a meeting held on the 18th day of September, 2012.


BERNADETTE M. PARK, RMC, CMC
Township Clerk, Township of Stafford

Appendix E: Stafford Township Spending Plan

Stafford Township

Affordable Housing Trust Fund Spending Plan

Stafford Township has prepared a Housing Element and Fair Share plan that addresses its regional fair share of the affordable housing need in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq), the Fair Housing Act (N.J.S.A. 52:27D-301) and all other applicable State regulations.

A development fee ordinance creating a dedicated revenue source for affordable housing was approved by COAH on April 9, 2001 with subsequent approvals on September 30, 2002 and June 18, 2009. The ordinance establishes the affordable housing trust fund for which this spending plan is prepared.

As of December 31, 2016, the Township has collected \$6,484,976.02 and expended \$4,898,858.20, resulting in a balance of \$1,586,117.82. All development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, and interest generated by the fees are deposited in a separate interest-bearing affordable housing trust fund in the Fulton Bank of New Jersey for the purposes of affordable housing. These funds shall be spent in accordance with State regulations and as described in the sections that follow.

1. REVENUES FOR CERTIFICATION PERIOD

To calculate a projection of revenue anticipated during the period of third round substantive certification, Stafford Township considered the following:

(a) Development fees:

1. Residential and non-residential projects which have had development fees imposed upon them at the time of preliminary or final development approvals;
2. All projects currently before the planning and zoning boards for development approvals that may apply for building permits and certificates of occupancy; and
3. Future development that is likely to occur based on historical rates of development and availability of land.

(b) Payments in Lieu: Actual and committed payments in lieu (PIL) of construction from developers as follows: The Landings at Manahawkin – The Township expects an additional \$586,250 in payments in lieu.

(c) Other funding sources: The Township intends to bond, as needed, in order to comply with its obligation.

(d) Projected interest: Interest on the projected revenue in the municipal affordable housing trust fund at the current average interest rate.

2. ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS

The following procedural sequence for the collection and distribution of development fee revenues shall be followed by Stafford Township:

- (a) Collection of development fee revenues:
Collection of development fee revenues shall be consistent with the Township’s development fee ordinance for both residential and non-residential developments in accordance with State regulations and P.L.2008, c.46, sections 8 (C. 52:27D-329.2) and 32-38 (C. 40:55D-8.1 through 8.7).
- (b) Distribution of development fee revenues:
Distribution of all affordable housing funds is by the Township Finance Department at the direction of the Chief Financial Officer.

3. DESCRIPTION OF ANTICIPATED USE OF AFFORDABLE HOUSING FUNDS

(a) Rehabilitation and new construction programs/projects

The Township will dedicate \$2,512,588.00 to rehabilitation or new construction programs (see detailed descriptions in Fair Share Plan) as follows:

Rehabilitation program: \$1,720,000.00
(remaining 86 unit obligation @ approx. \$20,000 each)

New construction projects/programs:
\$537,588.00 to Pine Crest Village (18 remaining units)
\$255,000.00 for the Ocean Acres municipally sponsored program

(b) Affordability Assistance

Projected minimum affordability assistance requirement:

Actual development fees through 12/31/2016		\$2,791,313.63
Actual interest earned through 12/31/2016	+	\$272,686.79
Development fees projected (2017-2025)	+	\$680,000.00
Interest projected (2017-2025)	+	\$900.00
Total		\$3,744,900.42
Less housing activity expenditures through 6/2/08	-	\$1,164,774.00
	=	\$2,580,126.42
30% requirement	x 0.30 =	\$774,037.93
Less Affordability assistance expenditures through 12/31/16	-	\$229,321.15
PROJECTED MINIMUM Affordability Assistance requirement through 12/31/2025	=	\$544,716.78
PROJECTED MINIMUM Very Low-Income Affordability Assistance Requirement through 12/31/2025	÷ 3 =	\$181,572.26

(c) Administrative Expenses

Stafford Township intends to utilize 20% of the existing trust account funds and 20% of those funds collected in the future to cover administrative expenditures. The Township anticipates spending an average of \$45,000 per year or a total of \$405,000.00 through 2025 on the cost of its Administrative Agent, attorney and advertising/marketing.

4. EXCESS OR SHORTFALL OF FUNDS

Pursuant to the Housing Element and Fair Share Plan, the governing body of Stafford Township has adopted a resolution agreeing to fund any shortfall of revenue required for implementing its Fair Share Plan. In the event that a shortfall of anticipated revenues occurs, the Township will appropriate the necessary funds at the time that the need arises.

Any shortfall of funds will be offset by a municipal bond. The municipality will dedicate any excess funds toward additional affordability assistance or any new projects or programs which the Township may request credit for. The appropriate approvals will be sought for such additional affordable housing activity.

In the event of excess funds, any remaining funds above the amount necessary to satisfy the municipal affordable housing obligation will be used for additional affordability assistance.

SUMMARY

Stafford Township intends to spend affordable housing trust fund revenues pursuant to State regulations and consistent with the housing programs outlined in the Housing Element and Fair Share Plan dated February 1, 2017 and in accordance with the tables in Appendix A.

APPENDIX A - Stafford Township Spending Plan

REVENUE												
		2017	2018	2019	2020	2021	2022	2023	2024	2025	Total	
Funding Source:												
Trust Fund balance as of 12/31/2016											\$1,586,117.82	
(a) Development Fees:		\$100,000	\$100,000	\$80,000	\$80,000	\$80,000	\$60,000	\$60,000	\$60,000	\$60,000	\$680,000.00	
(b) PIL - The Landings		\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$86,250				\$586,250.00	
(c) Township Bond (if needed)											\$610,000.00	
(d) Interest		\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$900.00	
Total											\$3,463,267.82	
EXPENDITURES												
		2017	2018	2019	2020	2021	2022	2023	2024	2025	Total	
Program/Project:												
Rehabilitation Program (average \$20K each)	86 units	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$120,000	\$1,720,000.00	
Pine Crest - balance due for subsidy	18 units										\$537,588.00	
Scattered Site - Ocean Acres (Habitat)	3 units	\$85,000	\$170,000								\$255,000.00	
Affordability assistance:												
Perry's Lake	29 units										\$207,488.00	
Down payment program	varies	\$37,470	\$37,470	\$37,470	\$37,470	\$37,470	\$37,470	\$37,470	\$37,470	\$37,470	\$337,230.00	
Total Programs											\$3,057,306.00	
Administration (AA, legal, planning)		\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$405,000.00	
Total											\$3,462,306.00	
											revenue	\$3,463,267.82
											expenditures	\$3,462,306.00
											balance/shortfall	\$961.82

Appendix F: Mixed Use Overlay Ordinance

ORDINANCE 2010 -03

**ORDINANCE OF THE TOWNSHIP OF STAFFORD,
COUNTY OF OCEAN AND STATE OF NEW JERSEY,
AMENDING AND SUPPLEMENTING CHAPTER 211 OF
THE TOWNSHIP CODE OF THE TOWNSHIP OF
STAFFORD, ENTITLED "ZONING"**

BE IT ORDAINED, by the governing body of the Township of Stafford, County of Ocean and State of New Jersey, as follows:

SECTION 1. The Township Code of the Township of Stafford is hereby amended and supplemented, in Subchapter 211-25.2 entitled "Mixed Use Zone (MU)," so as to add the following to section 211-25.2 A.:

"(9) Encourage the provision of affordable housing through inclusionary zoning."

SECTION 2. The Township Code of the Township of Stafford is hereby amended and supplemented so as to add the following to section 211-25.2 B(19)(a) regarding mixed use buildings:

"In those circumstances where a developer seeks to develop a mixed use residential building where the residential component of the mixed use building contains five (5) or more residential units, said developer shall provide and develop on-site, one (1) affordable housing unit for every four (4) market-rate residential units constructed. Said affordable unit(s) shall be compliant with COAH and UHAC regulations."

SECTION 3. The Township Code of the Township of Stafford is hereby amended and supplemented so as to add the following to section 211-25.2 H.(2) regarding townhouses:

"In those circumstances where a developer seeks to develop a townhouse development of five (5) or more housing units, said developer shall provide and develop on-site, one (1) affordable housing unit for every four (4) market-rate townhouse units constructed. Said affordable unit(s) shall be compliant with COAH and UHAC regulations."

SECTION 4. The Township Code of the Township of Stafford is hereby amended and supplemented so as to add the following to section 211-25.2 H.(3) regarding multi-family dwellings:

“In those circumstances where a developer seeks to develop a multi-family development of five (5) or more housing units, said developer shall provide and develop on-site, one (1) affordable housing unit for every four (4) market-rate multi-family units constructed. Said affordable unit(s) shall be compliant with COAH and UHAC regulations.”

SECTION 5. The Township Code of the Township of Stafford is hereby amended and supplemented so as to omit the contents of section 211-25.2 M. regarding affordable housing, and replace with the following:

M. Affordable Housing Incentive. The Planning Board shall consider the incentives listed in K(1) above for proposed townhouse and multi-family development and mixed use residential buildings that contain five (5) or more residential units and that are required to provide a twenty percent (20%) affordable housing set-aside. The Planning Board shall also consider the following incentives in connection with density for all townhouse and multi-family development and mixed use residential buildings that contain five (5) or more residential units that are required to provide a twenty percent (20%) affordable housing set-aside:

- (1) The maximum residential density for mixed use residential buildings for properties with frontage on Route 9 and Bay Avenue shall not exceed thirteen (13) dwelling units per acre, calculated based on the developable area of land devoted exclusively to a mixed use building and associated improvements.
- (2) The maximum density for townhouses shall not exceed eight (8) dwelling units per acre.
- (3) The maximum density for multi-family projects shall not exceed ten (10) dwelling units per acre.

SECTION 6. The Township Code of the Township of Stafford is hereby amended so as to omit section 211-35.1, entitled “Affordable accessory apartments” in its entirety and replace with “(Reserved).”

SECTION 7. The Township Code of the Township of Stafford is hereby amended so as to omit section 211-35.2, entitled "Affordable housing requirement" in its entirety and replace with "(Reserved)."

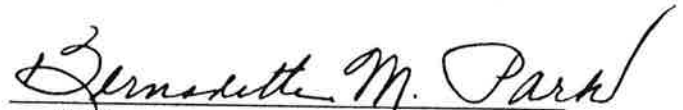
SECTION 8. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 9. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by a 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 hereof.

SECTION 10. This ordinance shall become effective after second reading and publication as required by Law.

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed by the Township Council on first reading at a meeting of the Township Council of the Township of Stafford held on the **5th** day of **January, 2010**, and will be considered for second reading and final passage at a regular meeting of the Township Council to be held on the **19th** day of **January, 2010** at 7:00PM, at the Municipal Building located at 260 East Bay Avenue, Manahawkin, New Jersey, at which time and place any persons desiring to be heard upon the same will be given the opportunity to be so heard.


BERNADETTE M. PARK, RMC, CMC
Township Clerk, Township of Stafford

CERTIFICATION

I, **BERNADETTE M. PARK**, Municipal Clerk of the Township of Stafford, do hereby certify that the foregoing ordinance was duly adopted on second reading by the Stafford Township Council at a meeting held on the 19 day of January, 2010.


BERNADETTE M. PARK, RMC, CMC
Township Clerk, Township of Stafford

Appendix G: Town-Wide Housing Ordinance

ORDINANCE NO. 2017-_____

ORDINANCE OF THE TOWNSHIP OF STAFFORD, COUNTY OF OCEAN, STATE OF NEW JERSEY, TO AMEND CHAPTER 130 (LAND USE) OF THE TOWNSHIP CODE TO REQUIRE AFFORDABLE HOUSING UNITS IN CERTAIN DEVELOPMENTS

WHEREAS, the Township of Stafford recognizes the continued need to provide affordable housing opportunities within the Township and to comply with State regulations; and

WHEREAS, the Township of Stafford recognizes that opportunities for the development of multi-family housing should include affordable housing units; and

NOW, THEREFORE, BE IT ORDAINED, by the governing body of the Township of Stafford, County of Ocean and State of New Jersey, as follows:

SECTION 1. The Township Code of the Township of Stafford is hereby amended so as to replace, in its entirety, Chapter 130, Section 109, *Affordable Units and Programs*, Section B, *Inclusionary – Mixed Use Zone*, paragraphs 1 through 4, with the following:

“B. Inclusionary Affordable Housing. To ensure the efficient use of land through compact forms of development and to create realistic opportunities for the construction of affordable housing, inclusionary zoning allows minimum presumptive densities and presumptive maximum affordable housing set-asides as follows:

(1) A developer of for sale or rental housing with five (5) or more units, whether included in a mixed-use development, provided as townhouses, multi-family buildings, supportive/special needs housing or other configuration, and whether age-restricted or non-age-restricted, shall be required to provide for a twenty percent (20%) set-aside for restricted affordable units. Densities for such development shall be permitted at a minimum six (6) units per acre and not to exceed densities as listed in Section 211-25.2 *Mixed Use Zone* Section M, paragraphs 1 through 3.

(2) The Planning Board or Zoning Board, with the advice of its Board Engineer, Traffic Engineer or Landscape Architect, may approve a reduction in the parking required for each project, may approve the increase in maximum lot coverage of up to ten-percent additional coverage or may approve the reduction in common and/or private open space requirements of up to ten-percent decreased coverage.

(3) Utilities. Affordable units shall utilize the same type of heating source as market units within the affordable development.”

SECTION 2. The Township Code of the Township of Stafford is hereby amended so as to replace, in its entirety, Chapter 130, Section 110, *Very Low/Low/Moderate Mix in Fair Share Plan*, with the following:

“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. The low-income category of units contains both very-low-income units as well as low-income units. The developer shall provide for thirteen percent (13%) of the units to be very-low income units.”

SECTION 3. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 4. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by a 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 hereof.

SECTION 5. This ordinance shall become effective after second reading and publication as required by Law.

NOTICE

NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed by the Township Council on first reading at a meeting of the Township Council of the Township of Stafford held on the ____ day of _____, 2017, and will be considered for second reading and final passage at a regular meeting of the Township Council to be held on the ____ day of _____, 2017 at 7:00 PM, at the Municipal Building located at 260 East Bay Avenue, Manahawkin, New Jersey, at which time and place any persons desiring to be heard upon the same will be given the opportunity to be so heard.

Township Clerk, Township of Stafford

CERTIFICATION

I, _____, Municipal Clerk of the Township of Stafford, do hereby certify that the foregoing ordinance was duly adopted on second reading by the Stafford Township Council at a meeting held on the ____ day of _____, 2017.

Township Clerk, Township of Stafford