

HOUSING PLAN ELEMENT AND FAIR SHARE PLAN
OF THE
TOWNSHIP OF OCEAN MASTER PLAN
CYCLES I, II AND III

TOWNSHIP OF OCEAN
OCEAN COUNTY, NEW JERSEY

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The original of this document was signed and sealed in accordance with law.

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HOUSING PLAN ELEMENT

INTRODUCTION

The Township of Ocean has prepared this housing plan element and fair share plan in accordance with the requirements of the Mount Laurel Doctrine, the New Jersey Municipal Land Use Law and the State Fair Housing Act. This plan updates and replaces the Township's previously adopted Housing Element and Fair Share Plan, which was adopted by the Township Planning Board on September 9, 2004 and submitted to the New Jersey Council on Affordable Housing (COAH) as part of its petition for substantive certification of its Cycle I and II Fair Share Plan.

The Mount Laurel Doctrine

In 1975, the New Jersey Supreme Court, in Mt. Laurel I (Southern Burlington County NAACP v. The Township of Mount Laurel), 676 N.J. 151, 336 A. 2d 713 (1975)), held that a developing municipality must, through its land use regulations, create a realistic opportunity for an appropriate variety and choice of housing for all categories of people who may desire to live there, including those of low and moderate income.

As a result of Mount Laurel I, developing municipalities in the path of growth were obligated to provide for a mix of housing that addressed their fair share of the region's housing need. However, Mount Laurel I generally resulted in few housing opportunities for low and moderate households because many municipalities failed to use their powers to zone and provide a realistic opportunity for the provision of affordable housing.

In 1983, the New Jersey Supreme Court decided Mount Laurel II (Southern Burlington County NAACP v. the Township of Mount Laurel), 92 N.J. 158, 456 A. 2d 390 (1983)). In its Mount Laurel II decision, the Supreme Court held:

- *The existence of a municipal obligation to provide a realistic opportunity for a fair share of the region's present and prospective low and moderate income housing need, will no longer be determined by whether or not a municipality is 'developing'. The obligation extends, instead, to every municipality, any portion of which is designated by the state, through the SDGP (State Development Guide Plan, currently called the State Development and Redevelopment Plan), as a growth area.*

- *The lower income regional housing need is comprised of both low and moderate income housing. Low income housing need consists of households whose incomes do not exceed 50 percent of the median income of the area with adjustment for family size. Moderate income housing need consists of households whose income does not exceed 80 percent of the median income of the area with adjustment for family size.*

Under the doctrine established by the Supreme Court, a municipality that continued to use its power to zone without consideration of its impact on low and moderate households faced the prospect of loss of that power. Such municipalities faced the prospect of a court ordered rezoning, or the so-called “builder’s remedy.” The essence of the landmark decision, however, was that municipalities should use their zoning powers and other related powers to facilitate, rather than obstruct, the provision of affordable housing.

The Fair Housing Act

In 1985, two years after Mount Laurel II, the State adopted the Fair Housing Act and created an administrative alternative to court action in addressing municipal compliance with Mount Laurel II. The Fair Housing Act establishes the Council on Affordable Housing (COAH) as the state agency responsible for identifying housing regions, estimating low and moderate income housing need, and providing regulations that guide municipalities in addressing their obligations. The stated intent of the Act was to provide alternatives to the use of the builder's remedy as a method of achieving the provision of affordable housing.

As the State agency responsible for administering the Fair Housing Act, COAH establishes affordable housing guidelines and criteria. COAH estimates the total lower income housing need statewide, organizes the State into housing regions, and allocates a share of the regional housing need to each municipality in the region. COAH also identifies those circumstances where an "adjustment" to a municipality's fair share is appropriate. Finally, COAH identifies the types of housing activities and programs that will be readily recognized as credits or reductions to the municipal fair share.

The Municipal Planning Responsibility

Each municipality is obligated to plan to meet its fair share. The New Jersey Municipal Land Use Law enables a municipality to adopt a zoning ordinance to regulate land use provided that the municipality has also adopted a master plan that includes a land use element and a housing element.

Mandatory Contents of the Housing Element

The essential components of a local housing element, as set forth in N.J.S.A. 52:27D-310, are the following:

- *An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated.*
- *A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the next six years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands.*
- *An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level, and age.*
- *An analysis of the existing and probable future employment characteristics of the municipality.*

- *A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing.*
- *A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.*

In addition, N.J.A.C. 5:94-2.2(b)1-3 requires the following:

- *A projection of the Township's probable future construction of housing for ten years covering the period from January 1, 2004 through January 1, 2014.*
- *An analysis of the existing jobs and employment characteristics of the Township, and a projection of the probable future jobs and employment characteristics of the Township for ten years covering the period from January 1, 2004 through January 1, 2014.*
- *An analysis of how existing zoning or planned changes in zoning provide adequate capacity to accommodate the Township's residential and non-residential growth projections.*

COAH adopted a revised set of substantive rules (N.J.A.C. 5:94-1 et seq.) that became effective on December 20, 2004. COAH's third round or Cycle III rules include a methodology for calculating a municipality's affordable housing obligation, consisting of three components. These include the rehabilitation share, which is a measure of old, overcrowded, deficient housing that is occupied by low and moderate income households, any remaining Prior Round (Cycle I and II) obligation for the period from 1987-1999, and the "growth share" (Cycle III need). The growth share links the actual production of affordable housing to municipal development and growth.

COAH calculates that the Township of Ocean's rehabilitation share is two (2) units, and the

remaining Prior Round obligation is 236 units. The Township's growth share obligation is 209 units as calculated herein.

AN ANALYSIS OF DEMOGRAPHIC, HOUSING AND EMPLOYMENT CHARACTERISTICS

As required by N.J.S.A.52:27D-310, all housing elements must contain a discussion of the community's demographic, housing, and economic characteristics. In fulfillment of this requirement, the following sections profile the Township of Ocean with information obtained from the US Census Bureau, the North Jersey Transportation Planning Authority, and the New Jersey Department of Labor and Workforce Development.

Ocean's Demographics

According to the 2000 U.S. Census, there are 6,450 individuals in Ocean Township (Table 1). This figure represents a 19.1 percent increase of the population reported in 1990 of 5,416 individuals. During the same time period, Ocean County grew by 17.9 percent. As project by the North Jersey Transportation Planning Authority (NJTPA), the Township is expected to increase more than 10 percent of the Census base population by the year 2005. The County has not grown as fast during this time period. In terms of the planning horizon 2030, both the Township and the County can expect to increase slightly to encompass 15,350 individuals and 739,300 individuals respectively (North Jersey Transportation Planning Authority). Based on these projections, the Township can expect to change significantly with an influx of new residents in the municipality. The County growth rate is 70.7 percent.

Table 1: Population Trends, 1990-2005

	1990	2000	2005*	% Change 1990-2000	% Change 2000-2005
Township of Ocean	5,416	6,450	7,280	19.1%	12.9%
Ocean County	433,203	510,916	553,500	17.9%	4.4%

*Projected population

Source: US Census Bureau, North Jersey Transportation Planning Authority (data release March 2005).

Compiled by: T&M Associates

According to the 2000 US Census, the Township of Ocean's population is comprised of 2,446 households, with an average household size of 2.62 members (Table 2). The average household

size is less than the State of New Jersey at 2.68 and greater than the County at 2.51. With regard to the percentage of households aged 65 years and over, Ocean County has the highest percentage with 39.0 percent. The Township has slightly more households aged 65 years than the State at 26.5 percent and 22.4 percent, respectively. In addition, the median household income of Ocean's households is consistent with the incomes of residents in Ocean County, which is less than the respective figures for the State.

Table 2: Demographic Indicators, 2000

	Number of Households	Average Household Size	Median Age	% of Population ≥ 65 years	Median Household Income
Township of Ocean	2,446	2.61	37.7	26.5%	\$46,461
Ocean County	200,402	2.51	41.0	39.0 %	\$46,443
New Jersey	3,064,645	2.68	36.7	22.4%	\$55,146

Source: US Census Bureau
 Compiled by: T&M Associates

In terms of age, the 2000 U.S. Census reports that the Township median age is 37.7 years (Table 3). Ocean Township's median age is slightly less than Ocean County's median at 41.0 years and the New Jersey's median at 36.7 years. In terms of age distribution, there are 348 individuals or 5.4 percent classified as pre-school age 0-4 years. School age children ages 5-19 accounted for 22.7 percent of the total (1,465 individuals). Working age 20-64 year old persons accounted for nearly sixty percent of the Township's population (3,737 individuals). Seniors aged 65 and older accounted for 14.0 percent of Ocean's population (900 individuals).

Table 3: Population by Age, 2000

	Number	% of Total
Preschool (0 - 4 Yrs.)	348	5.4%
School Age (5 - 19 Yrs.)	1,465	22.7%
Working Age (20 - 64 Yrs.)	3,737	57.9%
Seniors 65 +	900	14.0%
Total	6450	100.0%
Median Age		37.7

Source: US Census Bureau
 Compiled by: T&M Associates

Ocean's Housing Stock

The housing stock characteristics in the Township of Ocean include the number and type of housing units, occupancy/household characteristics, age (the year the structure was built), condition of units, purchase or rental value of units, units affordable to low and moderate income housing, and rate of construction. Table 4, located on the next page, lists these characteristics:

Table 4: Housing Characteristics, 2000

	Number	% of Total
I. Housing Units		
Number of units	2,981	100.0%
Occupied Housing Units	2,446	82.1%
Number of units (1990)	2,828	100.0%
Vacant Housing Units	701	28.7%
II. Occupancy/Household Characteristics		
Number of Households	2,446	100.0%
Persons Per Household	2.61	N/A
Family Households	1,745	71.3%
Non-Family Households	571	23.3%
Householders 65 and over	246	10.1%
III. Year Structure Built		
1999 to March 2000	47	1.6%
1995 to 1998	105	3.5%
1990 to 1994	215	7.2%
1980 to 1989	460	15.4%
1970 to 1979	684	22.9%
1960 to 1969	769	25.8%
1940 to 1959	594	19.9%
1939 or earlier	107	3.6%
IV. Condition of Units		
Lacking complete plumbing facilities	8	0.3%
Lacking complete kitchen facilities	8	0.3%
V. Home Value (Owner Occupied Units)		
\$300,000 and up	46	2.3%
\$200,000 - \$299,999	124	6.3%
\$150,000 - \$199,000	250	12.7%
\$100,000 - \$149,000	639	32.6%
\$50,000 - \$99,999	883	45.0%
\$0 - \$50,000	19	1.0%
Median Value	\$104,800	N/A
VI. Rental Value (Renter Occupied Units)		
\$1,000 and up	64	16.9%
\$750 - \$999	223	58.8%
\$500 - \$749	64	16.9%
\$200 - \$499	0	0.0%
Less than \$200	0	0.0%
No cash rent	28	7.4%
Median Rent	\$833	N/A

Source: US Census Bureau
 Compiled by: T&M Associates

The Township of Ocean had 2,981 housing units according to the 2000 U.S. Census. This is an increase of 153 units since the 1990 Census, which reported a total of 2,828 units. In 2000, 535 units or 17.9 percent were listed as vacant. In 2000, 82.1 percent of the 2,446 occupied housing units in Ocean Township were owner occupied and 15.6 percent of the Township occupied housing units were renter occupied.

According to the 2000 Census, Ocean Township had a total of 2,446 households and 418 seasonal, recreational or occasional use housing units. Of the total number of occupied households 1,745 or 71.3 percent were single family households and 701 or 28.7 percent were non-family households (defined as two or more unrelated householders living together). Householders 65 years of age or older accounted for 241 or 9.9 percent of the households in Ocean Township in 2000.

The housing stock in Ocean is relatively new having 50.6 percent of the housing stock constructed after 1970. The median housing age of 1970 is newer in comparison to the State median age of 1962. A minimal number of units, 107 units or 3.6 percent of the current housing stock were recorded as being built in 1939 or earlier. Between 1940 and 1959, 594 units were constructed which accounts for 19.9 percent of the current housing stock. Between 1960 and 1969, 769 units or 25.8 percent of the housing stock was constructed. During a ten year span, this represents the greatest period of housing growth in the Township. Between 1970 and 1979, 684 housing units or 22.9 percent of the total was constructed, representing the second highest recorded period of growth. Between 1980 and 1989, 460 units or 15.4 percent of housing units were constructed, a decline from the previous decades. From 1990 to 2000, 367 units were constructed accounting for 12.3 percent of the total.

The housing stock in Ocean had a low number of substandard units according to the 2000 Census. The 2000 Census indicates that Ocean had eight (8) units lacking complete kitchen facilities and eight (8) units lacking complete plumbing facilities.

The 2000 median value of the 2,064 owner occupied housing units in Ocean Township was \$104,800. Of this total, 19 units or 1.0 percent had a value less than \$50,000, 883 units or 45.0 percent had a value between \$50,000 and 99,000, 639 units or 32.6 percent had a value between \$100,000 and \$149,000, 250 units or 12.7 percent had a value between \$150,000 and \$199,000, 124 units or 6.3 percent had a value between \$200,000 and \$299,999 and 46 units or 2.3 percent had a value of \$300,000 or greater.

The 2000 median gross monthly rent was \$833 for rental housing units in the Township of Ocean. Of the 379 renter occupied units reporting monthly rental rates, 28 units or 7.4 percent had a no cash rent, zero (0) units had a monthly rate between \$250 and \$499, 64 units or 16.9 percent had a monthly rental rate between \$500 and \$749, 223 units or 58.8 percent had a monthly rental rate of between \$750 and \$999 and 64 units or 16.9 percent had a monthly rental rate of \$1,000 or more.

With regard to the affordability of these housing units to low and moderate income households, 66.9 percent of the selected monthly owner costs displayed in Table 5 are less than 30 percent of the 1999 household income. In addition, 60.5 percent of all renters spend less than 30 percent of their household income on their housing. The criterion for housing affordability is that no more than 30 percent of the gross income should be allocated for housing costs.

Table 5: Housing Affordability as a Percentage of 1999 Household Income

	Number	% of Total
Selected Monthly Owner Costs		
< 15%	548	28.1%
15% to 19%	237	12.1%
20% to 24%	337	17.3%
25% to 29%	183	9.4%
30% or more	647	33.1%
Gross Rent		
< 15%	53	15.4%
15% to 19%	67	19.5%
20% to 24%	23	6.7%
25% to 29%	65	18.9%
30% or more	136	39.5%

Source: US Census Bureau

Ocean's Employment Characteristics

At the time of the 2000 US Census 3,177 individuals or 63.9.8 percent, of Ocean's population aged 16 years old and over was engaged in the labor force. Table 6 describes the varied activities of this segment of the population.

Table 6: Occupation of Employed Civilian Population Aged 16 and Over, 2000

	Number	% of Total
Management, Professional, and Related	745	25.2%
Service	568	19.2%
Sales and Office	685	23.2%
Farming, Fishing, and Forestry	0	0.0%
Construction, Extraction, and Maintenance	645	21.8%
Production, Transportation, and Material Moving	315	10.6%

Source: US Census Bureau

The two largest occupational groups within the civilian labor force in 2000 were Management, Professional, and Related Occupations, and Sales and Office Occupations. With regard to the income earned by Ocean's households for activity in these and other occupational groups, Table 7 provides the following information:

Table 7: Household Income, 1999

	Number	% of Total
Less than \$10,000	114	1.7%
\$10,000 to \$14,999	142	2.8%
\$15,000 to \$24,999	228	4.6%
\$25,000 to \$34,999	256	4.4%
\$35,000 to \$49,999	613	8.0%
\$50,000 to \$74,999	481	11.7%
\$75,000 to \$99,999	286	9.7%
\$100,000 to \$149,999	195	16.6%
\$150,000 to \$199,999	80	11.0%
\$200,000 or More	52	29.6%
Median Household Income (Dollars)	\$46,461	N/A

Source: US Census Bureau

Per Capita Income within the Township in 2000 was \$22,830 while the median household income was \$46,461. A total of 484 households reported income of less than \$25,000 or 19.8 percent of

the households. A total of 256 households reported income between \$25,000 and \$34,999 or 10.5 percent of the households. A total of 613 households or 25.1 percent reported income between \$35,000 and \$49,999. A total of 481 households or 19.7 percent reported income between \$50,000 and \$74,999. A total of 286 households or 11.7 percent reported income of \$75,000 and \$99,999 and 327 households or 13.4 percent reported income of \$100,000 or more.

With regard to growth in employment in the Township, the North Jersey Transportation Planning Authority has published employment projections. According to the NJTPA projections, there will be 1,430 jobs in Ocean in 2015, a 10.9 percent increase over the number of jobs estimated for the year 2005. These projections will be employed later in this report for the calculation of Ocean's non-residential growth share obligation.

Growth Share Projection

COAH's Third Round Substantive Rules introduce the concept of a growth share projection. COAH has applied this concept so as to require municipalities to bear a responsibility for affordable housing in the third cycle based upon the residential and nonresidential growth that has taken place or will take place from January 1, 2004 to January 1, 2014. More specifically, for every eight (8) market-rate residential units constructed during this 10 year period, the municipality is obligated to provide for one (1) unit that is affordable to low and moderate income households. In addition, every 25 jobs created within the municipality during this 10 year period necessitates the provision of one (1) additional unit of low to moderate income housing. The following pages detail the calculation of Ocean's growth share.

Growth Share Projection: Detail

In order to calculate the Township's Growth Share Projection, historical data on the number of residential and nonresidential certificates of occupancy (COs) and demolition permits issued within the Township during the last decade was obtained from the Department of Community Affairs, Division of Codes and Standards, as well as the Township's Construction Office. The following tables display the historical data compiled by T&M.

**Table GS 1: Residential Certificates of Occupancy (COs)
 and Demolition Permits Issued**

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004
COs	8	12	47	20	23	36	52	163	179	172
DEMs	5	3	9	7	5	6	5	4	11	15

Source: DCA, Division of Codes and Standards

**Table GS 2: Non-residential Certificates of Occupancy (COs)
 and Demolition Permits Issued (Square Feet by Use Group)**

	1996	1997	1998	1999	2000	2001	2002	2003	2004
Group B (Office)									
COs	0	0	0	0	0	0	0	0	0
DEMs	0	2	0	0	0	0	0	2	0
Group M (Mercantile)									
COs	0	0	9,990	0	0	0	0	0	0
DEMs	0	1	0	0	0	0	0	0	0
Group F (Factory)									
COs	0	0	0	0	0	0	0	0	0
DEMs	0	0	0	0	0	0	0	0	0
Group S (Storage)									
COs	0	6,376	8,930	7,880	9,890	0	2,414	9,561	4,337
DEMs	0	0	1	0	0	0	0	0	0
Group A2-A4 (Assembly)									
COs	0	2,935	10,200	0	0	9,953	0	38,557	0
DEMs	0	1	1	0	1	0	0	0	0
Group E (Schools)									
COs	0	0	28,502	0	0	0	0	0	0
DEMs	0	0	0	0	0	0	0	0	0

Source: DCA, Division of Codes and Standards, Township Construction Office

In addition, the calculation of the Growth Share Projection also requires an estimate of the future residential and nonresidential development that is anticipated to occur within the Township from 2005 to 2013. With assistance provided by the Township Construction Office, information was obtained to ascertain the level of development anticipated to occur within the Township in the period from 2005 to 2013. Tables GS 3 and GS 4 provide detail of the anticipated development.

Table GS 3: Anticipated Residential Development (Number of Units)

	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
Approved Applications										
Russel and Kammie Verdolina (Block 189, Lot 1)	0	1	0	0	0	0	0	0	0	1
MSC Enterprises (Block 57, Lot 3)	0	2	4	0	0	0	0	0	0	6
Del Corp (Block 216, Lot 3)	1	0	0	0	0	0	0	0	0	1
Edgemont (Redevelopment Area)	0	22	23	22	23	0	0	0	0	90
US Homes Corp (Greenbriar Oceanaire; All Sections)	175	175	175	175	0	0	0	0	0	700
Anticipated Applications										
Herman Zell	0	0	0	0	50	50	0	0	0	100
Proposed Waretown Town Center										
MSC Enterprises (Block 41, Lot 35.02)	0	0	8	0	0	0	0	0	0	8
Del Prete	0	0	0	0	46	46	0	0	0	92
Coastal Development Partners (Seniors)	0	0	0	0	0	50	50	0	0	100
Single Family Tract 1	0	0	0	0	36	36	36	36	37	181
Single Family Tract 2	0	0	0	0	23	23	23	23	24	116
Apartments	0	0	0	0	24	24	24	24	24	120
Apartments funded by Edgemont	0	0	0	0	9	9	0	0	0	18
Miscellaneous and Infill Development										
Misc. and Infill Development	8	8	8	8	8	8	8	8	8	72
Accessory Apt. Program	0	2	2	1	1	1	1	1	1	10
Total Gross COs	184	210	220	206	220	247	142	92	94	1,615
Approved Demolitions										
Reflected in DCA information from January 2005 to June 2005	-4	0	0	0	0	0	0	0	0	-4
Gan's Tree Service (Block 195, Lot 17)	0	-1	0	0	0	0	0	0	0	-1
Anticipated Demolitions										
Anticipated Demolitions	-3	-6	-7	-7	-7	-7	-7	-7	-7	-58
Total Gross DEMs	-7	-7	-7	-7	-7	-7	-7	-7	-7	-63
Net Development	177	203	213	199	213	240	135	85	87	1,552

Source: Township of Ocean Construction Office

Table GS 4: Anticipated Non-residential Development (Sq. Ft.)

	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
Use Group B (Office)										
Ocean County Memorial Park (Block 39, Lot 7)	2,668	0	0	0	0	0	0	0	0	2,668
John Wright Agency (Block 241.11, Lot 1.02)	0	5,000	0	0	0	0	0	0	0	5,000
Leonard Parrino (Block 47, Lot 12)	0	4,800	0	0	0	0	0	0	0	4,800
MSC Enterprises (Block 41, Lot 35.02)	0	0	4,984	0	0	0	0	0	0	4,984
Christos Yanniotis (Block 241, Lot 12.05)	0	0	3,900	0	0	0	0	0	0	3,900
Proposed Waretown Town Center	0	0	0	26,400	26,400	26,400	26,400	26,400	0	132,000
DEMO: John Wright Agency (Block 241.11, Lot 1.02)	-930	0	0	0	0	0	0	0	0	-930
Net Use Group B	1,738	9,800	8,884	26,400	26,400	26,400	26,400	26,400	0	152,422
Use Group M (Mercantile)										
LTD Properties (Block 242, Lot 1.01)	0	5,336	0	0	0	0	0	0	0	5,336
CVS Pharmacy (Block 184, Lots 26, 27 and 33)	14,985	0	0	0	0	0	0	0	0	14,985
Waretown Oaks, LLC (Block 241.11, Lots 5 and 7)	0	14,383	3,200	0	0	0	0	0	0	17,583
PDS, Inc. (Gina Rehrer, Block 62, Lot 3.01)	7,696	0	0	0	0	0	0	0	0	7,696
MSC Enterprises (Block 130, Lot 9.02)	7,052	0	0	0	0	0	0	0	0	7,052
PDS, Inc. (Gina Rehrer, Block 62, Lot 3.03)	0	0	8,148	0	0	0	0	0	0	8,148
Christos Yanniotis (Block 241, Lot 12.05)	0	0	3,900	0	0	0	0	0	0	3,900
Linda Rehrer (Block 62, Lot 4.04)	0	7,880	0	0	0	0	0	0	0	7,880
Linda Rehrer (Block 62, Lot 4.01)	0	4,818	0	0	0	0	0	0	0	4,818
Harbor Investments (Block 169, Lots 9.02, 9.04 & 9.10)	0	1,800	0	0	0	0	0	0	0	1,800
MSC Enterprises (Block 41, Lot 35.02)	0	0	4,984	0	0	0	0	0	0	4,984
Proposed Waretown Town Center	0	0	0	52,266	52,266	52,267	52,267	52,267	52,267	313,600
Net Use Group M	29,733	34,217	20,232	52,266	52,266	52,267	52,267	52,267	52,267	397,782
Use Group S (Storage)										
Boundary Builders (Block 41, Lot 42.05)	0	0	0	0	0	0	9,000	9,000	9,000	27,000
Christos Yanniotis (Block 241, Lot 12.05)	0	0	6,000	0	0	0	0	0	0	6,000
Net Use Group S	0	0	6,000	0	0	0	9,000	9,000	9,000	33,000
Use Group A1 (Assembly)										
Proposed Waretown Town Center	0	0	0	0	0	50,000	0	0	0	50,000
Net Use Group A1	0	0	0	0	0	50,000	0	0	0	50,000
Use Group A2 to A4 (Assembly)										
Proposed Waretown Town Center	0	0	0	11,166	11,166	11,167	11,167	11,167	11,167	67,000
Net Use Group A2 to A4	0	0	0	11,166	11,166	11,167	11,167	11,167	11,167	67,000

Source: Township of Ocean Construction Office

To project the Township's growth share, the historical data from 2004 is paired with the information on anticipated development for the period from 2005 to 2013 shown above. For residential development, the sum of all development is divided by nine to reach a Residential Growth Share Obligation. For nonresidential development, the total net square footage is converted to jobs by means of multipliers developed by COAH (detailed in Appendix E of N.J.A.C. 5:94 and incorporated by reference herein) and then divided by 25 to reach a Non-Residential Growth Share Obligation. The following tables detail the calculation of the Growth Share Obligation generated by residential and nonresidential development.

Table GS 5: Residential Growth Share Projection

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
Anticipated Units	0	184	210	220	206	220	247	142	92	94	1,615
2004 Units	172	0	0	0	0	0	0	0	0	0	172
Demolished Units	-15	-7	-7	-7	-7	-7	-7	-7	-7	-7	-78
Net Units	157	177	203	213	199	213	240	135	85	87	1,709
Exclusions per N.J.A.C. 5:94-2.4											
MSC Enterprises (B 41, L 35 02)	0	0	0	-2	0	0	0	0	0	0	-2
Del Prete	0	0	0	0	0	-6	-6	0	0	0	-12
Coastal Development (Seniors)	0	0	0	0	0	0	-50	-50	0	0	-100
Single Family Tract 1	0	0	0	0	0	-7	-7	-7	-7	-8	-36
Single Family Tract 2	0	0	0	0	0	-4	-4	-5	-5	-5	-23
Apartments	0	0	0	0	0	-4	-5	-5	-5	-5	-24
Apartments funded by Edgemont	0	0	0	0	0	-9	-9	0	0	0	-18
Herman Zell	0	0	0	0	0	-10	-10	0	0	0	-20
Accessory Apartments	0	0	-2	-2	-1	-1	-1	-1	-1	-1	-10
Final Net Units (Net Units – Exclusions)	157	177	201	209	198	172	148	67	67	68	1,464
Affordable Units (Net/9)	17.44	19.67	22.33	23.22	22.00	19.11	16.44	7.44	7.44	7.56	162.67

Note: Normal rounding errors in the numbers representing affordable units may be present. The total of all years is most accurate.

Table GS 6: Non-residential Growth Share Projection

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
Net Anticipated Jobs											
Use Group: B (Office)	0	5	29	27	79	79	79	79	79	0	457
Use Group: M (Mercantile)	0	30	34	20	52	52	52	52	52	52	398
Use Group: S (Storage)	1	0	0	1	0	0	0	2	2	2	7
Use Group: A1 (Assembly)	0	0	0	0	0	0	100	0	0	0	100
Use Group: A2 to A4	0	0	0	0	33	33	34	34	34	34	201
Total Net Jobs	1	35	64	48	165	165	265	167	167	88	1,164
Affordable Units (Net Jobs/25)	0.03	1.40	2.54	1.92	6.60	6.60	10.60	6.67	6.67	3.50	46.54

Note: Normal rounding errors may be present. Totals are most accurate.

Based upon the above, the total combined residential and nonresidential Growth Share Obligation is then 209 units of affordable housing (162.67 + 46.54 = 209.21 → 209). The residential component of this projection consists of 162.67 units; the non-residential component consists of 46.54 units. The table displayed below provides a summary of this growth share projection:

Table GS 7: Summarized Growth Share Projection (Units Affordable)

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
Components											
Residential	17.44	19.67	22.33	23.22	22.00	19.11	16.44	7.44	7.44	7.56	162.67
Non-Residential	0.03	1.40	2.54	1.92	6.60	6.60	10.60	6.67	6.67	3.50	46.54
Total	17.48	21.06	24.88	25.15	28.60	25.71	27.04	14.12	14.12	11.06	209.21

Note: Normal rounding errors may be present. Totals are most accurate.

Growth Share Projection: Presumption of Validity

In accordance with COAH regulations, Household and Employment Growth Projections have been calculated with information from the North Jersey Transportation Planning Authority. The following tables detail these projections.

Table GS 8: NJTPA Household Growth Projection

2015 NJTPA Households	-	2005 NJTPA Households	=	Household Change
4,550	-	2,870	=	1,680

Table GS 9: NJTPA Employment Growth Projection

2015 NJTPA Employment	-	2005 NJTPA Employment	=	Employment Change
1,430	-	1,290	=	140

The total number of new households projected in the calculation of Ocean’s Growth Share obligation is 1,709 or 29 units more than the household growth projection derived from NJTPA data. In addition, the total number of new jobs (employment) projected in the calculation of Ocean’s Growth Share obligation is 1,164 or 1,024 jobs more than the employment growth projection derived from NJTPA data. Consequently, both the residential and non-residential components of the growth share projection will, according to COAH standards, enjoy a presumption of validity.

FAIR SHARE PLAN

Components of the Fair Share

COAH's Cycle III regulations call for the establishment of fair share responsibilities based upon three components: (1) the rehabilitation component; (2) the recalibrated Cycle I/Cycle II new construction component; and (3) the growth share component.

In accordance with COAH's methodology, the rehabilitation component represents the number of deteriorated units that are occupied by low or moderate households based upon the 2000 Census. In the case of Ocean, COAH has assigned the Township a rehabilitation obligation or "indigenous need" of two (2) units. The Cycle I and II new construction component represents the new construction component that COAH assigned the Township in 1994 pursuant to COAH's Cycle II regulations, which COAH has recalculated based upon the 2000 Census. In the case of Ocean, COAH has assigned the Township a recalculated Cycle I and II new construction obligation of 236 units.

Regarding the growth share component, COAH's new substantive rules state that for every eight market-rate residential units projected to be constructed between January 1, 2004 and December 31, 2013, a municipality is obligated to provide one affordable unit. In addition, a municipality is obligated to provide one affordable unit for every 25 new jobs resulting from non-residential construction in this 10-year period. As described in detail later in this plan, the Township has a responsibility to create a realistic opportunity for 209 affordable housing units to address its Cycle III growth share responsibility.

Cycle I and II Compliance Plan

Rehabilitation Component

The Township will address its 2-unit rehabilitation obligation through a continuation of the Ocean Township Housing Rehabilitation Program (OTHRP). The OTHRP is a scattered site rehabilitation program that will target low and moderate-income owner-occupied and rental units throughout Ocean Township. Ocean Township has contracted with Housing Services Inc. (HSI), a private consulting firm specializing in the implementation of publicly funded housing rehabilitation programs, to manage and administer the OTHRP for a ten-year timeframe. A Policy and Procedural Manual has been prepared for the program that addresses program implementation and procedures, which has been submitted to COAH for its review.

New Construction Component

The Township will address its 236-unit Cycle I and II new construction obligation through a combination of the following methods:

- (1) A 119-unit regional contribution agreement with Neptune Township in Monmouth County.
- (2) An intra-municipal transfer of 18 new affordable rental units from the Edgemont Redevelopment Area project to the mixed-use area within proposed Waretown Town Center.
- (3) The construction of 28 new affordable senior rental units being developed as part of a 100-unit in senior rental project in the Waretown Center. The remaining portion of this project will be applied to the Township's Cycle III obligation.
- (4) The construction of 20 new affordable rental units at the Herman Zell site, located on Route 9 within Planning Area 2.
- (5) An accessory apartment ordinance estimated to create 10 accessory apartments throughout the Township.

- (6) Rental Bonus Credits resulting from the development of family and age-restricted rental units.

These components are described in further detail below and detailed in Figures 1 and 2 and Table FS-1.

Regional Contribution Agreement

The Township will enter into a regional contribution agreement with Neptune Township in Monmouth County to transfer 119 units of its new construction obligation to Neptune. In accordance with the agreement, Ocean will pay Neptune \$25,000 per unit for a total of \$2,975,000 over the six years of its substantive certification. Neptune will use the monies received from Ocean Township to fund its scattered site rehabilitation program, which had previously received project plan approval from the New Jersey Housing Mortgage Finance Agency (HMFA) and COAH.

Edgemont Redevelopment Area

The Township has adopted a redevelopment plan for the area identified as the Edgemont Redevelopment Area. (See Figure 1.) The adopted redevelopment plan provides for the construction of new residential development, including a mandatory 20 percent setaside for affordable housing. Pursuant to the adopted plan, the designated redeveloper may construct the units on site or make a payment in lieu of construction of \$35,000 per unit.

The Township has entered into a redeveloper agreement with U.S. Homes for an expansion of its adjoining age-restricted housing development into the Edgemont Redevelopment Area. The proposed project includes 90 new residential units. As part of the agreement, U.S. Homes is contributing to the Township \$630,000 as a payment in lieu of construction for the creation of new affordable units in the Township. These funds will be used to subsidize the creation of 18 new affordable rental units in the mixed-use portion of the Waretown Center.

Age-Restricted Housing

As an RCA sending municipality, Ocean Township may age-restrict a maximum of 29 units as part of its Cycle I and II plan in accordance with COAH regulations and the following formula:

Age-restricted units = 0.25(municipal precruited need – rehabilitation component – prior cycle credits – transferred RCA units) – Any first round age restricted units.

$$\begin{aligned} \text{Age-restricted units} &= 0.25(238 - 2 - 0 - 119) - 0 \\ &= 0.25(117) = 29.25 \\ &= 29 \text{ units} \end{aligned}$$

As part of the redevelopment plan for the Waretown Village Center, Coastal Redevelopment Partners, LLP will construct a new 100-unit senior-citizen rental project to be funded in part through the application of federal low-income tax credits. Of these units, the Township proposes to allocate 28 units to its Cycle I and II new construction obligation. The approximate location of the site is shown on the Waretown Center Concept Plan Map (See Figure 2.), which is included in the Township's Waretown Village Center Application and which has been incorporated by reference in the Land Use Plan Element of the Township's Master Plan and in this plan.

As set forth in the PIA, the Township will be amending its current Redevelopment Plan for the Waretown Center (Ocean Township Economic and Redevelopment Plan—Phase 1) to incorporate the mixed-use village concept presented in its application to the State Planning Commission for Plan Endorsement and center designation. The amended redevelopment plan will incorporate provisions for the senior inclusionary housing development as shown in the Generalized Land Use Plan for the center.

Rental Obligation

Pursuant to COAH regulations (N.J.A.C. 5:93-15), every municipality has an obligation to create a realistic opportunity to construct rental units as part of its fair share plan. Ocean Township's rental obligation is 59 units as calculated in accordance with the following formula:

$$\text{Rental Obligation} = 0.25(\text{municipal precredited need} - \text{prior cycle credits} - \text{rehabilitation component})$$

$$\begin{aligned} \text{Rental Obligation} &= 0.25(238 - 0 - 2) - 0 \\ &= 0.25(236) \\ &= 59 \text{ units} \end{aligned}$$

The Township proposes to address its 59-unit Cycle I and II rental obligation in the following manner:

- 18 units from intra-municipal transfer from the Edgemont Redevelopment Area
- 20 units of family rentals at the Herman Zell site
- 10 units of accessory apartments
- 11 units of affordable senior rental housing as part of the Coastal Redevelopment Partners, LLP project

The Township is also eligible to receive a total of 41 rental bonus credits. These include three (3) rental bonus credits for the 11 units of affordable senior rental units (0.33 bonus credits per unit) and 38 rental bonus credits for the 18 rental apartments created from the Edgemont tract intra-municipal transfer, and the 20 rental units created on the Zell site.

Accessory Apartment Program

The Township will adopt an accessory apartment ordinance in accordance with COAH's model. The Township's housing stock, particularly in the area of the Township located in the Pinelands, West of the Parkway has a large, older housing stock that is favorable to the creation of accessory apartments.

To encourage participation in the program, the Township will provide at least \$10,000 per unit to subsidize the creation of the accessory apartment. In accordance with COAH requirements:

- The rents of accessory apartments will average 57.5 percent of median income, including utilities;
- The rent shall be based on the number of bedrooms as per N.J.A.C. 5:93-7.4;
- The accessory apartments will be affirmatively marketed as per N.J.A.C. 5:93-11;
- Controls on affordability will remain in effect for at least 10 years; and
- The Township will designate Housing Services Incorporated (H.S.I.) as the entity to administer the program.

The Township understands that COAH will assess the Township's accessory apartment program at the end of a two-year period from the date that the Township is granted substantive certification. If there is a shortfall in the program, the Township may be required to address any shortfall, including any shortfall in the Township's rental obligation, through other means in accordance with COAH's regulations.

Herman Zell Site

The final component of the Township's Cycle I and II compliance plan is the construction of 20 family rental units on a site owned by Herman Zell located on the east side of Route 9 south of the Township's proposed Waretown Town Center. The 24.7-acre site will be rezoned to allow a multi-family residential development consisting of 100 residential units, of which 20 units will be affordable rental units. The site is currently zoned for a mix of commercial and single-family residential development. The site is shown in Figures 4 through 6. The site has sewer and water

infrastructure and is located entirely within State Planning Area 2. There are limited constraints on the site, with environmental constraints are limited to small areas of wetlands located at various locations within the site. Herman Zell, the property owner has indicated a willingness to develop his site with a multi-family inclusionary development. Accordingly, the site is a suitable site pursuant to COAH's criteria.

Cycle III Compliance Plan

As noted, the Township has calculated a growth share responsibility of 209 affordable units. The Township will address its 209-unit new construction obligation through a combination of the following methods:

- (1) A 65-unit regional contribution agreement with Lakewood Township in Ocean County;
- (2) 72 new affordable units in an age-restricted rental project in the Waretown Center Redevelopment Area as part of the Route 9~Phase 1/Coastal Redevelopment Partners, LLP project;
- (3) Two (2) new affordable units in the Waretown Center Redevelopment Area as part of the Route 9~Phase 1 Redevelopment/MSD project;
- (4) 12 new affordable units in the Waretown Center Redevelopment Area as part of the Route 9~Phase 1 Redevelopment/Del Prete project;
- (5) 36 affordable housing units in the Waretown Town Center Single Family Tract 1;
- (6) 23 affordable housing units in the Waretown Town Center Single Family Tract 2;
- (7) 24 affordable rental apartments in the Waretown Town Center Mixed-Use area (excluding the Edgemont contribution); and,
- (8) 11 Rental Bonus Credits resulting from the construction of rental units in excess of the Township's Cycle III rental obligation.

Regional Contribution Agreement

The Township will enter into a regional contribution agreement with Lakewood Township in Ocean County to transfer 65 units of its new construction obligation to Lakewood. In accordance with the agreement, Ocean will pay Lakewood \$35,000 per unit for a total of \$2,275,000 over the six years of its substantive certification. Lakewood will use the monies received from Ocean Township to fund the construction of new affordable housing in the Township. Lakewood will submit a project plan for approval from the New Jersey Housing Mortgage Finance Agency (HMFA) and COAH.

Waretown Town Center Single Family Affordable Development

The Township's proposals for new affordable housing development within the Waretown Town Center are shown in Figures 1 and in more detail in Figure 2 and in Table FS-2. The Township's Cycle III compliance plan also includes three sites currently within the Route 9 Phase 1 Redevelopment Plan area, including the Del Prete site, the Coastal Redevelopment Partners site, and the MSC Enterprises site.

These sites include two areas proposed for single-family residential development (Tracts 1 and 2 on Figure 2.). It is estimated that these sites will generate a total of 297 new single family residential dwellings This includes 181 units in Tract 1 and 116 units in Tract 2. The designated redeveloper or redevelopers of these tracts will be required to set aside 20 percent of the units for affordable housing purposes. This will result in 36 affordable units in Tract 1 and 23 in Tract 2, for 59 affordable units. The redeveloper agreement will specify that these units must be constructed on site.

Waretown Town Center—Affordable Rental Units

In the area of the Waretown Town Center designated for mixed-use development, it is projected that 120 apartments will be created. In order for the Township to address its rental obligation, the redeveloper agreement will specify that 20 percent of the units, or 24-units must be affordable rental units. This is in addition to the 18 rental units subsidized by the intra-municipal transfer of units from the Edgemont Redevelopment Area.

Del Prete Tract/Route 9 Phase 1 Redevelopment Area

The Del Prete tract is located on the eastern side of Route 9 within the Route 9 Phase 1 Redevelopment Area, which is located in the Waretown Town Center. The 15-acre tract will include a mixed-use component that will contain 12 affordable rental apartments. The site is governed by the requirements of the Route 9--Phase 1 Redevelopment Plan and, as such, a redeveloper agreement will be entered into between the Township and the redeveloper to construct the rental units in accordance with the plan.

MSC Enterprises/Route 9 Phase 1 Redevelopment Area

The MSC site is located at the southeast corner of Route 9 and Memorial Drive. The site will be developed with a mixed-use project that will contain eight (8) apartments, including two (2) affordable rental units. The site is governed by the requirements of the Route 9 Phase 1 Redevelopment Plan and, as such, a redeveloper agreement will be entered into between the Township and the redeveloper to construct the rental units in accordance with the plan.

Age-Restricted Housing—Waretown Center

As an RCA sending municipality, Ocean Township may age-restrict a maximum of 72 units in accordance with COAH regulations and the following formula:

Age-restricted units = $0.50(\text{municipal growth share} - \text{transferred RCA units})$.

Age-restricted units = $0.50(209-65)$

$0.50(143) = 71.50$

72 units

As noted previously, Coastal Redevelopment Partners, LLP will construct a new 100-unit senior-citizen rental project to be funded in part through the application of federal low-income tax credits. Of these units, the Township proposes to allocate 72 units to its Cycle III obligation. The approximate location of the site is shown on the Waretown Center Concept Plan Map, which is included in the Township's Waretown Village Center Application and which has been incorporated by reference in the Land Use Plan Element of the Township's Master Plan and in this plan.

Rental Obligation

Pursuant to COAH regulations, every municipality has an obligation to create a realistic opportunity to construct rental units as part of its fair share plan. Ocean Township's Cycle III rental obligation is 53 units as calculated in accordance with the following formula:

$$\text{Rental Obligation} = 0.25(\text{growth share})$$

$$\text{Rental Obligation} = 0.25(209) = 52.25$$

53 units

The Township proposes to address its Cycle III rental obligation in the following manner:

- 26 units of affordable senior rental housing as part of the Coastal Redevelopment Partners, LLP project
- 12 units of affordable rental housing as part of the Del Prete project
- 2 units of affordable rental housing as part of the MSC project
- 24 units Mixed-Use rental apartments in the Center

This results in a total of 64 rental units, or 11 more than is required. Therefore, the Township also is eligible to receive 11 rental bonus credits from these units.

Summary of Cycle I, II & III Plan Components

The following tables summarize the manner in which the Township will address and, in fact, exceed its growth share responsibilities:

**Table FS 1
 Summary of Methods to Address Remaining New Construction Obligation
 Cycle I & II Fair Share Plan**

Total Remaining Cycle I and II New Construction Obligation	236
Rehabilitation Share	2
Compliance Mechanisms	
OTHRP Rehabilitation Program (Rehabilitation of Affordable Owner/Rental Units)	2
Route 9-Phase 1/Coastal Redevelopment Partners, LLP (Age-restricted Rental)	28
Neptune Regional Contribution Agreement	119
Edgemont Redevelopment Area (Intra-municipal transfer to Waretown Center/Rental)	18
Herman Zell (Rental)	20
Accessory Apartment Program (Rental)	10
Rental Bonus Credits	41
Total Units Provided	238
Total Units Required	238
Surplus	0

Table FS 2: Summary of Cycle III Fair Share Plan

Growth Share	209
Compliance Mechanisms	
Lakewood Regional Contribution Agreement	65
Route 9-Phase 1 Redevelopment/Coastal Redevelopment Partners, LLP (Rental/Age-restricted)	72
Route 9-Phase 1 Redevelopment/MSC (Rental)	2
Route 9-Phase 1 Redevelopment/Del Prete (Rental)	12
Waretown Center Single family Tract 1	36
Waretown Center Single Family Tract 2	23
Waretown Center Mixed-use rental apartments (exc. Edgemont contribution)	24
Rental Bonus Credits	11
Total Units Provided	245
Total Units Required	209
Surplus	36

Table FS 3: Summary of Minimum Rental and Maximum Senior Units

Units	Cycle I & II	Cycle III	Totals	Provided
Min. Rental	59	53	112	123
Max. Senior	29	72	101	100

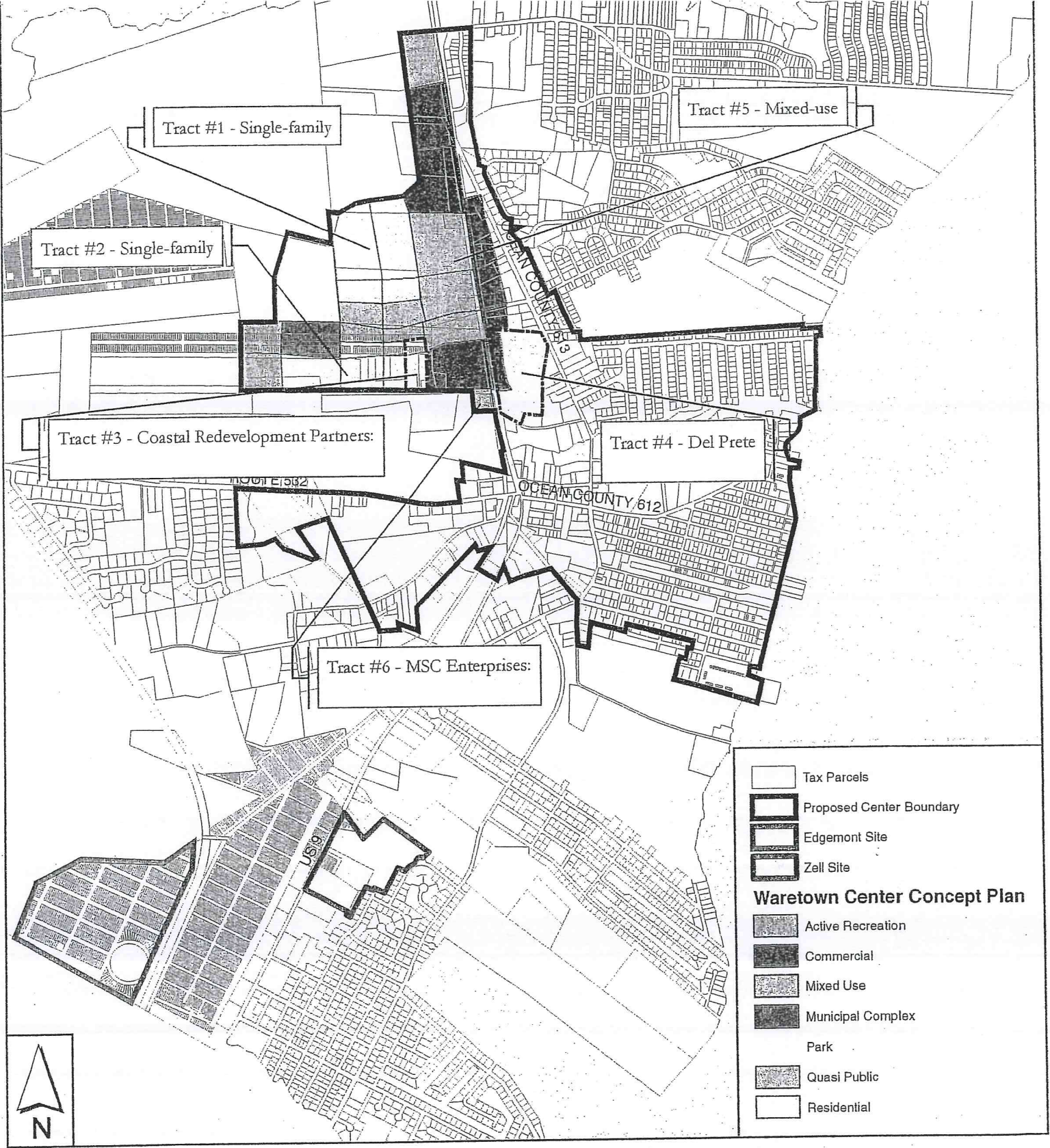
Table FS 4: Summary of Compliance with Rental Obligation

	Cycle I & II	Cycle III
Rental Obligation	59	53
Edgemont Redevelopment Area (Intra-municipal transfer to Waretown Center)	18	
Zell Site	20	
Accessory Apartment Program	10	
Route 9-Phase 1 Redevelopment/Coastal Redevelopment Partners, LLP (Age-restricted)	11	26
Route 9-Phase 1 Redevelopment/Del Prete		12
Route 9-Phase 1 Redevelopment/MSO		2
Mixed-use rental apartments in Waretown Center (exc. Edgemont contribution)		24
Total	59	64
Surplus Rental Units	0	11
Rental Bonus Credits	41	11

*Portion of 100-unit development applied to rental obligation in each cycle

Table FS 5: Summary of Cycle I & II Rental Bonus Credit Calculation

Type	Units	Bonus Credits
Family Rentals (Edgemont Intra-municipal Transfer & Zell Site)	38	38
Age-restricted Rentals	11	3
Accessory Apartments	10	0
Totals	59	41



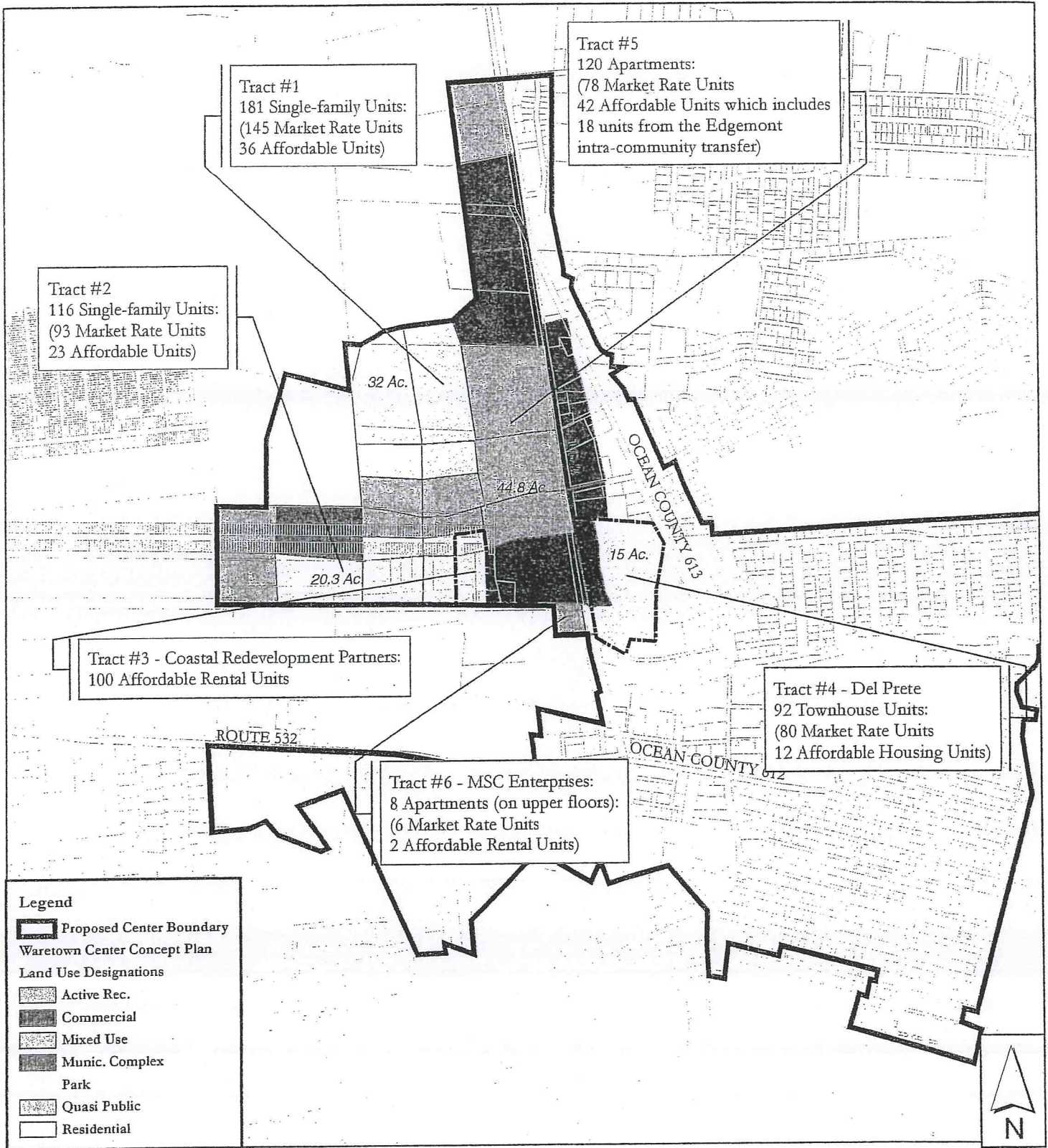
T&M 11 Tindall Road
 Middletown, NJ 07748-2792
 Phone: 732-671-6400
 ASSOCIATES Fax: 732-671-7365

**Figure 1: COAH Site Concept
 Township of Ocean
 Ocean County, New Jersey**

0 875 1,750 3,500
 Feet

Prepared by: STK, November 30, 2005
 Source: Township of Ocean Tax Assessor; NJDEP
 File Path: H:\Otl\00030\GIS\Projects\otlu30_COAH Concept.mxd

NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.



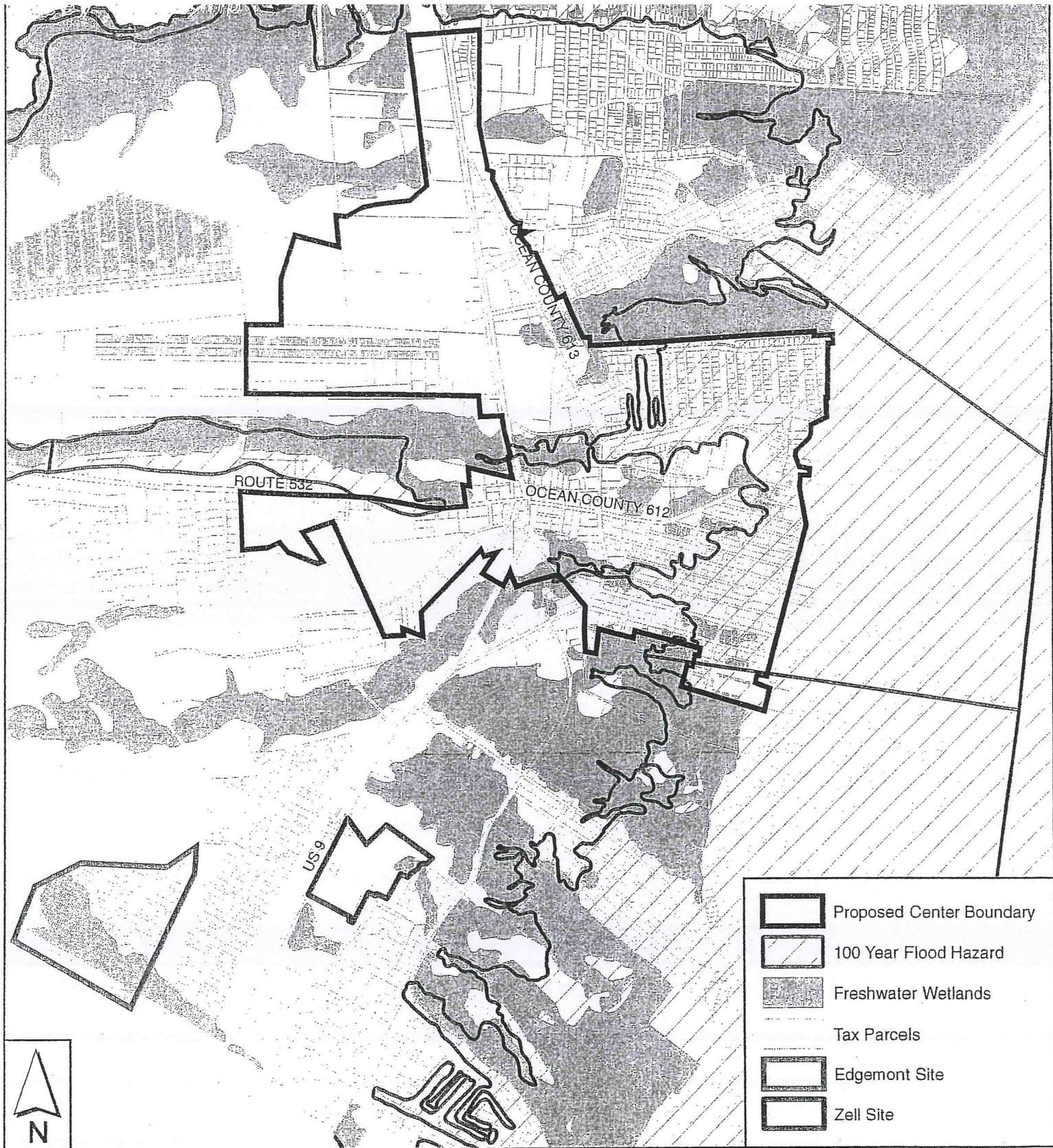
**Figure 2: COAH Housing Sites
Waretown Center
Township of Ocean
Ocean County, New Jersey**

T&M 11 Tindall Road
Middletown, NJ 07748-2792
Phone: 732-671-6400
FAX: 732-671-7365

0 600 1,200 2,400 Feet

Prepared by: STK, November 30, 2005
Source: Township of Ocean Tax Assessor; NJDEP
File Path - H:\OTLU\00030\GIS\Projects\
Waretowncenterhousingsites.mxd

NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.



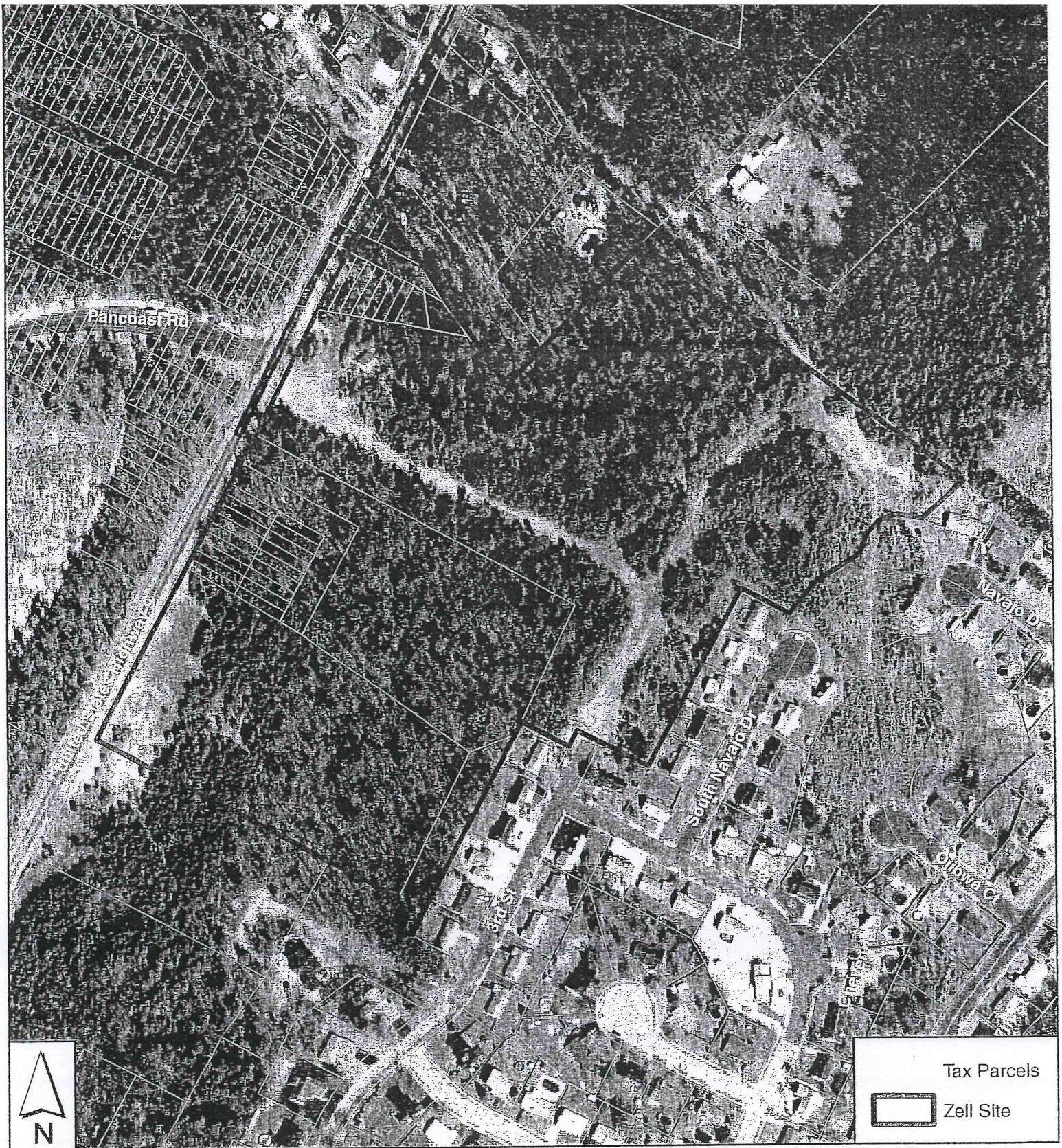
T&M 11 Tindall Road
 Middletown, NJ 07748-2792
 Phone: 732-671-6400
 ASSOCIATES Fax: 732-671-7365

0 875 1,750 3,500
 Feet

**Figure 3: Waretown Center
 Environmental Constraints
 Township of Ocean
 Ocean County, New Jersey**

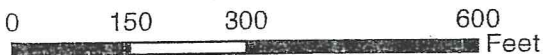
Prepared by: STK, November 30, 2005
 Source: Township of Ocean Tax Assessor; NJDEP; FEMA
 File Path: H:\Otlu\00030\GIS\Projects\otlu30_Wtown_env.mxd

NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.



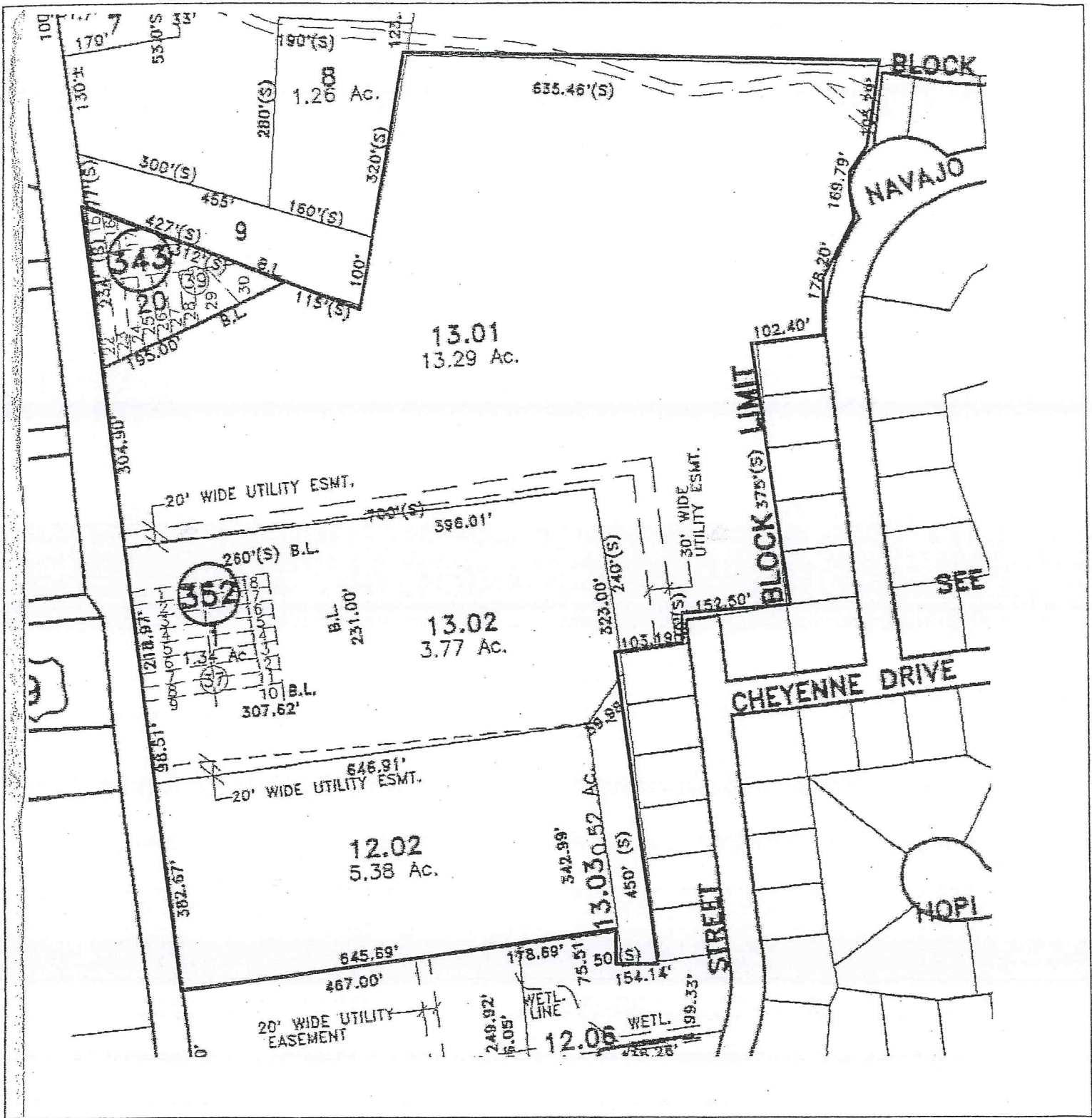
11 Tindall Road
 Middletown, NJ 07748-2792
 Phone: 732-671-6400
 Fax: 732-671-7365

**Figure 4: Zell Site Aerial
 Township of Ocean
 Ocean County, New Jersey**

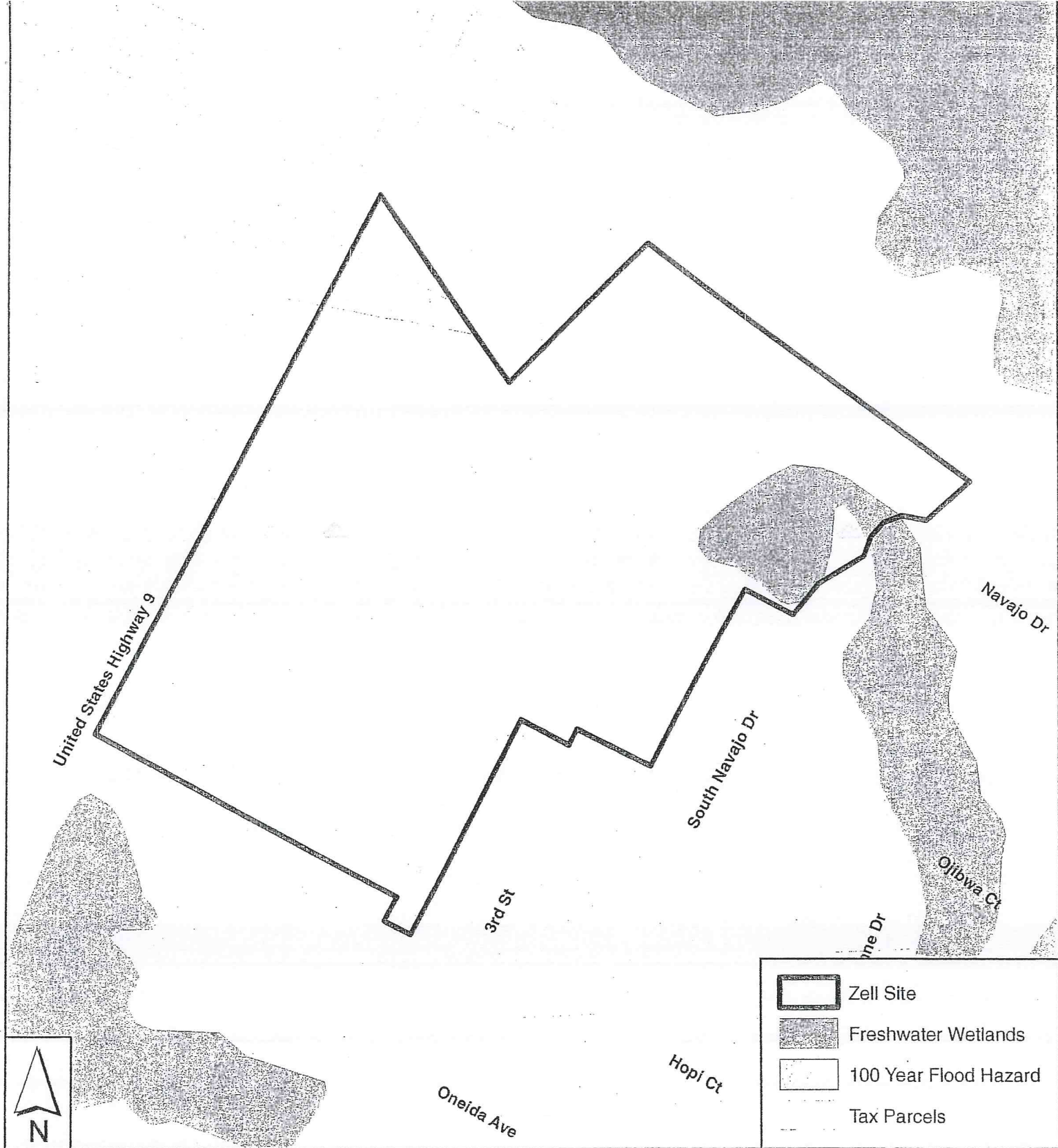


Prepared by: STK, November 29, 2005
 Source: Township of Ocean Tax Assessor; NJDEP
 File Path: H:\Otl\00030\GIS\Projects\Final\otlu30_zellaerial.mxd

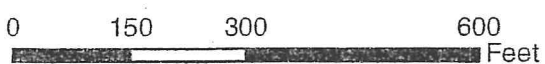
NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.



	TAX MAP	
11 TINDALL ROAD MIDDLETOWN, NEW JERSEY 07748 PHONE: (732) 671-6400 FAX (732) 671-7365	ZELL SITE OCEAN TOWNSHIP, OCEAN COUNTY, NEW JERSEY	
UNKNOWN SCALE	SOURCE: OCEAN TOWNSHIP TAX MAP (SHEET 26)	
NOVEMBER 2005	OTLU- 00030	



T&M 11 Tindall Road
 Middletown, NJ 07748-2792
 Phone: 732-671-6400
 ASSOCIATES Fax: 732-671-7365



**Figure 6: Zell Site
 Environmental Constraints
 Township of Ocean
 Ocean County, New Jersey**

Prepared by: STK, November 29, 2005
 Source: Township of Ocean Tax Assessor; NJDEP; FEMA
 File Path: H:\otlu\00030\GIS\Projects\Final\otlu30_zell_env.mxd

NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.