

Master Plan Amendment Housing Plan Element and Fair Share Plan

Township of Ocean
Ocean County, New Jersey

Prepared for:
Ocean Township Planning Board

Prepared by:



T&M Associates
11 Tindall Road
Middletown, NJ 07748

Stan C. Slachetka, PP, AICP
NJ Professional Planner No.: 33LI00350800

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*The original of this document has been signed
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Housing Plan Element

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

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

This Housing Plan Element and Fair Share Plan amends the township's master plan to address current affordable housing planning requirements. It addresses the township's cumulative fair share obligation for the period from 1987 through 2025, and supersedes and replaces the Housing Plan Element and Fair Share Plan that was previously adopted by the Ocean Township Planning Board on December 4, 2008 and endorsed by the Ocean Township Committee on December 11, 2008.

The rules and regulations that have been followed to prepare this plan are the applicable provisions of the substantive rules of the New Jersey Council on Affordable Housing (COAH) for the periods beginning on June 6, 1994 (N.J.A.C. 5:93-1.1 et seq.) and on June 2, 2008 (N.J.A.C. 5:97-1.1 et seq.), as impacted and influenced by the March 10, 2015 decision of the New Jersey Supreme Court In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by COAH.

Background to Ocean's Housing Plan Element and Fair Share Plan

Ocean Township last prepared a housing plan element and fair share plan in 2008. The 2008 Housing Plan Element and Fair Share Plan addressed the township's cumulative need for affordable housing. Specifically, it addressed: the township's present need, which is a measure of overcrowded and deficient housing that is occupied by low- and moderate-income households and in need of rehabilitation¹; the remaining portion of the township's prospective need for affordable housing for

¹ It is acknowledged that a January 18, 2017 ruling of the New Jersey Supreme Court has modified the definition of "present need" to include "... an analytic component that addresses the affordable housing need of presently existing New Jersey low- and moderate-income households, which formed during the gap period and are entitled to their delayed opportunity to seek affordable housing." However, the historic definition of "present need", which was valid at the time of the 2008 Housing Plan Element and Fair Share Plan, is used in this instance.

the period from 1987 through 1999; and, the township's prospective need for the period from 2004 through 2018.

After the adoption of the 2008 Housing Plan Element and Fair Share Plan, however, COAH's methodology for determining prospective need for the period from 2004 through 2018 was invalidated by an October 2010 Appellate Division decision; In the Matter of the Adoption of N.J.A.C. 5:96 and N.J.A.C. 5:97 by COAH. This decision rendered the prospective need calculation of the 2008 Housing Plan Element and Fair Share Plan invalid.

In 2013, the New Jersey Supreme Court upheld and modified the aforementioned 2010 Appellate Division ruling, which partially invalidated COAH's rules for the period from 2004 through 2018 (viz., N.J.A.C. 5:96 and N.J.A.C. 5:97). As a result, COAH was then charged with the task of adopting new affordable housing rules.

COAH failed to adopt new rules. Due to COAH's failure to adopt new rules, the New Jersey Supreme Court ruled on March 10, 2015 that there no longer exists a legitimate basis to block access to the courts, which was the original intent of the COAH process. The New Jersey Supreme Court's March 10 ruling notes that: "parties concerned about municipal compliance with constitutional affordable housing obligations are [now] entitled to such access, and municipalities that believe they are constitutionally compliant[,] or that are ready and willing to demonstrate ... compliance [with such obligations,] should be able to secure declarations that their housing plans and implementing ordinances are presumptively valid in the event they ... must defend [themselves] against exclusionary zoning litigation."

Under the New Jersey Supreme Court's March 10 ruling, municipalities are afforded an opportunity to file declaratory judgment actions to validate their affordable housing plans as compliant with constitutional affordable housing obligations. On July 8, 2015, the township filed such a declaratory judgment action. The township secured immunity from builder's remedy lawsuits while it prepared this Housing Plan Element and Fair Share Plan. The township has prepared this Housing Plan Element and Fair Share Plan in advance of the expiration of temporary immunity.

Mandatory Contents of the Housing Plan Element

Pursuant to the New Jersey Fair Housing Act, the essential components of a municipal housing plan element are:

- 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; and,
- 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.

This Housing Plan Element and Fair Share Plan addresses these requirements.

Analysis of Demographic, Housing, and Employment Characteristics

As required by N.J.S.A. 52:27D-310, all housing plan elements must contain a discussion of the municipality's demographic, housing, and economic characteristics. The following subsections fulfill this requirement by providing a profile of the Township of Ocean with information from the US Census Bureau (incl., the 2010 US Census and 2010–2014 American Community Survey), the New Jersey Department of Labor and Workforce Development, and the North Jersey Transportation Planning Authority.

Ocean's Demographics

The Township of Ocean had a population of 8,332 residents at the time of the 2010 US Census. This figure represents a 19.1 percent increase over the 2000 US Census population figure of 6,450, which represented a 29.2 percent increase over the 1990 US Census population figure of 5,416. By comparison, Ocean County's population grew by 12.8 percent during the period between 2000 and 2010, and 17.9 percent between 1990 and 2000. Table 1 shows the rate of growth experienced by Ocean Township and Ocean County from 1990 through 2010.

Table 1: Population Trends, 1990-2010

	1990	2000	2010	Percent Change 1990-2000	Percent Change 2000-2010
Township of Ocean	5,416	6,450	8,332	19.1%	29.2%
Ocean County	433,203	510,916	576,567	17.9%	12.8%

Source: US Census Bureau

According to the 2010 US Census, the township's population is composed of 3,483 households with an average household size of 2.39 members (Table 2). The average household size is smaller than the State of New Jersey's average of 2.68 persons per household, as well as Ocean County's average of 2.58 persons per household. The township's percentage of population over 65 years of age (24.4 percent) is significantly higher than at the county and state levels. This is also reflected in the township's median age of 49.6 years, which is significantly higher than the county and state median ages of 42.6 years and 39.0 years, respectively

Table 2: Demographic Indicators, 2010

	Number of House-holds	Average Household Size	Median Age	Percent of Population ≥ 65 Years
Township of Ocean	3,483	2.39	49.6	24.4
Ocean County	221,111	2.58	42.6	21.0
New Jersey	3,214,360	2.68	39.0	13.5

Source: US Census Bureau

As shown in Table 3, there were 352 pre-school age residents in 2010, or 4.2 percent of the township's population. School age children accounted for 1,173 residents, or 14.1 percent of the total population. Working age persons accounted for 57.2 percent of the township's population, with 4,770 residents. Seniors aged 65 years and older accounted for 24.4 percent of Ocean's population, with 2,037 residents.

Table 3: Population by Age, 2010

	Number	Percent
Pre-School Age		
Under 5 Years	352	4.2%
School Age		
5 to 9 Years	353	4.2%
10 to 14 Years	388	4.7%
15 to 19 Years	432	5.2%
Working Age		
20 to 24 Years	414	5.0%
25 to 34 Years	788	9.5%
35 to 44 Years	877	10.5%
45 to 54 Years	1,241	14.9%
55 to 59 Years	577	6.9%
60 to 64 Years	873	10.5%
Senior Age		
65 Years and Older	2,037	24.4%

Source: US Census Bureau

Ocean's Housing Stock

According to 2010 US Census, Ocean had a total of 4,291 housing units (Table 4). This was an increase of 1,310 units since 2000. Of this total, 3,483 units (81.2 percent) were listed as occupied; owners occupied 88.9 percent of these units, and renters occupied 11.1 percent.

Of the total of 3,483 households, the average household size was 2.39 persons and the average family size was 2.76 persons. Of the total number of households, family households accounted for 2,555 units and non-family household accounted for 928 units. Householders 65 years of age or older were present in 1,376 (39.5 percent) of households.

Table 4: Housing Unit Totals and Occupancy Characteristics, 2010

	Number	Percent
I. Housing Units		
Number of units	4,291	100.0
Occupied Housing Units	3,483	81.2
Vacant Housing Units	808	18.8
Number of units (2000)	2,981	100.0
II. Occupancy/Household Characteristics		
Number of Households	3,483	100.0
Average Persons Per Household	2.39	N/A
Average Persons Per Family	2.76	N/A
Family Households	2,555	73.4
Non-Family Households	928	26.6
Householders 65 and over	1,376	39.5

Source: US Census Bureau

With regard to the age of the township's housing stock, it is noted that a total of 49.1 percent of all housing units was constructed in 1980 or later, and a total of about 41.3 percent of all housing units was constructed in 1990 or later (Table 5). It is also noted that the housing stock has zero (0) units lacking complete plumbing facilities, 15 units lacking complete kitchen facilities, and 30 units exhibiting overcrowded conditions (i.e., having at least 1.01 persons per room). The source of this information is the 2010–2014 American Community Survey of the US Census Bureau.

In addition to the above, it is noted that the 2010–2014 American Community Survey of the US Census Bureau indicates that the median value of the owner-occupied housing units in Ocean is \$280,800. This is higher than the median value of \$264,100 in Ocean County, but lower than the median value of \$319,900 in the State of New Jersey. The 2010–2014 American Community Survey of the US Census Bureau also indicates that Ocean's median gross rent is \$1,541 per month; this is higher than the median gross rents of \$1,188 in the State of New Jersey and \$1,337 in Ocean County.

Table 5: Housing Physical and Value Characteristics, American Community Survey (2010–2014 Five-Year Estimates)

	Number	Percent
I. Year Structure Built (2010–2014 American Community Survey)		
2010 or Later	176	4.0
2000 to 2009	1,362	31.0
1990 to 1999	276	6.3
1980 to 1989	343	7.8
1970 to 1979	657	15.0
1960 to 1969	695	15.8
1950 to 1959	548	12.5
1940 to 1949	140	3.2
1939 or earlier	194	4.4
II. Condition of Units and Overcrowding (2010–2014 American Community Survey)		
Lacking complete plumbing facilities	0	0.0
Lacking complete kitchen facilities	15	0.4
Overcrowding (units with ≥ 1.01 persons/room)	30	0.8
III. Median Home Value (Owner-Occupied Units; 2010–2014 American Community Survey)		
Median Value	\$280,800	N/A
IV. Median Gross Rent (Renter-Occupied Units; 2010–2014 American Community Survey)		
Median Gross Rent	\$1,541	N/A

Source: US Census Bureau

Ocean's Employment and Income Characteristics

According to the 2010–2014 American Community Survey of the US Census Bureau, 3,644 of Ocean's residents aged 16 years and over were employed in the civilian labor force (Table 6). A total of 32.6 percent of those who were employed in the civilian labor force were involved in management, business, science, and arts occupations, while approximately 24.2 percent were employed in sales and office-related occupations. Service occupations employed 20.2 percent of Ocean residents that were employed in the civilian labor force. Natural resources, construction, and maintenance occupations employed 9.1 percent of the township's residents, whereas production, transportation, and material moving-occupations employed 14.1 percent of the township's residents.

**Table 6: Occupation of Employed Civilian Population, 16 and Over,
American Community Survey (2010–2014 Five-Year Estimates)**

	Number	Percent
Management, Business, Science, and Arts Occupations	1,188	32.6
Sales and Office Occupations	882	24.2
Service Occupations	737	20.2
Natural Resources, Construction, and Maintenance Occupations	332	9.1
Production, Transportation, and Material Moving Occupations	515	14.1

Source: US Census Bureau

With regard to the number of jobs that are located within the township, it is noted that the New Jersey Department of Labor indicates that there was an average of 1,371 jobs located within the municipality in 2015, which is the latest available data. This is up 291 jobs over the 2005 average of 1,080 jobs. The Department of Labor's basis for this information is the number of jobs that are covered by public unemployment and disability insurance.

The number of jobs in Ocean is expected to grow in the future. This is indicated by recent projections of the North Jersey Transportation Planning Authority, which projects a total of 2,160 jobs by 2040. When the difference between the average of 1,371 jobs recorded in 2015 and the 2,160 jobs projected for 2040 is divided by the number of years from 2015 through 2040 (i.e., 25 years), it is determined that an annual average increase of approximately 31.5 jobs may be expected, based upon the North Jersey Transportation Planning Authority's projections.

With regard to household income, it is noted that Ocean's median household income, as reported by the 2010–2014 American Community Survey of the US Census Bureau, is \$72,821. This was \$26,360 more than the 1999 median household income of \$46,461. After adjusting for inflation, however, this represents an increase in median household income of just \$6,801. Table 7 provides complete information on the income of Ocean's households.

Table 7: Household Income, American Community Survey (2010-2014 Five-Year Estimates)

	Number	Percent
Less than \$10,000	103	2.9%
\$10,000 to \$14,999	53	1.5%
\$15,000 to \$24,999	319	9.0%
\$25,000 to \$34,999	258	7.3%
\$35,000 to \$49,999	457	12.9%
\$50,000 to \$74,999	644	18.2%
\$75,000 to \$99,999	460	13.0%
\$100,000 to \$149,999	910	25.7%
\$150,000 to \$199,999	227	6.4%
\$200,000 or More	110	3.1%
Median Household Income (Dollars)	\$72,821	N/A

Source: US Census Bureau

Affordable Housing Obligation

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

Present Need

The present need is a measure of overcrowded and deficient housing that is occupied by low- and moderate-income households². The present need has previously been called "rehabilitation share." As established by a court-approved settlement agreement with the Fair Share Housing Center, Ocean's present need (a.k.a., rehabilitation share) is 28 units.

Prior Round Obligation

The prior round obligation covers the period from 1987 through 1999. The township's prior round obligation is 236 units, as established by a court-approved settlement agreement with the Fair Share Housing Center.

Prospective Need

The prospective need is a measure of low- and moderate-income housing needs, based on development and growth that occurred or is reasonably likely to occur in a region or municipality. The prospective need covers the period from 1999 through 2025. The township's prospective need is 322 units; this is established by a court-approved settlement agreement with Fair Share Housing Center.

Ability to Accommodate Affordable Housing Obligation

Ocean anticipates that future development and growth will occur in Waretown Town Center, which was designated as a center by the New Jersey State Planning Commission on December 7, 2005, and those portions of the township that are located in the Suburban Planning Area (Planning Area 2).

² It is acknowledged that a January 18, 2017 ruling of the New Jersey Supreme Court has modified the definition of "present need" to include "... an analytic component that addresses the affordable housing need of presently existing New Jersey low- and moderate-income households, which formed during the gap period and are entitled to their delayed opportunity to seek affordable housing." However, the township entered into a settlement agreement with the Fair Share Housing Center that was approved by the court before the January 18, 2017 New Jersey Supreme Court ruling. Consequently, this Housing Plan Element and Fair Share Plan continues to define "present need" as a measure of overcrowded and deficient housing that is occupied by low- and moderate-income households and in need of rehabilitation.

Anticipated Land Use Patterns

The anticipated land use patterns in the township are set forth in the township's Master Plan Land Use Element and its Waretown Town Center Plan. This is consistent with the township's plan endorsement approval and the associated Planning and Implementation Agreement that has been approved as part of the township's application for plan endorsement. Ocean anticipated and has planned for higher densities and intensities of development in Waretown Town Center, and those areas of the township that are located in the Suburban Planning Area (Planning Area 2), as identified in the New Jersey State Development and Redevelopment Plan.

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

As has been previously demonstrated, Ocean's population has grown in the period since 1990. Indeed, in the period from 1990 to 2010, the township's population grew by 2,916 residents, or 53.8 percent. The North Jersey Transportation Planning Authority projects that the township's population could reach 11,900 by 2040, which represents an increase of 3,568 residents, or 42.8 percent, over the population of 8,332 that was reported in the 2010 US Census.

Growth in the township's population will spur demand for an expanded housing stock, as well as non-residential uses to service the local market, and limited regional market. It is anticipated that the township can accommodate this demand through existing planning and zoning initiatives.

Availability of Existing and Planned Infrastructure

Ocean Township has an adopted wastewater management plan that provides for existing and future infrastructure within Waretown Town Center and those areas of the township that are located in the Suburban Planning Area (Planning Area 2). As part of its plan endorsement approval and center designation, the township has limited the extent of its planned sewer service areas to Waretown Town Center and Suburban Planning Area (Planning Area 2). The capacity of existing and planned infrastructure to serve these areas was evaluated as part of the township's application for plan endorsement. This evaluation resulted in the conclusion that planned service areas were adequate to address future growth.

Economic Development Policies

The township's economic development policies are focused on promoting the development of Waretown Town Center and strengthening existing commercial areas along US Route 9.

Constraints on Development

The township contains environmental features that are constraints to development, including: water bodies; flood hazard areas; wetlands; and, forested areas. Generally, these environmentally constrained areas are located along the township's waterways and -bodies, with forested areas being more widely distributed within the Pineland Area. The township also contains areas in the CAFRA Zone and the Pinelands Area, which results in additional regulatory constraints on development the township. Although there are several constraints on development, it is important to note that there are no significant constraints on the affordable housing sites outlined in this Housing Plan Element and Fair Share Plan.

The township's 2015 Master Plan Reexamination Report includes recent mapping of environmental constraints throughout the township.

Identification of Affordable Housing Sites

The township has identified sites for the production of affordable housing to meet its affordable housing obligations. Complete details on each site are provided later in this Housing Plan Element and Fair Share Plan. In addition, the sites are mapped in Appendix A.

It is noted that, during the preparation of this Housing Plan Element and Fair Share Plan, no other affordable housing sites beyond those detailed herein and mapped in Appendix A were offered for consideration by developers who have expressed a commitment to provide low- and moderate-income housing.

Fair Share Plan

The fair share plan outlines the mechanisms by which the township proposes to fulfill its: present need, which is a measure of overcrowded and deficient housing that is occupied by low- and moderate-income households³; prior round obligation; and, prospective need, which is a measure of low- and moderate-income housing needs based on development and growth that occurred or is reasonably likely to occur in a region or municipality. The following subsections provide complete details on the township's proposals to fulfill its present, prior round, and prospective needs.

Full descriptions of each of the township's prior round and prospective need compliance mechanisms are provided in the section of this Housing Element and Fair Share Plan that is entitled "Description of Affordable Housing Sites".

Fulfillment of the Present Need

As has been previously noted, the township's present need is 28 units. The township's present need of 28 units is specified in a court-approved settlement agreement with the Fair Share Housing Center.

The township will address its 28-unit present need through a continuation of the Ocean Township Housing Rehabilitation Program, which is a scattered site rehabilitation program that targets low- and moderate-income housing units (incl., owner-occupied and rental units) throughout the township. To manage and administer the Ocean Township Housing Rehabilitation Program, the township has contracted with Community Grants, Planning & Housing (CGP&H). CGP&H is a private consulting firm specializing in the implementation of publicly-funded housing rehabilitation programs.

³ It is acknowledged that a January 18, 2017 ruling of the New Jersey Supreme Court has modified the definition of "present need" to include "... an analytic component that addresses the affordable housing need of presently existing New Jersey low- and moderate-income households, which formed during the gap period and are entitled to their delayed opportunity to seek affordable housing." Because the township entered into a court-approved settlement agreement with the Fair Share Housing Center before the January 18, 2017 ruling, the historic definition of "present need" is, however, used in this instance.

Fulfillment of the Prior Round Obligation

As has been previously noted, the township's prior round obligation is 236 units. Associated with this prior round obligation of 236 units is: a senior cap of 59 units; a rental bonus cap of 59 units; and rental obligation of at least 59 units.

To fulfill this prior round obligation, the township applies a total of 177 credits for affordable housing units and 59 rental bonus credits. This is outlined in Table 8 and in Appendix B.

Table 8: Prior Round Compliance Strategy

Compliance Mechanism	Unit Type	Credits for Units Provided	Rental Bonus Credits	Total Credits
Site A — Willows at Waretown	Sr. Rental	59	—	59
Site B — MSC Enterprises	Fam. Rental	2	—	2
Site C — Tradewinds/Diamond Developers	Fam. Rental	29	29	58
Site E — TC Zone/Redevelopment Area	Fam. Rental	50	30	80
Site E — TC Zone/Redevelopment Area	Fam. Sales	37	—	37
Totals	—	177	59	236

As is demonstrated in Table 8, the township fulfills its prior round obligation with: 177 credits for affordable housing units; and, 59 rental bonus credits. The township's prior round compliance strategy complies with the: senior cap of 59 units (n.b., 59 senior units are provided); rental bonus cap of 59 units (n.b., 59 rental bonus credits are sought); and, rental obligation of at least 59 units (n.b., 140 rental units are provided).

Full descriptions of each of the township's prior round compliance mechanisms are provided in the section of this Housing Element and Fair Share Plan that is entitled "Description of Affordable Housing Sites".

Fulfillment of the Prospective Need

As has been previously noted, the township has a prospective need of 322 units. However, the township has prepared and is entitled to a vacant land adjustment. This vacant land adjustment, which is provided in Appendix C, demonstrates that the township’s realistic development potential (“RDP”) is 53 units and its unmet need is 269 units.

Fulfillment of Realistic Development Potential

As has been previously noted, the township’s RDP is 53 units. Associated with this RDP of 53 units are: a senior cap of 13 units; a rental bonus cap of 13 units; and rental obligation of at least 14 units.

To fulfill its RDP of 53 units, the township applies a total of 74 credits for affordable housing units and 13 rental bonus credits. This is outlined in Table 9 and in Appendix B.

Table 9: Realistic Development Potential Compliance Strategy

Compliance Mechanism	Unit Type	Credits for Units Provided	Rental Bonus Credits	Total Credits
Site A — Willows at Waretown	Sr. Rental	13	—	13
Site D — Ocean Commons	Fam. Sales	54	6	60
Site E — TC Zone/Redevelopment Area	Fam. Rental	7	7	14
Totals	—	74	13	87

As is demonstrated in Table 9, the township fulfills and, in fact, exceeds by 34 credits its RDP with: 74 credits for affordable housing units; and, 13 rental bonus credits. The township’s RDP compliance strategy complies with the: senior cap of 13 units (n.b., 13 senior units are provided); rental bonus cap of 13 units (n.b., 13 rental bonus credits are sought); and, rental obligation of at least 14 units (n.b., 74 rental units are provided).

Full descriptions of each of the township’s RDP compliance mechanisms are provided in the section of this Housing Element and Fair Share Plan that is entitled “Description of Affordable Housing Sites”.

Mechanisms to Capture Unmet Need

As has been previously noted, the township’s unmet need is 269 units. Associated with this unmet need of 269 units is a senior cap of 67 units.

To fulfill its unmet need, the township: applies surplus credits from its RDP compliance strategy; applies credits associated with senior rental units on Site A — Willows at Waretown; and, proposes to implement a special program capture additional affordable housing development opportunities. Each of these components is discussed in the following subsections.

Application of Surplus Credits

As has been stated in the section of this Housing Plan Element and Fair Share Plan that is entitled “Fulfillment of Realistic Development Potential”, 87 credits toward the township’s RDP of 53 units have been identified. Thus, there is a surplus of 34 credits, which are associated with family rental units on Site D – Ocean Commons. The township applies these 34 surplus credits toward its unmet need.

Complete details of Site E — TC Zone/Redevelopment Area are provided in the section of this Housing Element and Fair Share Plan that is entitled “Description of Affordable Housing Sites”.

Application of Senior Rental Credits (Site A — Willows at Waretown)

To further fulfill its unmet need, the township applies four credits for senior rental units on Site A — Willows at Waretown.

Complete details of Site A — Willows at Waretown are provided in the section of this Housing Element and Fair Share Plan that is entitled “Description of Affordable Housing Sites”.

Application of Family Rental Credits (Site D — Ocean Commons)

As is described in the section of this Housing Element and Fair Share Plan that is entitled “Description of Affordable Housing Sites”, Site D — Ocean Commons is currently planned as a 100 percent affordable development of 54 family rental units.

Complete details of Site D — Ocean Commons are provided in the section of this Housing Element and Fair Share Plan that is entitled “Description of Affordable Housing Sites”.

Special Program to Capture Additional Affordable Housing Opportunities

In accordance with the court-approved settlement agreement with the Fair Share Housing Center, Ocean will capture additional opportunities to capture unmet need and increase the supply of affordable housing by imposing a mandatory affordable housing set-aside of up to: 15 percent on all new multifamily rental development throughout the township; and, 20 percent on all new multifamily for-sale development throughout the township. When existing regulation requires a higher affordable housing set-aside requirement (e.g. in the TC Town Center District of the Waretown Town Center Redevelopment Plan and other redevelopment plans), the higher affordable housing set-aside requirement shall apply. These set-aside requirements will apply to any multifamily development of at least five units and six units per acre that is created as the result of any: subdivision or site plan approval;

rezoning approval; use variance approval; redevelopment plan; or, rehabilitation plan.

Developers would be able to meet this set-aside requirement by either providing all of the required set-aside onsite; or, at the developer's option: by providing a minimum of one-third of the required set-aside for multifamily rental development onsite and a payment-in-lieu to fund the construction of a maximum of two-thirds of the required set-aside for multifamily rental development on another site within the township; or, in the case of multifamily for-sale development, by providing one-half of the required set-aside onsite and a payment-in-lieu to fund the construction of a maximum of one-half of the required set-aside on another site within the township. The actual percentage breakdown of payments-in-lieu of construction and on-site set-aside will be determined by the point-based assessment described below.

A developer's ability to exercise the option to provide a payment-in-lieu would be determined by a point-based assessment of a site's: proximity to bus stops, schools, parks and open space, emergency service stations (e.g., police, fire and EMS station), and the US Route 9 and Ocean County Route 532 corridors; location within the Waretown Town Center; and, location within the "Coastal A" flood hazard area, which, as described below, results in a loss of points. The higher the number of points, the greater the requirement for the on-site provision of the set-aside would be. The lower the number of points, the lower the requirement for the on-site provision of the set-aside would be.

The point-based graduation between providing one-third of the required set-aside for multifamily rental development onsite (i.e., the equivalent of a 5-percent set-aside onsite) and all of the required, 15-percent set-aside onsite is outlined below.

Onsite Requirement (Multifamily Rental Development)										
5%	6%	7%	8%	9%	10%	11%	12%	13%	14%	15%
↑↓	↑↓	↑↓	↑↓	↑↓	↑↓	↑↓	↑↓	↑↓	↑↓	↑↓
0	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0+
Points Accumulated										

The point-based graduation between providing one-half of the required set-aside for multifamily for-sale development onsite (i.e., the equivalent of a 10-percent set-aside onsite) and all of the required, 20-percent set-aside onsite is outlined below.

Onsite Requirement (Multifamily For-Sale Development)										
10%	11%	12%	13%	14%	15%	16%	17%	18%	19%	20%
↑↓	↑↓	↑↓	↑↓	↑↓	↑↓	↑↓	↑↓	↑↓	↑↓	↑↓
0	0.5	1.0	1.5	2.0	2.5	3.0	3.5	4.0	4.5	5.0+
Points Accumulated										

Points will be accumulated as follows:

1. Bus stop within one-quarter mile: 1.0 point
2. Bus stop within half-mile: 0.50 point
3. Public park, open space area, or other recreational facility within one-half mile: 1.00 point
4. Public school site within one-half mile: 1.00 point
5. Public school site within one-quarter mile: 1.50 points
6. Any portion of development site within one-quarter mile from US Route 9: 1.00 point
7. Any portion of development site within one-half mile from Ocean County Route 532: 0.50 point
8. Site located within Waretown Town Center: 4.00 points
9. Site located within one-half mile of an emergency services station (e.g., police, fire, EMS): 0.50 point
10. Site located within "Coastal A" flood hazard area: loss of 1.00 point (i.e., - 1.00 point)

Notwithstanding the above, please note that sites that are situated outside of the sewer service area or within a "Velocity Zone" flood hazard area shall have no (i.e., zero) accumulated points. In addition, single-family residential districts would not be included. Finally, areas west of the Garden State Parkway that are subject to the Pinelands Comprehensive Plan are not included in the point system allocation.

The following conditions will apply to the provision of points:

1. Multiple points shall not be awarded for more than one bus stop with service on the same route. However, multiple points shall be awarded for bus stops with service on different routes.
2. Distances to bus stops, public parks, open space areas, recreational facilities, and public schools represent walking distances, and must be safely walkable.

The goals of this program are to: capture unmet need; provide developers with a certain degree of flexibility while ensuring that the supply of affordable housing grows; promote smart and sustainable growth in the township in a manner consistent with the Township's plan endorsement approval by the New Jersey State Planning Commission; be consistent with the goals and objectives for resiliency and recovery set forth in the Township's recent Master Plan Reexamination Report and related planning documents, including the Township's Strategic Recovery Planning Report; and channel the development of affordable housing units to areas with access to supporting infrastructure.

In addition to the above, it is noted that the program that is described in this section will be formally separate from and supplementary to existing municipal zoning. Existing standards for multifamily development will remain in place.

Description of Affordable Housing Sites

The following subsections provide complete descriptions of each of the affordable housing sites that will contribute to the fulfillment of the township's fair share obligation. Each of the sites described in the following subsections is mapped in Appendix A.

Site A — Willows at Waretown

Site A — Willows at Waretown consists of Block 41, lots 26.01, 27.01, 28.01, 30 and 36.01, and is located to the west of Town Center Drive at the existing terminus of Memorial Drive. The site contains a total about 7.12 acres.

The site has been developed as a 100-percent affordable senior rental development with a total of 76 units. The development, received preliminary and final major site plan approval in December 2013, and is complete as of the preparation of this Housing Element and Fair Share Plan.

The development was partially funded with federal low-income housing tax credits and a contribution from the township's affordable housing trust fund. The contribution from the affordable housing trust fund was made through payments in lieu of construction by U.S. Homes pursuant to the requirements of the Edgemont Redevelopment Plan.

As has been described in this Housing Plan Element and Fair Share Plan, the township is seeking credit for Site A — Willows at Waretown, as follows: 59 credits toward the prior round obligation; 13 credits toward the RDP; and, four credits toward the unmet need.

Site B — MSC Enterprises

Site B — MSC Enterprises is located on Block 41, Lot 35.02, which is situated at the southeast corner of US Route 9 and Memorial Drive. The site, which contains a total of 4.01 acres is governed by the requirements of the Route 9 Phase 1 Redevelopment Plan, has been developed with a mixed-use development that contains an inclusionary family rental development with six market-rate family rental units and two affordable family rental units.

As has been described in this Housing Plan Element and Fair Share Plan, the township is seeking two units of credit for Site B — MSC Enterprises toward its prior round obligation.

Site C — Tradewinds/Diamond Developers

Site C — Tradewinds/Diamond Developers is located on Block 131, Lot 4, on the eastern side of US Route 9 in the Waretown Town Center. The site, which is

governed by the requirements of the Route 9 Phase 1 Redevelopment Plan, contains a total of 15.27 acres and is planned for a mixed-use development that contains an inclusionary family rental development with 115 market-rate family rental units and 29 affordable family rental units.

As has been described in this Housing Plan Element and Fair Share Plan, the township is seeking 58 units of credit for Site C — Tradewinds/Diamond Developers, as follows: 29 credits toward the prior round obligation; and, 29 rental bonus credits toward the prior round obligation.

A site suitability analysis for Site C — Tradewinds/Diamond Developers is provided in Appendix D.

Site D — Ocean Commons

Site D — Ocean Commons is located on Block 41, Lot 42.01, which has frontage on US Route 9. The site contains a total of 9.32 acres, and is governed by the Ocean Commons Redevelopment Plan. The Ocean Commons Redevelopment Plan contemplates two development options for Site D — Ocean Commons: Development Option 1) an inclusionary development with a total of 55 family for-sale units, including 12 affordable family for-sale units; or, Development Option 2) a 100-percent affordable development with a maximum of 55 family rental units.

Development Option 2, as discussed above, has been included in this Housing Plan Element and Fair Share Plan as a compliance mechanism towards the township's RDP. The township has received a Low Income Housing Tax Credit to fund 54 affordable family rental units. Development in accordance with Development Option 2, as discussed in this Housing Plan Element and Fair Share Plan, is permitted as an option by the Ocean Commons Redevelopment Plan. Because Site D — Ocean Commons is located in a designated redevelopment area and governed by an adopted redevelopment plan, PILOTs and other mechanisms permitted by the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A et seq.) are available to facilitate the development of the site as a 100-percent affordable family rental development.

A site suitability analysis for Site D — Ocean Commons is provided in Appendix E.

Site E — TC (Town Center) Zone/Redevelopment Area

Site E — TC (Town Center) Zone/Redevelopment Area is governed by the TC (Town Center) District Redevelopment Plan, which provides for mixed-use, multifamily, single-family attached and single-family detached development.

As indicated in the TC (Town Center) District Redevelopment Plan, the TC (Town Center) Zone is intended to enable the creation of a variety of housing options that are affordable to households of diverse economic backgrounds. The township, therefore, anticipates that at least 57 affordable family rental units and 37

affordable family for-sale units will result from future redevelopment activities in the TC (Town Center) Zone. These units will produce a total of 131 units of credit toward the township’s prior round and RDP compliance strategies, as follows: seven credits for affordable family rental units and seven rental bonus credits toward the RDP; 50 credits for affordable family rental units and 30 rental bonus credits toward the prior round obligation; and, 37 credits for affordable family for-sale units toward the prior round obligation.

Fair Share Plan Implementation Schedule

As has been previously stated, Site A — Willows at Waretown and Site B — MSC Enterprises were complete as of the preparation of this Housing Plan Element and Fair Share Plan.

Completion of Site C — Tradewinds/Diamond Developers, Site D — Ocean Commons, and Site E — TC (Town Center) Zone/Redevelopment Area is expected to occur as outlined in Table 10.

Table 10: Fair Share Implementation Schedule

Mechanism	Start	Completion
Site C — Tradewinds/Diamond Developers	2018	2020
Site D — Ocean Commons	2018	2019
Site E — TC (Town Center) Zone/Redevelopment Area	2017	2025

To fulfill its present need obligation, the township will provide for the rehabilitation of a minimum of 28 housing units in accordance with the present need compliance implementation schedule in Table 11.

Table 11: Present Need (Rehabilitation) Implementation Schedule

Year	Approximate Units Completed
2017	3
2018	3
2019	3
2020	3
2021	4
2022	3
2023	3

Table 11: Present Need (Rehabilitation) Implementation Schedule

Year	Approximate Units Completed
2024	3
2025	3

Ocean reserves the right to modify the implementation schedules provided above in accordance with applicable rules and regulations.

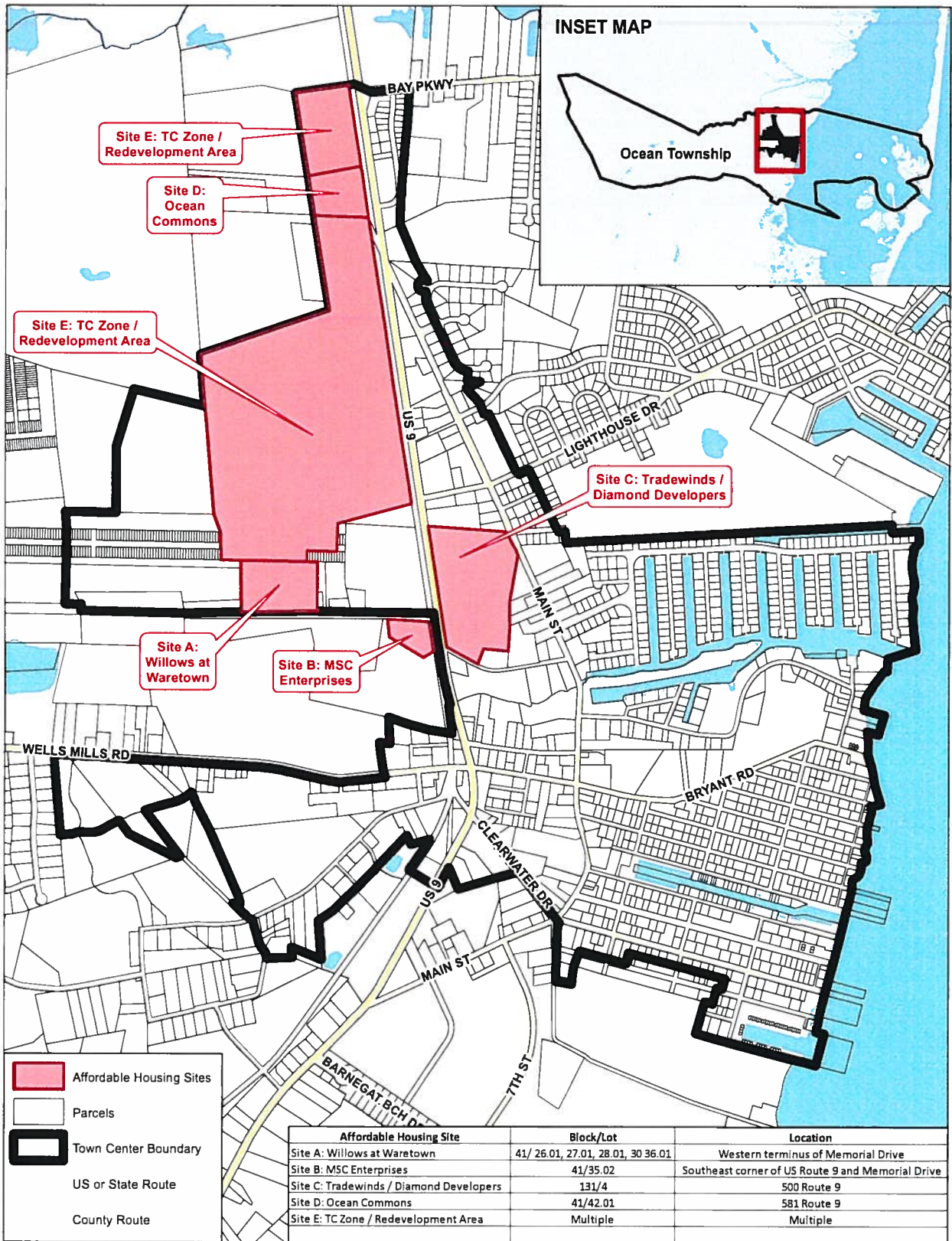
Low Income Housing Requirement

At least 50 percent of the units addressing the affordable housing obligation will be affordable to low-income or very low-income households in accordance with the applicable rules and regulations.

In addition, and in accordance with P.L. 2008, c. 46 and the court-approved settlement agreement with the Fair Share Housing Center, at least 13 percent of all units referenced in this Fair Share Plan shall be affordable to very low-income households with a gross household income of no more than 30 percent of the regional median household income, with half of the very low-income units being available to families. Notable exceptions to this provision include: units constructed as of July 1, 2008; and, units subject to preliminary or final site plan approval as of July 17, 2008.

Compliance with these provisions is outlined in Appendix F.

Appendix A: Affordable Housing Sites Map




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

Affordable Housing Sites 2017 Housing Element and Fair Share Plan Ocean Township, Ocean County, New Jersey

0 500 1,000 2,000 Feet

Prepared by: JAC, 3/2/2017
 Source: NJDEP; NJDOT; NJGIN; Ocean County; Ocean Township, T&M Associates
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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

**Appendix B: Tabulation of Credit Allocation for Affordable Housing Sites, per
Round**

Tabulation of Credit Allocation for Affordable Housing Sites, per Round
Ocean Township, Ocean County, New Jersey

PRIOR ROUND		PROSPECTIVE		TOTAL PRIOR + PROSP.	UNMET NEED	
OBLIGATION		OBLIGATION			OBLIGATION	
Prior Round Obligation	236	Prospective Need Obligation	322	558	Unmet Need (Prospective Need - RDP)	269
		Realistic Development Potential (RDP)*	53			
BONUSES/CAPS		BONUSES/CAPS			BONUSES/CAPS	
Senior Cap	59	Senior Cap	13	72	Senior Cap	67
Rental Bonus Cap	59	Rental Bonus Cap	13	72	Rental Bonus Cap	N/A
Rental Obligation	59	Rental Obligation	14	73	Rental Obligation	N/A
COMPLIANCE MECHANISMS		COMPLIANCE MECHANISMS			COMPLIANCE MECHANISMS	
Senior Rental Units	59	Senior Rental Units	13	72	Senior Rental Units	4
Site A Willows at Waretown	59	Site A Willows at Waretown	13		Site A Willows at Waretown	4
Family Rental Units	81	Family Rental Units	61	142	Family Rental Units	34
Site B MSC Enterprises	2	Site D Ocean Commons	54		Surplus Units from Prospective Need	34
Site C Tradewinds / Diamond Developers	29	Site E TC Zone / Redevelopment Area	7			
Site E TC Zone / Redevelopment Area	50					
Family Sale Units	37	Family Sale Units	0	37	Family Sale Units	0
Site E TC Zone / Redevelopment Area	37		0			
TOTALS		TOTALS		TOTALS	TOTALS	
Total Unit Count	177	Total Unit Count	74	251	Unmet Need	269
Rental Bonus Credits Applied	59	Rental Bonus Credits Applied	13	72	Rental Bonus Credits Applied	N/A
Total Compliance Credits (Units + Bonuses)	236	Total Compliance Credits (Units + Bonuses)	87	323	Total Compliance Credits	38
		Surplus Units (Total Compliance Credits - RDP)	34	N/A	Remaining Unmet Need	231

* Ocean Township's RDP is calculated based on: proposed affordable housing development within the Town Center; vacant land within the Town Center; and, vacant land outside of the Town Center, but within the sewer service area. The RDP is made up of the following components:

- 17 Willows at Waretown (proposed affordable housing development: 17 of the full 76 units)
 - 12 Ocean Commons (required number of affordable housing units in Ocean Commons Redevelopment Plan)
 - 7 Calculation based on vacant land within the TC Zone in the Town Center
 - 8 Calculation based on vacant land outside of the TC Zone, but in the Town Center
 - + 9 Calculation based on vacant land outside of the Town Center, but within the SSA.
-
- 53 Realistic Development Potential (RDP)

Appendix C: Vacant Land Adjustment

Buildout Analysis Report

Prepared for:

**Ocean Township
Ocean County, New Jersey**

**Prepared October 2016,
Revised September 2017 by:**



**T&M Associates
11 Tindall Road
Middletown, NJ 07748**

Introduction

Ocean Township has prepared this buildout analysis in order to analyze the buildout potential within the Township and to determine the capacity for the development of affordable housing in the Township. The Township's capacity for development is expressed as a realistic development potential (RDP). This buildout analysis calculates the RDP in Ocean Township based on: the land within the Waretown Town Center (from both anticipated affordable housing units and from vacant land); and, the land outside of the Waretown Town Center, but within the sewer service area. This document summarizes the approach that Ocean Township used to calculate its RDP.

Identification of Anticipated Affordable Housing Units in the Town Center

There are three sites within the Waretown Town Center (and within redevelopment areas) that provide affordable housing opportunities. Based on either the standards outlined in the redevelopment plans or in recent Township approvals, these sites are required to provide a minimum of affordable housing units, which will serve as each site's RDP, as outlined below and as shown in the mapping in Appendix A:

1. Willows at Waretown: 76 age-restricted units
2. Tradewinds: 29 family rental units
3. Ocean Commons: 12 family rental units¹

The cumulative RDP of these three sites is 117 units. This will be added to the RDP calculation based on vacant land both in and outside of the Waretown Town Center, as explained in the following sections.

Identification of Vacant Land in the Town Center

In addition to the land within the Waretown Town Center (with recent approvals or redevelopment plans designating a set number of affordable units), this buildout calculated an RDP for the remaining land within the Waretown Town Center. This section outlines the approach used to calculate this portion of the RDP.

¹ It is noted that the Ocean Commons Redevelopment Plan provides a design concept for 54 affordable rental units. While the Township is claiming 54 affordable units in its Housing Plan, as the requirements in the Redevelopment Plan are for 12 affordable units, the RDP of the Ocean Commons site will remain at 12 units.

TC Zone / Redevelopment Area

This buildout analysis calculated an RDP for the portions of the TC zone that do not have approvals for affordable housing development. As the current configuration of parcel boundaries within the TC zone are not intended to be developed in this manner, the buildout calculated land based on various “regulating area” boundaries that are outlined in the TC Town Center District Redevelopment Plan. An RDP was calculated for each of the regulating areas that permit residential uses (or mixed-uses with residential above commercial). A density that reflects the permitted bulk and lot standards in each regulating area was applied to the land area of each in order to calculate an RDP. The calculation is broken down by regulating area, as shown in the mapping in Appendix A and the tables in Appendix B. **The RDP of the TC Zone is 94 units.**

C-2, R-1, R-2, R-BH, and WD Zones

This buildout analysis also calculated an RDP on vacant land within the other zone districts of the Waretown Town Center. This portion of the buildout analysis excluded the following areas from contributing to the RDP calculation:

1. Properties within the C-1 commercial zone (where residential uses are not currently permitted)
2. Properties with a 2016 tax assessment property class value of: 2-residential; 3B-farm; 4A; commercial; 15A-public school; or, 15E-cemeteries and graveyards.
3. Properties completely encumbered by environmental constraints (including wetlands, the 100-year floodplain, preserved farmland, and properties on the Recreation and Open Space Inventory)

After the aforementioned exclusions were applied, an RDP was applied to the remaining unencumbered vacant land within zoning districts that currently permit residential uses (the C-2, R-1, R-2, R-BH, and WD zones). A density that reflects the permitted bulk and lot standards in each zoning district was applied to the land area of each property in order to calculate an RDP. The buildout is outlined in Appendix B. **The RDP of the vacant land in the C-2, R-1, R-2, R-BH, and WD zones is 8 units.**

Identification of Vacant Land Outside of the Town Center, but within the Sewer Service Area

Similar to the lands in the C-2, R-1, R-2, R-BH, and WD Zones, this RDP also calculated an RDP for the sewer land outside of the Waretown Town Center. This portion of the buildout analysis excluded the following areas from contributing to the RDP calculation:

1. Properties within the Waretown Town Center
2. Properties outside of the sewer service area.
3. Properties completely encumbered by environmental constraints (including wetlands, the 100-year floodplain, preserved farmland, and properties on the Recreation and Open Space Inventory)

After the aforementioned exclusions were applied, an RDP was applied to the remaining unencumbered vacant land. Where only a small portion of a property (0.80 acres or less) was unencumbered by environmental constraints, that property was removed from the RDP calculation. A density of 10 dwelling units per acre was applied to the remaining acreage. The buildout is further outlined in the tables and mapping in Appendix C. **The RDP of the vacant sewer land outside of the Waretown Town Center is 9 units.**

RDP Calculation and Conclusion

The various buildout analysis components outlined above are combined to yield an initial RDP of 228 units, made up of the following components:

1. 76 (Willows at Waretown, anticipated units)
2. 29 (Tradewinds, anticipated units)
3. 12 (Ocean Commons, anticipated units)
4. 94 (Calculation based on vacant land in TC Redevelopment Area)
5. 8 (Calculation based on vacant land in C-2, R-1, R-2, R-BH, and WD zones)
6. 9 (Calculation based on vacant and sewer land outside of the Town Center)

This number of 228 does not serve as the Township's final RDP. This is because some of the units contributing to the calculation of the initial RDP are included in the Township's Housing Plan and are being allocated to addressing the Prior Round Obligation. For this reason, the following 175 credits are removed from the final RDP calculation:

1. 59 (Willows at Waretown)

2. 29 (Tradewinds)
3. 87 (TC Zone)

The removal of the 175 credits listed above decreases the Township's final RDP. **The Township's final RDP is 53**, made up of the following components:

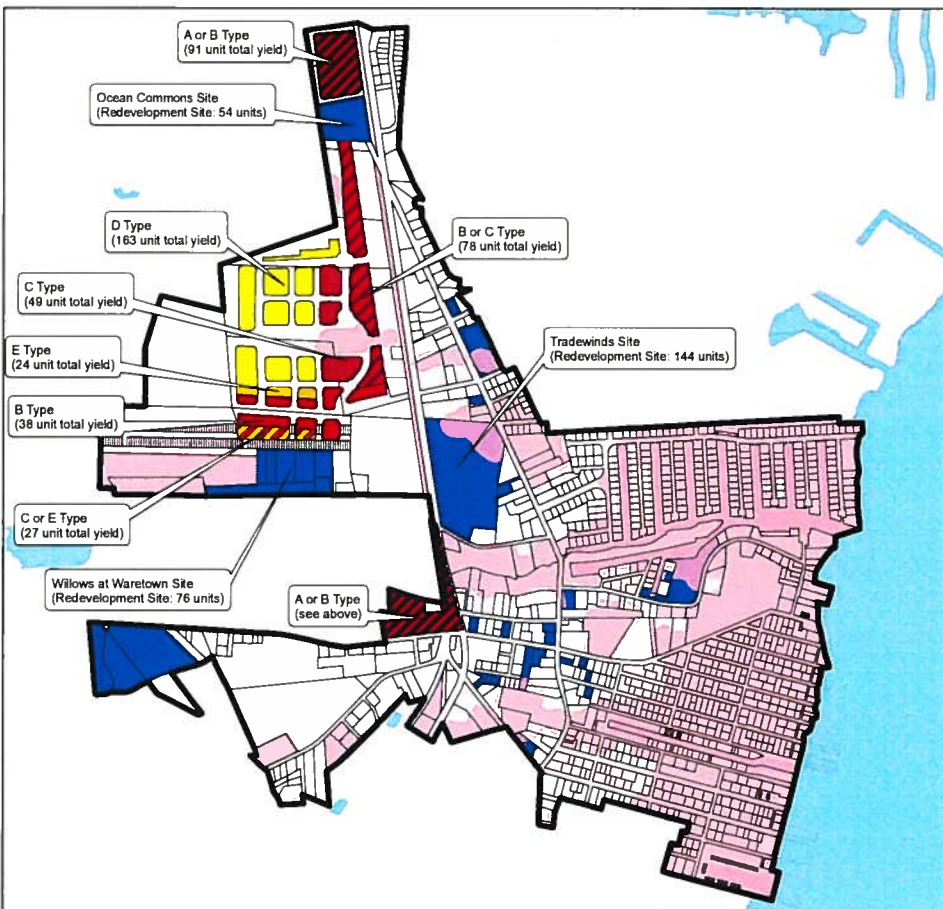
1. 17 (Willows at Waretown)
2. 12 (Ocean Commons)
3. 7 (Calculation based on vacant land in the TC Redevelopment Area)
4. 8 (Calculation based on vacant land in C-2, R-1, R-2, R-BH, and WD zones)
5. 9 (Calculation based on vacant and sewerred land outside of the Town Center)

As the RDP is applied to the Township's third round obligation (1999-2025), the Township is responsible for complying with 53 units of credit. Additional units remaining after addressing the RDP will yield the Borough's unmet need.

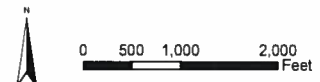
Appendix A: Mapping of Residential Buildout Analysis – Town Center



Residential Buildout Analysis - Town Center Ocean Township, Ocean County, New Jersey



- Town Center Boundary
- Parcel Boundary
- Environmental Encumbrance
- Buildout Property
- Buildout Property - TC Zone Regulating Plan**
- A or B Type (91 unit yield)
- B Type (38 unit yield)
- B or C Type (78 unit yield)
- C Type (49 unit yield)
- C or E Type (27 unit yield)
- D Type (163 unit yield)
- E Type (24 unit yield)



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

Prepared by: JAC, 6/27/2016
Source: FEMA, NJDEP, NJDOT, NJGIN,
Ocean County, Ocean Township, T&M Associates
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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.

Appendix B: Ocean Township Town Center Buildout Analysis



Ocean Township Town Center Buildout Analysis

ZONE DISTRICT	TOTAL BUILDOUT CALCULATION PER ZONE DISTRICT	BUILDOUT DEVELOPMENT POTENTIAL (AFFORDABLE UNITS, ANTICIPATED/PROPOSED)	BUILDOUT DEVELOPMENT POTENTIAL (AFFORDABLE UNITS, BASED ON VACANT LAND)	NOTES/COMMENTS
BC	0	0	8	See "Buildout Detail" Tab, Column "Reason for Adjusting Unencumbered Acreage and Excluding from Buildout"
C-1	0			See "Buildout Detail" Tab, Column "Reason for Adjusting Unencumbered Acreage and Excluding from Buildout"
C-2	20			See "Buildout Detail" Tab, Column "Reason for Adjusting Unencumbered Acreage and Excluding from Buildout"
R-1	1			See "Buildout Detail" Tab, Column "Reason for Adjusting Unencumbered Acreage and Excluding from Buildout"
R-1A	0			See "Buildout Detail" Tab, Column "Reason for Adjusting Unencumbered Acreage and Excluding from Buildout"
R-2	7			See "Buildout Detail" Tab, Column "Reason for Adjusting Unencumbered Acreage and Excluding from Buildout"
R-BH	1			See "Buildout Detail" Tab, Column "Reason for Adjusting Unencumbered Acreage and Excluding from Buildout"
R-SC	0			See "Buildout Detail" Tab, Column "Reason for Adjusting Unencumbered Acreage and Excluding from Buildout"
WD	7			See "Buildout Detail" Tab, Column "Reason for Adjusting Unencumbered Acreage and Excluding from Buildout"
WVRG	0			Subject to standards outlined in the Waretown Village Residential Gateway District Redevelopment Plan.
TC	546	76	94	Subject to standards outlined in the TC Town Center District Redevelopment Plan
TC-MXD	144	29	0	Subject to standards outlined in both the Route 9 Phase 1 and the Tradewinds at Waretown Redevelopment Plans. The Tradewinds Redevelopment Plan and the HEFSP envision a total of 144 residential units, with 29 affordable family rental units.
TC-OC	54	54	0	Subject to standards outlined in the Ocean Commons Redevelopment Plan. The Redevelopment Plan and the township's HEFSP envision 55 residential units in the Redevelopment Area.
261			TOTAL TOWN CENTER BUILDOUT DEVELOPMENT POTENTIAL	

Ocean Township Buildout Analysis

Zone District	BLOCK	LOT	Property Class	Acreage	Acreage Unencumbered	Residential Yield	Comments
C-2	127	2	1	1.27	0.69	2	Split zoned (C-2 and R-1)
C-2	129	14.04	1	0.41	0.41	1	
C-2	131	3.02	1	0.36	0.31	1	
C-2	131	5.03	1	0.51	0.51	1	
C-2	190	2	1	0.19	0.19	1	
C-2	190	3	1	0.21	0.21	1	
C-2	191	29.03	1	0.61	0.49	1	
C-2	193.01	1	15D	0.3	0.3	1	
C-2	193.01	2	15D	0.32	0.32	1	
C-2	193.02	1	1	0.34	0.34	1	
C-2	193.02	6	15F	0.34	0.34	1	
C-2	194	3	15D	0.46	0.46	1	
C-2	194	4	15D	0.86	0.64	2	
C-2	194	12.01	1	0.61	0.38	1	
C-2	194	16	1	0.18	0.18	1	
C-2	194	17.01	1	0.22	0.22	1	
C-2	194	18	1	0.24	0.24	1	
C-2	200	1.02	1	0.22	0.22	1	
R-1	127	2	1	1.71	0.92	1	Split zoned (C-2 and R-1)
R-2	52.01	21	15C	7.05	7.05	4	
R-2	52.01	22	15C	3.24	3.24	2	
R-2	53	2	15C	2.49	2.49	1	
R-BH	190	17	1	0.16	0.16	1	
TC	A or B Type		-	6.25	6.25	91	
TC	B or C Type		-	8.33	8.33	78	
TC	B Type		-	6.25	6.25	38	
TC	C or E Type		-	12.99	12.99	27	
TC	C or E Type		-	22.69	22.69	76	Willows at Waretown Site in HEFSP - 76 age-restricted affordable units
TC	C Type		-	10.42	10.42	49	
TC	D Type		-	11.77	11.77	163	
TC	E Type		-	15.56	15.56	24	
TC-MXD	131	4		17.62	13.86	144	Tradewinds Site in HEFSP- 29 affordable units (144 total)
TC-OC	41	42.01		4.72	4.72	12	Ocean Commons Site in HEFSP- 12 aff. units required in redev. plan
WD	169	6	1	0.49	0.41	1	
WD	169	8.01	1	3.87	1.36	5	
WD	169	13	1	0.28	0.16	1	
738						Total Town Center (sum of affordable and market-rate units)	

Ocean Township Buildout Analysis

Redevelopment Area	Regulating Area Building Type	ACREAGE	Square Footage	RESIDENTIAL PERMITTED?	Lot Size Minimum Sq Ft in Building Type Regulating Area	Density	Residential Yield	Comment	
TC	A or B Type	14.48	610,648.06	YES	10,000	6.25	91		
TC	A Type	11.61	505,788.67	NO	20,000	0	0		
TC	B or C Type	9.16	423,834.66	YES	10,000	8.33	78		
TC	B Type	6.04	263,248.44	YES	10,000	6.25	38		
TC	C or E Type	2.09	80,821.76	YES	6,400	12.99	27		
TC	C Type	4.74	206,397.11	YES	10,000	10.42	49		
TC	D Type	13.82	501,898.82	YES	3,700	11.27	163		
TC	E Type	1.53	66,762.69	YES	2,800	15.54	24		
TC	Parks and Open Areas	25.51	1,111,097.80	NO	0	0	0		
TC	C or E Type	3.35	146,064.22	YES		22.63	76	W/Lows at Waterdown Site in HEFSP. 76 age restricted affordable units.	
546								TOTAL TC ZONE	

Redevelopment Area	BLOCK	LOT	Acreage	Square Footage	Acres Encum	SqFt Encu	Ac_Unknown	SF_Unknown	Residential Permitted?	Lot Size Minimum Acres Zone Dist	Lot Size Minimum SqFt Zone Dist	Adjusted Unencumbered Acreage	Density	Residential Yield	Comment
TC-MXD	131	4	17.62	767,542.02	3.76	162,679.51	11.86	603,862.49	Yes			11.86	8.17	144	Tradewinds Site in HEFSP. 29 affordable units (144 total)
TC-MXD	41	29.04	0.71	32,920.83	0	0	0.71	32,920.83	Yes			0	0	0	Developed as Shoprite shopping center
TC-MXD	41	29.05	0.51	22,952.67	0	0	0.51	22,952.67	Yes			0	0	0	Developed as Shoprite shopping center
TC-MXD	41	29.06	1.46	61,610.06	0	0	1.46	61,610.06	Yes			0	0	0	Developed as Shoprite shopping center
TC-MXD	41	35.01	0.42	18,225.14	0	0	0.42	18,225.14	Yes			0.42	0.00	0	Most of the property located outside of the Town Center
TC-MXD	41	36	11.94	518,997.61	0	0	11.94	518,997.61	Yes			0	0	0	Developed as Shoprite shopping center
TC-MXD	41	39.04	1.72	74,774.52	0	0	1.72	74,774.52	Yes			0	0	0	Developed as Shoprite shopping center
TC-MXD	61.02	3	0.91	39,793.35	0.91	39,793.35	0	0	Yes			0	0	0	Completely encumbered. TrA ROW
144													TOTAL TC-MXD		

Redevelopment Area	BLOCK	LOT	Acreage	Square Footage	Acres Encum	SqFt Encu	Ac_Unknown	SF_Unknown	Residential Permitted?	Lot Size Minimum Acres Zone Dist	Lot Size Minimum SqFt Zone Dist	Adjusted Unencumbered Acreage	Density	Residential Yield	Comment
TC-OC	41	42.01	4.72	206,620.04	0	0	4.72	206,620.04	Yes	9	392,040	4.72	2.54	12	Ocean Commons Site in HEFSP. 12 affordable units required.
12													TOTAL TC-OC		

Redevelopment Area	BLOCK	LOT	Acreage	Square Footage	Acres Encum	SqFt Encu	Ac_Unknown	SF_Unknown	Residential Permitted?	Lot Size Minimum Acres Zone Dist	Lot Size Minimum SqFt Zone Dist	Adjusted Unencumbered Acreage	Density	Residential Yield	Comment
HWRS	41	32.03	1.97	173,120.22	3.97	173,120.22	0	0	Yes	0	0	0	0	0	Completely encumbered (ROSI)
0													TOTAL HWRS		

	TC Zone					TC-MXD Zone
	Building Type A	Building Type B	Building Type C	Building Type D	Building Type E	
RESIDENTIAL TYPE	—	RESI ON UPPER FLOORS	MULTIFAMILY	SFD	TOWNHOME	
HEIGHT (FOR RESIDENTIAL USE)	—	15	25	—	—	2
MIN LOT SIZE	10,000	10,000	10,000	2,400	2,000	
MAX LOT SIZE	—	—	—	5,000	3,600	
ASSUMED AVG LOT SIZE	—	—	—	3,700	2,800	
ASSUMED AVG DENSITY	—	—	—	11.77	15.56	
MAX BMP COVER	0.7	0.7	0.7	0.7	0.7	0.6
ASSUMED AVG. BUILDING COVER	0.5	0.5	0.5	—	—	0.3
ASSUMED BUILDING FLOOR AREA FOR RESIDENTIAL USE	0	7,500	12,500	—	—	0.25
ASSUMED AVERAGE SQ. FT./UNIT	0	1,200	1,200	—	—	1,200
EST. DENSITY MULTIPLIER	0	6.25	10.42	—	—	0.00021
ALLOWABLE BUILDING COVERAGE AREA	—	—	—	—	—	0.125

Ocean Township Buildout Analysis

BLOCK	LOT	QCODE	PropClass	PropLoc	Acres	Sq Ft	Acres Encumbered	Sq Ft Encumbered	Acres Unencumbered	Sq Ft Unencumbered	Zone District	Residential Permitted?	Lot Size Minimum Acre	Lot Size Minimum Sqft	Adjusted Unencumbered Acreage	Density	Residential Yield	Reason for Adjusting Unencumbered Acreage and Excluding from Buildout
191	14.01	15C	15C	BRYANT ROAD	11.8	514,142.70	11.8	514,142.70	0	0	BC	No	10	435,600	0	0.1	0	Completely encumbered
191	16	15C	15C	BRYANT ROAD	0.31	13,345.56	0.31	13,310.37	0	35.18	BC	No	10	435,600	0	0.1	0	Residential not permitted for size of lot in BC zone
129	19.01	4A	4A	562 ROUTE 9	1.48	64,391.48	0.11	4,664.91	1.37	59,726.57	C-1	No	0.69	30,000	0	1.452	0	Assessed as commercial use
130	1	4A	4A	544 ROUTE 9	0.89	39,794.88	0	0	0.89	39,794.88	C-1	No	0.69	30,000	0	1.452	0	Assessed as commercial use
130	2	4A	4A	542 ROUTE 9	1.02	44,366.18	0	0	1.02	44,366.18	C-1	No	0.69	30,000	0	1.452	0	Assessed as residential use; no new residential permitted in C-1 Zone
130	4	2	2	175 MAIN STREET	0.35	15,048.92	0	0	0.35	15,048.92	C-1	No	0.69	30,000	0	1.452	0	Assessed as residential use; no new residential permitted in C-1 Zone
130	5	4A	4A	171 MAIN STREET	1.77	77,105.42	0	0	1.77	77,105.42	C-1	No	0.69	30,000	0	1.452	0	Assessed as commercial use
130	6.02	4A	4A	526 ROUTE 9	0.26	11,239.69	0	0	0.26	11,239.69	C-1	No	0.69	30,000	0	1.452	0	Assessed as commercial use
130	6.03	4A	4A	528 ROUTE 9	0.22	9,452.35	0	0	0.22	9,452.35	C-1	No	0.69	30,000	0	1.452	0	Assessed as commercial use
130	6.04	4A	4A	530 ROUTE 9	0.22	9,410.25	0	0	0.22	9,410.25	C-1	No	0.69	30,000	0	1.452	0	Assessed as commercial use
130	6.05	2	2	167 MAIN STREET	0.63	27,551.57	0	0	0.63	27,551.57	C-1	No	0.69	30,000	0	1.452	0	Assessed as residential use; no new residential permitted in C-1 Zone
130	6.06	1	1	165 MAIN STREET	0.51	22,014.80	0	0	0.51	22,014.80	C-1	No	0.69	30,000	0	1.452	0	Residential not permitted in C-1 Zone
130	6.07	2	2	163 MAIN STREET	0.64	27,811.27	0	0	0.64	27,811.27	C-1	No	0.69	30,000	0	1.452	0	Assessed as residential use; no new residential permitted in C-1 Zone
130	7	4A	4A	523 ROUTE 9	1.07	46,406.24	0.35	15,303.77	0.71	31,102.47	C-1	No	0.69	30,000	0	1.452	0	Assessed as commercial use
130	8.01	2	2	159 MAIN STREET	0.32	13,908.18	0	0	0.32	13,908.18	C-1	No	0.69	30,000	0	1.452	0	Assessed as residential use; no new residential permitted in C-1 Zone
130	8.02	1	1	157 MAIN STREET	0.48	20,855.41	0.02	980.57	0.46	19,874.85	C-1	No	0.69	30,000	0	1.452	0	Residential not permitted in C-1 Zone
130	9.01	4A	4A	151 MAIN STREET	0.41	18,001.28	0.39	16,988.40	0.02	1,012.88	C-1	No	0.69	30,000	0	1.452	0	Assessed as commercial use
130	9.02	4A	4A	516 ROUTE 9	2.07	90,341.25	0.84	36,435.34	1.24	53,905.91	C-1	No	0.69	30,000	0	1.452	0	Assessed as commercial use
130	9.03	4A	4A	7 LIGHTHOUSE DRIVE	0.4	17,495.29	0	6.87	0.4	17,488.42	C-1	No	0.69	30,000	0	1.452	0	Assessed as commercial use
131	1.01	1	1	8 LIGHTHOUSE DRIVE	0.48	20,839.27	0	0	0.48	20,839.27	C-1	No	0.69	30,000	0	1.452	0	Residential not permitted in C-1 Zone
131	1.02	1	1	LIGHTHOUSE & ROUTE 9	0.59	25,614.15	0	0	0.59	25,614.15	C-1	No	0.69	30,000	0	1.452	0	Residential not permitted in C-1 Zone
131	3.01	4A	4A	510 ROUTE 9	2.17	94,673.46	0.75	32,847.69	1.42	61,825.76	C-1	No	0.69	30,000	0	1.452	0	Assessed as commercial use
135	1.01	4A	4A	446 ROUTE 9	0.81	35,125.15	0	0.00	0.81	35,125.15	C-1	No	0.69	30,000	0	2.904	0	Assessed as commercial use
135	1.04	15D	15D		1.07	46,751.32	0.5	21,780.00	0.57	24,971.32	C-1	No	0.69	30,000	0	1.452	0	Residential not permitted in C-1 Zone
46	2.01	4A	4A	WELLS MILLS ROAD	0.31	4,803.21	0	0	0.31	4,803.21	C-1	No	0.69	30,000	0	1.452	0	Assessed as commercial use
46	2.02	1	1	ROUTE 9	0.02	883.39	0	0	0.02	883.39	C-1	No	0.69	30,000	0	1.452	0	Residential not permitted in C-1 Zone
47	1.01	4A	4A	443 ROUTE 9	0.6	26,260.50	0	0	0.6	26,260.50	C-1	No	0.69	30,000	0	1.452	0	Assessed as commercial use
47	1.02	4A	4A	ROUTE 9	0.13	5,471.60	0	0	0.13	5,471.60	C-1	No	0.69	30,000	0	1.452	0	Assessed as commercial use
47	1.03	15C	15C	RAILROAD AVENUE	0.19	8,298.40	0	0	0.19	8,298.40	C-1	No	0.69	30,000	0	1.452	0	Residential not permitted in C-1 Zone
47	2	15C	15C	RAILROAD AVENUE W S	0.39	16,865.26	0.39	16,865.26	0	0	C-1	No	0.69	30,000	0	1.452	0	Completely encumbered
47	3	2	2	437 ROUTE 9	1	43,674	1	43,674	0	0	C-1	No	0.69	30,000	0	1.452	0	Assessed as commercial use; no new residential permitted in C-1 Zone
47	5	4A	4A	405 ROUTE 9	0.8	34,669	0.8	34,669	0	0	C-1	No	0.69	30,000	0	1.452	0	Assessed as commercial use
51	1	4A	4A	115 WELLS MILLS ROAD	0.4	17,628.61	0	0	0.4	17,628.61	C-1	No	0.69	30,000	0	1.452	0	Assessed as commercial use
51	2.01	2	2	113 WELLS MILLS ROAD	0.31	13,538	0	0	0.31	13,538	C-1	No	0.69	30,000	0	1.452	0	Assessed as residential use; no new residential permitted in C-1 Zone
51	2.02	2	2	5 CONYSS STREET	0.36	15,519.44	0	0	0.36	15,519.44	C-1	No	0.69	30,000	0	1.452	0	Assessed as residential use; no new residential permitted in C-1 Zone
52.01	1.01	15F	15F	117 WELLS MILLS ROAD	0.77	33,372.60	0	0	0.77	33,372.60	C-1	No	0.69	30,000	0	1.452	0	Residential not permitted in C-1 Zone
52.01	1.03	15C	15C	ROUTE 512	0.32	13,951.09	0	0	0.32	13,951.09	C-1	No	0.69	30,000	0	1.452	0	Residential not permitted in C-1 Zone
52.01	2	15C	15C	50 RAILROAD AVENUE	1.64	71,462.12	0	0	1.64	71,462.12	C-1	No	0.69	30,000	0	1.452	0	Residential not permitted in C-1 Zone
52.01	3	2	2	58 RAILROAD AVENUE	0.11	4,890.70	0	0	0.11	4,890.70	C-1	No	0.69	30,000	0	1.452	0	Assessed as residential use
52.01	4	4A	4A	121 WELLS MILLS ROAD	0.28	11,980.88	0	0	0.28	11,980.88	C-1	No	0.69	30,000	0	1.452	0	Assessed as commercial use
52.01	5	1	1	123 WELLS MILLS ROAD	0.31	13,634.51	0	0	0.31	13,634.51	C-1	No	0.69	30,000	0	1.452	0	Residential not permitted in C-1 Zone
64	1	1	1	2 BAY PARKWAY	0.66	28,852.25	0	0	0.66	28,852.25	C-1	No	0.69	30,000	0	1.452	0	Residential not permitted in C-1 Zone
64	10	1	1	13 BAYBERRY DRIVE	1.52	66,072.48	0	0	1.52	66,072.48	C-1	No	0.69	30,000	0	1.452	0	Residential not permitted in C-1 Zone
64	2	2	2	35 BAYBERRY DRIVE	0.14	5,959.24	0	0	0.14	5,959.24	C-1	No	0.69	30,000	0	1.452	0	Assessed as residential use; no new residential permitted in C-1 Zone
64	3	2	2	33 BAYBERRY DRIVE	0.15	6,547.05	0	0	0.15	6,547.05	C-1	No	0.69	30,000	0	1.452	0	Assessed as residential use; no new residential permitted in C-1 Zone
64	4	2	2	31 BAYBERRY DRIVE	0.16	6,877.29	0	0	0.16	6,877.29	C-1	No	0.69	30,000	0	1.452	0	Assessed as residential use; no new residential permitted in C-1 Zone
64	5.01	1	1	23 BAYBERRY DRIVE	0.22	9,740.39	0	0	0.22	9,740.39	C-1	No	0.69	30,000	0	1.452	0	Residential not permitted in C-1 Zone
64	5.02	2	2	29 BAYBERRY DRIVE	0.14	6,182.78	0	0	0.14	6,182.78	C-1	No	0.69	30,000	0	1.452	0	Assessed as residential use; no new residential permitted in C-1 Zone
64	5.03	2	2	27 BAYBERRY DRIVE	0.13	5,725.45	0	0	0.13	5,725.45	C-1	No	0.69	30,000	0	1.452	0	Assessed as residential use; no new residential permitted in C-1 Zone
64	5.04	1	1	25 BAYBERRY DRIVE	0.24	10,361.75	0	0	0.24	10,361.75	C-1	No	0.69	30,000	0	1.452	0	Residential not permitted in C-1 Zone
64	6	4A	4A	546 ROUTE 9	0.25	10,986.86	0	0	0.25	10,986.86	C-1	No	0.69	30,000	0	1.452	0	Assessed as commercial use
64	7	1	1	582 ROUTE 9	0.18	7,769.53	0	0	0.18	7,769.53	C-1	No	0.69	30,000	0	1.452	0	Residential not permitted in C-1 Zone
64	8	4A	4A	580 ROUTE 9	0.18	7,900.99	0	0	0.18	7,900.99	C-1	No	0.69	30,000	0	1.452	0	Assessed as commercial use
64	9	4A	4A	578 ROUTE 9	0.2	8,799.18	0	0	0.2	8,799.18	C-1	No	0.69	30,000	0	1.452	0	Assessed as commercial use
65	28.01	4A	4A	564 ROUTE 9	0.77	33,534.19	0	0	0.77	33,534.19	C-1	No	0.69	30,000	0	1.452	0	Assessed as commercial use
127	1.02	2	2	164 MAIN STREET	0.18	7,825.48	0	0	0.18	7,825.48	C-2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
127	2	1	1	MAIN STREET	1.27	55,115.41	0.58	25,264.80	0.69	29,850.61	C-2	Yes	0.34	15,000	1	2.904	2	
129	14.03	2	2	170 MAIN STREET	0.56	24,472.72	0	0	0.56	24,472.72	C-2	Yes	0.34	15,000	0	2.904	1	
129	14.04	1	1	166 MAIN STREET	0.41	18,042.31	0	0	0.41	18,042.31	C-2	Yes	0.34	15,000	0.41	2.904	1	Assessed as residential use
130	9.01	4A	4A	151 MAIN STREET	1.26	49,048.46	0.48	20,908.80	0.64	28,139.66	C-2	Yes	0.34	15,000	0	2.904	0	Assessed as commercial use
131	10	2	2	17 BIRDSALL STREET	1.9	82,716.44	0.07	2,869.17	1.83	79,847.27	C-2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
131	11	2	2	17 BIRDSALL STREET	0.93	40,393.04	0.11	4,899.60	0.81	35,493.44	C-2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
131	2	2	2	149 MAIN STREET	0.38	16,444.22	0	0	0.38	16,444.22	C-2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use

Ocean Township Buildout Analysis

BLOCK	LOT	QC CODE	PropClass	Preproc	Acres	Sq Ft	Acres Encumbered	Sq Ft Encumbered	Acres Unencumbered	Sq Ft Unencumbered	Zone District	Residential Permitted?	Lot Size Minimum Acres	Lot Size Minimum Sqft	Adjusted Unencumbered Acreage	Density	Residential Yield	Reason for Adjusting Unencumbered Acreage and Excluding from Buildout
131	3.02		1	147 MAIN STREET	0.36	15,790.62	0.05	2,151.70	0.31	13,638.93	C 2	Yes	0.34	15,000	0.11	2.904	1	
131	3.03		1	145 MAIN STREET	0.41	18,043.36	0.41	17,921.46	0	121.9	C 2	Yes	0.34	15,000	0	2.904	0	
131	3.04		1	143 MAIN STREET	0.36	15,852.82	0.36	15,852.82	0	0	C 2	Yes	0.34	15,000	0	2.904	0	Completely encumbered
131	5.01		2	125 MAIN STREET	0.02	26,864.56	0	0	0.02	26,864.56	C 2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
131	5.02		2	123 MAIN STREET	1.02	44,278.96	0.11	4,878.95	0.91	39,400.01	C 2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
131	5.03		1	129 MAIN STREET	0.51	22,011.09	0	0	0.51	22,011.09	C 2	Yes	0.34	15,000	0.51	2.904	1	
131	6		2	127 MAIN STREET	0.27	11,913.14	0	0	0.27	11,913.14	C 2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
131	7		2	123 MAIN STREET	0.23	9,812.66	0	0	0.23	9,812.66	C 2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
131	8		2	121 MAIN STREET	0.64	27,917.32	0	0	0.64	27,917.32	C 2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
131	9.02		2	119 MAIN STREET	0.4	17,510.82	0	0	0.4	17,510.82	C 2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
131	9.03		2	23 BIRDALL STREET	0.51	22,319.46	0	0	0.51	22,319.46	C 2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
131	9.04		2	21 BIRDALL STREET	0.39	16,933.51	0	0	0.39	16,933.51	C 2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
132	1		2	148 MAIN STREET	0.16	7,141.83	0	0	0.16	7,141.83	C 2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
132	2.02		2	16 LIGHTHOUSE DRIVE	0.07	3,182.36	0	0	0.07	3,182.36	C 2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
132	5		3	HOLIDAY PLACE	0.08	3,303.24	0.02	823.35	0.06	669.89	C 2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
132	6		2	146 MAIN STREET	0.16	7,105.50	0.02	1,018.54	0.14	6,086.96	C 2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
133	1	15C	2	HOLIDAY PLACE	0.16	7,115.54	0.16	7,115.54	0	0	C 2	Yes	0.34	15,000	0	2.904	0	Completely encumbered
133	5		1	NAVIGATOR DRIVE	0.18	7,717.10	0	0	0.18	7,717.10	C 2	Yes	0.34	15,000	0	2.904	0	Completely encumbered
133	6		1	NAVIGATOR DRIVE	0.09	3,975.06	0.09	3,975.06	0	0	C 2	Yes	0.34	15,000	0	2.904	0	Completely encumbered
133	9		1	4 HOLIDAY PLACE	0.09	3,957.65	0.09	3,957.65	0	0	C 2	Yes	0.34	15,000	0	2.904	0	Completely encumbered
141	5.01		1		0.14	5,981.24	0.14	5,981.24	0	0	C 2	Yes	0.34	15,000	0	2.904	0	Completely encumbered
141	8		15C		0.17	7,197.84	0.17	7,197.84	0	0	C 2	Yes	0.34	15,000	0	2.904	0	Completely encumbered
144	2	15C		MAIN STREET	0.78	33,871.32	0.78	33,871.32	0	0	C 2	Yes	0.34	15,000	0	2.904	0	Completely encumbered
144	3		2	126 MAIN STREET	0.25	10,723.95	0.23	10,018.80	0.02	705.15	C 2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
144	4.01		2	122 MAIN STREET	0.24	10,205.96	0.07	3,049.20	0.17	7,256.76	C 2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
144	4.02		1	124 MAIN STREET	0.28	12,015.49	0.27	11,749.40	0.01	266.09	C 2	Yes	0.34	15,000	0	2.904	0	Completely encumbered
144	5	15C		128 MAIN STREET	0.27	11,845.21	0.27	11,845.21	0	0	C 2	Yes	0.34	15,000	0	2.904	0	Completely encumbered
145	8		2	165 MAIN STREET	0.27	11,890.84	0	0	0.27	11,890.84	C 2	Yes	0.34	15,000	0	2.904	0	Completely encumbered
166	11		2	4 SHIPPERS BOULEVARD	0.15	6,599.02	0	0	0.15	6,599.02	C 2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
166	12		2	5 SHIPPERS BOULEVARD	0.19	8,314.30	0	0	0.19	8,314.30	C 2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
166	18.01	15C		112 MAIN STREET	0.83	36,113.29	0.15	6,319.42	0.68	29,793.87	C 2	Yes	0.34	15,000	0	2.904	0	Waretown Branch Library
166	18.02	15C		MAIN STREET	0.38	16,091.60	0.38	16,091.60	0	0	C 2	Yes	0.34	15,000	0	2.904	0	Completely encumbered
190	1.01		2	32 BRYANT ROAD	0.15	6,735.66	0	0	0.15	6,735.66	C 2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
190	1.02		2	30 BRYANT ROAD	0.18	7,908.30	0	0	0.18	7,908.30	C 2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
190	18		2	49 HILINDOS AVENUE	0.16	6,960.17	0	0	0.16	6,960.17	C 2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
190	19		2	47 HILINDOS AVENUE	0.17	7,317.21	0	0	0.17	7,317.21	C 2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
190	2		1	80 MAIN STREET	0.19	8,320.76	0	0	0.19	8,320.76	C 2	Yes	0.34	15,000	0.19	2.904	1	Water Tower
190	20		2	45 HILINDOS AVENUE	0.4	17,362.71	0	0	0.4	17,362.71	C 2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
190	3		1	34 BRYANT ROAD	0.21	9,158.21	0	0	0.21	9,158.21	C 2	Yes	0.34	15,000	0.21	2.904	1	
191	29.02		2	4 PENNSYLVANIA AVENUE	0.35	15,271.76	0	0	0.35	15,271.76	C 2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
191	29.03		1	2 PENNSYLVANIA AVENUE	0.61	26,721.64	0.12	5,385.55	0.49	21,336.09	C 2	Yes	0.34	15,000	0.49	2.904	1	
191	30		4A	94 MAIN STREET	0.44	19,367.74	0.00	123.58	0.43	19,244.16	C 2	Yes	0.34	15,000	0	2.904	0	Assessed as commercial use
191	33.02		4A	94 MAIN STREET	0.12	5,241	0.02	950.26	0.11	4,290.74	C 2	Yes	0.34	15,000	0	2.904	0	Assessed as commercial use
191	34		2	90 MAIN STREET	0.09	3,702.90	0	0	0.09	3,702.90	C 2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
191	35		2	88 MAIN STREET	0.5	21,811.75	0.05	2,134.37	0.45	19,677.38	C 2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
191	36		2	33 BRYANT ROAD	0.84	40,842.27	0	0	0.84	40,842.27	C 2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
192	1.01		1	BIRDALL STREET	4.07	177,110.84	4.07	177,110.84	0	0	C 2	Yes	0.34	15,000	0	2.904	0	Completely encumbered
192	1.02	15C		18 BIRDALL STREET	1.47	64,143.46	1.12	48,935.94	0.35	15,207.52	C 2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
192	1.06		2	23 CHAPEL STREET	1.33	58,084.26	1.3	56,807.32	0.03	1,276.95	C 2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
192	10		2	23 CHAPEL STREET	0.17	15,962.16	0.08	3,477.40	0.09	12,484.77	C 2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
192	11		2	25 CHAPEL STREET	0.37	16,309.07	0.05	2,183.31	0.32	14,125.77	C 2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
192	11.01		1	99 MAIN STREET	2.63	114,376.60	2.51	109,357.73	0.12	5,018.87	C 2	Yes	0.34	15,000	0.12	2.904	0	Assessed as residential use
192	12.02		2	97 MAIN STREET	1.24	51,900.62	0.14	6,043.18	1.11	47,857.44	C 2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
192	13		2	27 CHAPEL STREET	0.38	16,595.64	0	0	0.38	16,595.64	C 2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
192	14		2	31 CHAPEL STREET	0.24	10,316.69	0	0	0.24	10,316.69	C 2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
192	15		2	95 MAIN STREET	0.67	29,386	0	0	0.67	29,386	C 2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
192	2		2	480 ROUTE 9	0.57	24,686.53	0.57	24,686.53	0	0	C 2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
192	3		1	ROUTE 9	0.88	38,302.27	0.78	34,149.93	0.11	4,152.34	C 2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
192	4		2	468 ROUTE 9	0.13	5,449.19	0.08	3,683.09	0.04	1,766.10	C 2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
192	5	4A		466 ROUTE 9	0.29	12,500.05	0	0	0.29	12,500.05	C 2	Yes	0.34	15,000	0	2.904	0	Assessed as commercial use
192	6		2	15 CHAPEL STREET	0.21	9,206.82	0	0	0.21	9,206.82	C 2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
192	7		2	17 CHAPEL STREET	1.11	48,326.26	0.67	29,076.07	0.44	19,250.19	C 2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
192	8		2	19 CHAPEL STREET	1.86	81,106.25	1.39	60,536.21	0.47	20,570.04	C 2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use

Ocean Township Buildout Analysis

BLOCK	LOT	QC CODE	PropClass	PropLoc	Acreage	Sq Ft	Acreage Encumbered	Sq Ft Encumbered	Acreage Unencumbered	Sq Ft Unencumbered	Zone District	Residential Permitted?	Lot Size Minimum Acre	Lot Size Minimum Sqft	Adjusted Unencumbered Acreage	Density	Residential Yield	Reason for Adjusting Unencumbered Acreage and Excluding from Buildout
192	9	2		21 CHAPEL STREET	0.46	20,163.71	0.08	3,604.27	0.38	16,559.49	C-2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
193.01	1	1SD		87 MAIN STREET	0.3	13,062.40	0	0	0.3	13,062.40	C-2	Yes	0.34	15,000	0.3	2.904	1	
193.01	2	1SD		85 MAIN STREET	0.32	13,849.78	0	0	0.32	13,849.78	C-2	Yes	0.34	15,000	0.32	2.904	1	
193.01	3	1SD		27 BRYANT ROAD	0.62	27,043.19	0	0	0.62	27,043.19	C-2	Yes	0.34	15,000	0	2.904	0	Existing church and parking lot
193.01	4	1SD		25 BRYANT ROAD	0.27	11,801.39	0	0	0.27	11,801.39	C-2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
193.01	5	2		28 CHAPEL STREET	0.15	6,635.30	0	0	0.15	6,635.30	C-2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
193.01	6	2		23 BRYANT ROAD	0.32	13,773.58	0	0	0.32	13,773.58	C-2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
193.02	1	1			0.34	14,833.42	0	0	0.34	14,833.42	C-2	Yes	0.34	15,000	0.34	2.904	1	
193.02	2	1			0.17	7,552.86	0	0	0.17	7,552.86	C-2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
193.02	3	1			0.13	5,765.28	0	0	0.13	5,765.28	C-2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
193.02	4	2			0.3	13,182.23	0	0	0.3	13,182.23	C-2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
193.02	5	2			0.3	12,998.61	0	0	0.3	12,998.61	C-2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
193.02	6	1SF			0.34	14,769.67	0	0	0.34	14,769.67	C-2	Yes	0.34	15,000	0.34	2.904	1	
193.02	7	4A			0.21	9,191.93	0	0	0.21	9,191.93	C-2	Yes	0.34	15,000	0	2.904	0	Assessed as commercial use
194	1	2		28 BRYANT ROAD	0.17	7,315.50	0	0	0.17	7,315.50	C-2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
194	10	2		59 MAIN STREET	0.33	14,376.17	0	0	0.33	14,376.17	C-2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
194	11.01	2		57 MAIN STREET	0.68	29,777.50	0.27	11,765.75	0.41	18,011.55	C-2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
194	12.01	1			0.61	26,647.96	0.23	9,928.37	0.38	16,719.59	C-2	Yes	0.34	15,000	0.38	2.904	1	
194	13.01	2			0.44	19,269.18	0	0	0.44	19,269.18	C-2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
194	14	1		25 CLEARWATER DRIVE	1.29	56,031.65	1.29	56,031.65	0	0	C-2	Yes	0.34	15,000	0	2.904	0	Completely encumbered
194	15.01	2		19 CLEARWATER DRIVE	0.81	35,235.08	0.34	14,958.14	0.47	20,276.94	C-2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
194	15.02	2		15 CLEARWATER DRIVE	0.33	14,588.17	0	0	0.33	14,588.17	C-2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
194	16	1		13 CLEARWATER DRIVE	0.18	7,718.56	0	0	0.18	7,718.56	C-2	Yes	0.34	15,000	0.18	2.904	1	
194	17.01	1		4 OAK STREET	0.22	9,553.50	0	0	0.22	9,553.50	C-2	Yes	0.34	15,000	0.22	2.904	1	
194	17.02	4A		450 ROUTE 9	0.27	11,814.96	0	0	0.27	11,814.96	C-2	Yes	0.34	15,000	0	2.904	0	Assessed as commercial use
194	18	1		8 OAK STREET	0.24	10,571.01	0	0	0.24	10,571.01	C-2	Yes	0.34	15,000	0.24	2.904	1	
194	19	2		10 OAK STREET	0.12	5,285.10	0.01	653.22	0.11	4,631.89	C-2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
194	2	2		79 MAIN STREET	0.33	14,463.27	0	0	0.33	14,463.27	C-2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
194	20	2		12 OAK STREET	0.12	5,284.06	0.05	2,181.08	0.07	3,102.98	C-2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
194	21	2		14 OAK STREET	0.12	5,283.20	0.06	2,612.37	0.06	2,670.81	C-2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
194	22	2		16 OAK STREET	0.12	5,283.74	0.09	4,086.18	0.03	1,197.56	C-2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
194	23	2		3 AUGUSTA AVENUE	0.27	12,891.65	0	0	0.27	11,893.65	C-2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
194	24	2		4 AUGUSTA AVENUE	0.48	20,992.60	0	0	0.48	20,992.60	C-2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
194	25	2		20 BRYANT ROAD	0.28	12,000.13	0	0	0.28	12,000.13	C-2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
194	26.01	4A		4 OAK STREET	1.86	80,866.13	0	0	1.86	80,866.13	C-2	Yes	0.34	15,000	0	2.904	0	Assessed as commercial use
194	18	2		3 AUGUSTA AVENUE	0.23	10,127.10	0	0	0.23	10,127.10	C-2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
194	19	2		1 AUGUSTA AVENUE	0.25	10,729.67	0	0	0.25	10,729.67	C-2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
194	3	1SD		26 BRYANT ROAD	0.46	19,915.61	0	0	0.46	19,915.61	C-2	Yes	0.34	15,000	0.46	2.904	1	
194	10	2		7 OAK STREET	0.1	4,509.48	0	0	0.1	4,509.48	C-2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
194	11	2		3 OAK STREET	0.2	8,918.69	0	0	0.2	8,918.69	C-2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
194	12	2		1 OAK STREET	0.12	5,255.50	0	0	0.12	5,255.50	C-2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
194	4	1SD		24 BRYANT ROAD	0.86	37,578.59	0.27	9,509.30	0.64	28,069.29	C-2	Yes	0.34	15,000	0.64	2.904	1	
194	5	2		77 MAIN STREET	0.72	31,295.50	0	0	0.72	31,295.50	C-2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
194	6	2		75 MAIN STREET	0.6	26,286.01	0.09	3,707.86	0.52	22,578.15	C-2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
194	7	2		71 MAIN STREET	0.67	29,202.68	0.28	12,287.34	0.39	16,915.34	C-2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
194	8	2		67 MAIN STREET	4.08	177,891.89	3.51	151,040.46	0.57	24,851.24	C-2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
194	9	2		61 MAIN STREET	0.73	31,212.03	0.5	21,602.18	0.22	9,799.85	C-2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
195	1.01	4A		446 ROUTE 9	1.28	55,828.05	1.14	49,658.40	0.14	6,169.65	C-2	Yes	0.69	30,000	0	1.451	0	Assessed as commercial use
195	1.04	1SD			1.1	47,714.08	1.02	44,431.20	0.08	3,282.88	C-2	Yes	0.34	15,000	0	2.904	0	
195	2	1		24 CLEARWATER DRIVE	0	0.62	0	0	0	0	C-2	Yes	0.34	15,000	0	2.904	0	Completely encumbered
200	1.02	1		50 ILLINOIS AVENUE	0.22	9,494.54	0	0	0.22	9,494.54	C-2	Yes	0.34	15,000	0.22	2.904	1	
200	1.04	2		51 OREGON AVENUE	0.21	9,115.69	0	3.7	0.21	9,112	C-2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
200	1.07	2			0.21	8,934.45	0	0	0.21	8,934.45	C-2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
200	1.08	2			0.28	12,193.18	0	0	0.28	12,193.18	C-2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
200	1.09	2			0.49	21,166.10	0	0	0.49	21,166.10	C-2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
200	7.01	2		66 MAIN STREET	0.75	32,843.88	0.54	23,355.35	0.22	9,488.53	C-2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
200	7.03	2		56 OREGON AVENUE	0.62	27,144.88	0.62	27,144.88	0	0	C-2	Yes	0.34	15,000	0	2.904	0	Assessed as residential use
201	1	1		62 MAIN STREET	0.17	7,893.33	0.17	7,893.33	0	0	C-2	Yes	0.34	15,000	0	2.904	0	Completely encumbered
201	7	1		53 ATLANTIC AVENUE	0.22	9,591.92	0.21	8,999.84	0.01	594.08	C-2	Yes	0.34	15,000	0.01	2.904	0	
201	8	1		MAIN STREET	0.05	2,311.13	0.05	2,311.13	0	0	C-2	Yes	0.34	15,000	0	2.904	0	Completely encumbered
201	9	1		60 MAIN STREET	0.11	4,904.06	0.11	4,904.06	0	0	C-2	Yes	0.34	15,000	0	2.904	0	Completely encumbered
202	1.01	4A			0.36	15,673.81	0	0	0.36	15,673.81	C-2	Yes	0.34	15,000	0	2.904	0	Assessed as commercial use
202	1.0	4A		50 MAIN STREET	0.34	14,741.82	0	0	0.34	14,741.82	C-2	Yes	0.34	15,000	0	2.904	0	Assessed as commercial use

Ocean Township Buildout Analysis

BLOCK	LOT	QC CODE	PropClass	PropLoc	Acreage	Sq Ft	Acreage Encumbered	Sq Ft Encumbered	Acreage Unencumbered	Sq Ft Unencumbered	Zone District	Residential Permitted?	Lot Size Minimum Acre	Lot Size Minimum Sq Ft	Adjusted Unencumbered Acreage	Density	Residential Yield	Reason for Adjusting Unencumbered Acreage and Excluding from Buildout
203	1	2	46 CLEARWATER DRIVE	0.57	25,015.67	0	0	0	0.57	25,015.67	C-2	Yes	0.34	15,000	0	2,904	0	Assessed as residential use
211	10	1	81 PACIFIC AVENUE	0	0.27	0	0	0	0	0	C-2	Yes	0.34	15,000	0	2,904	0	Completely encumbered
46	2.01	4A	WELLS MILLS ROAD	0.35	15,260.52	0	0	0.35	15,260.52	C-2	Yes	0.34	15,000	0	2,904	0	Assessed as residential use	
65	9	2	8 BAYBERRY DRIVE	0	0.21	0	0	0	0	0	C-2	Yes	0.34	15,000	0	2,904	0	Assessed as residential use
137	1.01	2	4 LETTIS LANDING ROAD	0.23	10,097.60	0	0	0.23	10,097.60	R-1	Yes	1	43,560	0	1	0	Assessed as residential use	
127	2	1	MAIN STREET	1.71	74,560.92	0.79	34,412.40	0.92	40,148.52	R-1	Yes	1	43,560	1	1	1		
129	14.05	2	3 LETTIS LANDING ROAD	0.34	14,991.68	0	0	0.34	14,991.68	R-1	Yes	1	43,560	0	1	0	Assessed as residential use	
129	15.27	2	10 50 OLYMPIA DR	0.41	17,770.97	0	0	0.41	17,770.97	R-1	Yes	1	43,560	0	1	0	Assessed as residential use	
129	15.23	2	8 50 OLYMPIA DR	0.38	16,541.30	0	0	0.38	16,541.30	R-1	Yes	1	43,560	0	1	0	Assessed as residential use	
129	15.24	2	6 50 OLYMPIA DR	0.35	15,403.09	0	0	0.35	15,403.09	R-1	Yes	1	43,560	0	1	0	Assessed as residential use	
129	15.25	2	4 50 OLYMPIA DR	0.36	15,657.28	0	0	0.36	15,657.28	R-1	Yes	1	43,560	0	1	0	Assessed as residential use	
129	15.26	2	2 50 OLYMPIA DR	0.34	14,786.48	0	0	0.34	14,786.48	R-1	Yes	1	43,560	0	1	0	Assessed as residential use	
129	15.27	2	1 50 OLYMPIA DR	0.37	15,970.83	0	0	0.37	15,970.83	R-1	Yes	1	43,560	0	1	0	Assessed as residential use	
129	15.28	2	3 50 OLYMPIA DR	0.31	13,675.54	0	0	0.31	13,675.54	R-1	Yes	1	43,560	0	1	0	Assessed as residential use	
129	15.29	2	5 50 OLYMPIA DR	0.43	18,724.32	0	0	0.43	18,724.32	R-1	Yes	1	43,560	0	1	0	Assessed as residential use	
129	15.3	2	7 ZEUS CT	0.8	35,037.89	0	0	0.8	35,037.89	R-1	Yes	1	43,560	0	1	0	Assessed as residential use	
129	15.31	2	9 ZEUS CT	0.68	29,525.71	0	0	0.68	29,525.71	R-1	Yes	1	43,560	0	1	0	Assessed as residential use	
132	2.01	2	18 LIGHTHOUSE DRIVE	0.28	12,171.65	0	0	0.28	12,171.65	R-1	Yes	1	43,560	0	1	0	Assessed as residential use	
132	2.02	2	16 LIGHTHOUSE DRIVE	0.07	3,012.57	0	0	0.07	3,012.57	R-1	Yes	1	43,560	0	1	0	Assessed as residential use	
132	3	2	22 LIGHTHOUSE DRIVE	0.23	10,218.90	0	0	0.23	10,218.90	R-1	Yes	1	43,560	0	1	0	Assessed as residential use	
132	4.01	1	7 HOLIDAY PLACE	0.14	5,973.87	0	0	0.14	5,973.87	R-1	Yes	1	43,560	0.14	1	0		
132	4.02	1	5 HOLIDAY PLACE	0.14	6,192.26	0.01	341.5	0.13	5,855.75	R-1	Yes	1	43,560	0.13	1	0		
132	4.03	15C	9 HOLIDAY PLACE	0.12	5,199.68	0	0	0.12	5,199.68	R-1	Yes	1	43,560	0.12	1	0		
132	4.04	1	11 HOLIDAY PLACE	0.12	5,133.19	0.01	395.93	0.11	4,737.25	R-1	Yes	1	43,560	0.11	1	0		
132	5	1	3 HOLIDAY PLACE	0.07	2,891.46	0.01	616.55	0.05846	2,274.91	R-1	Yes	1	43,560	0	1	0		
133	10.01	1	6 WINDWARD DRIVE	0.13	5,809.41	0.13	5,809.41	0	0	0	R-1	Yes	1	43,560	0	1	0	Completely encumbered
133	10.02	1	8 WINDWARD DRIVE	0.13	5,802.10	0.13	5,802.10	0	0	0	R-1	Yes	1	43,560	0	1	0	Completely encumbered
133	2	2	8 HOLIDAY PLACE	0.17	7,359.44	0.16	7,023.48	0.01	335.96	R-1	Yes	1	43,560	0	1	0	Assessed as residential use	
133	3	1	12 WINDWARD DRIVE	0.14	6,029.97	0.14	6,029.97	0	0	0	R-1	Yes	1	43,560	0	1	0	Completely encumbered
133	4	1	NAVIGATOR DRIVE	0.4	17,610.67	0.4	17,610.67	0	0	0	R-1	Yes	1	43,560	0	1	0	Completely encumbered
133	6	1	3 NAVIGATOR DRIVE	0.07	3,011.40	0.07	3,011.40	0	0	0	R-1	Yes	1	43,560	0	1	0	Completely encumbered
133	7	1	10 WINDWARD DRIVE	0.14	6,239.14	0.14	6,239.14	0	0	0	R-1	Yes	1	43,560	0	1	0	Completely encumbered
133	8	15C	5 NAVIGATOR DRIVE	0.19	8,328.20	0.19	8,328.20	0	0	0	R-1	Yes	1	43,560	0	1	0	Completely encumbered
133	9	1	4 HOLIDAY PLACE	0.24	10,582.70	0.24	10,582.70	0	0	0	R-1	Yes	1	43,560	0	1	0	Completely encumbered
141	5.02	1	1	0.14	6,015.91	0.14	6,015.91	0	0	0	R-1	Yes	1	43,560	0	1	0	Completely encumbered
141	6	1	1	0.14	6,050.44	0.14	6,050.44	0	0	0	R-1	Yes	1	43,560	0	1	0	Completely encumbered
141	7	1	1	0.14	5,959.21	0.14	5,959.21	0	0	0	R-1	Yes	1	43,560	0	1	0	Completely encumbered
141	9	15C	1	0.28	12,204.83	0.28	12,204.83	0	0	0	R-1	Yes	1	43,560	0	1	0	Completely encumbered
168	1	2	2 CEDAR AVENUE	0.13	5,589.44	0	0	0.13	5,589.44	R-1	Yes	1	43,560	0	1	0	Assessed as residential use	
168	2	2	4 CEDAR AVENUE	0.25	10,887.64	0	0	0.25	10,887.64	R-1	Yes	1	43,560	0	1	0	Assessed as residential use	
168	5	2	17 PENNSYLVANIA AVENUE	0.25	10,912.82	0	0	0.25	10,912.82	R-1	Yes	1	43,560	0	1	0	Assessed as residential use	
168	6.01	2	6 CEDAR AVENUE	0.25	11,044.81	0	0	0.25	11,044.81	R-1	Yes	1	43,560	0	1	0	Assessed as residential use	
168	7	2	3 ACOM STREET	0.21	8,942.18	0.01	491.13	0.19	8,451.05	R-1	Yes	1	43,560	0	1	0	Assessed as residential use	
191	1	2	15 VESSEL ROAD	0.12	5,253.40	0.12	5,253.40	0	0	0	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
191	10	2	68 PENNSYLVANIA AVENUE	0.2	8,804.31	0.2	8,804.31	0	0	0	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
191	11	2	68 PENNSYLVANIA AVENUE	0.11	4,858.76	0.11	4,858.76	0	0	0	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
191	13	1	PENNSYLVANIA AVENUE	0.61	26,537.92	0.61	26,537.92	0	0	0	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
191	14.02	2	PENNSYLVANIA AVENUE	0.54	23,626.20	0.54	23,626.20	0	0	0	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
191	14.03	1	59 BRYANT ROAD	1.16	59,443.67	1	43,745.19	0.16	15,698.48	R-1	Yes	1	43,560	0.16	1	0		
191	14.04	2	65 BRYANT ROAD	1.07	46,551.91	0.74	32,284.33	0.33	14,267.58	R-1	Yes	1	43,560	0	1	0	Assessed as residential use	
191	14.05	2	44 PENNSYLVANIA AVENUE	1.07	46,525.29	0.74	32,266.48	0.33	14,258.81	R-1	Yes	1	43,560	0	1	0	Assessed as residential use	
191	14.06	2	5 VESSEL ROAD	0.47	20,350.05	0.47	20,350.05	0	0	0	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
191	14.07	2	1 VESSEL ROAD	0.47	20,383.73	0.47	20,383.73	0	0	0	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
191	17.01	2	1	0.38	16,394.80	0.07	3,072.88	0.31	13,321.91	R-1	Yes	1	43,560	0	1	0	Assessed as residential use	
191	19	2	30 PENNSYLVANIA AVENUE	0.42	18,297.98	0	0	0.42	18,297.98	R-1	Yes	1	43,560	0	1	0	Assessed as residential use	
191	2	2	33 VESSEL ROAD	0.24	10,494.73	0.24	10,494.73	0	0	0	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
191	20	2	28 PENNSYLVANIA AVENUE	0.24	10,638.01	0	0	0.24	10,638.01	R-1	Yes	1	43,560	0	1	0	Assessed as residential use	
191	21.01	2	26 PENNSYLVANIA AVENUE	0.31	13,523.48	0	94.65	0.31	13,428.83	R-1	Yes	1	43,560	0	1	0	Assessed as residential use	
191	22.01	2	2	0.2	8,680.42	0.09	4,084.80	0.11	4,595.62	R-1	Yes	1	43,560	0	1	0	Assessed as residential use	
191	23	2	20 PENNSYLVANIA AVENUE	0.28	12,051.98	0.08	3,483.56	0.2	11,568.42	R-1	Yes	1	43,560	0	1	0	Assessed as residential use	
191	24	2	18 PENNSYLVANIA AVENUE	0.15	6,495.84	0.11	4,782.59	0.04	1,713.26	R-1	Yes	1	43,560	0	1	0	Assessed as residential use	
191	26	2	14 PENNSYLVANIA AVENUE	0.19	17,195.51	0.23	9,878.58	0.17	7,316.93	R-1	Yes	1	43,560	0	1	0	Assessed as residential use	
191	27.01	2	1	0.41	17,661.34	0.19	8,367.12	0.22	9,294.23	R-1	Yes	1	43,560	0	1	0	Assessed as residential use	

Ocean Township Buildout Analysis

BLOCK	LOT	CKCODE	PropClass	PropLoc	Acres	Sq Ft	Acres Encumbered	Sq Ft Encumbered	Acres Unencumbered	Sq Ft Unencumbered	Zone District	Residential Permitted?	Lot Size Minimum Acre	Lot Size Minimum SqFt	Adjusted Unencumbered Acres	Density	Residential Yield	Reason for Adjusting Unencumbered Acres and Excluding from Buildout
191	29 01	2	6	PENNSYLVANIA AVENUE	0.3	11,153.27	0.01	612.72	0.29	12,540.55	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
191	29 02	2	4	PENNSYLVANIA AVENUE	0.22	9,791.42	0	0	0.22	9,791.42	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
191	3	2	11	VESSEL ROAD	0.12	5,051.01	0.12	5,051.01	0	0	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
191	30	4A	84	MAHNS STREET	1.45	62,940.38	1.31	57,063.60	0.14	5,916.78	R-1	Yes	1	43,560	0	1	0	Assessed as commercial use
191	31	2	57	BRYANT ROAD	0.43	18,554.79	0.12	9,672.10	0.2	8,882.60	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
191	32	15E	51	BRYANT ROAD	1.30	516.94	0.41	17,661.30	2.59	112,875.74	R-1	Yes	1	43,560	0	1	0	Cemetery
191	33 01	1	41	BRYANT ROAD	3.35	145,787.77	3.35	145,787.77	0	0	R-1	Yes	1	43,560	0	1	0	Completely encumbered
191	36	2	33	BRYANT ROAD	0.3	13,186.05	0.22	9,413.66	0.081892	3,772.39	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
191	4	2	9	VESSEL ROAD	0.24	10,237.28	0.24	10,237.28	0	0	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
191	5	2	7	VESSEL ROAD	0.23	9,897.31	0.23	9,897.31	0	0	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
191	6	1	1	VESSEL ROAD IN REAR	0.13	5,852.87	0.13	5,852.87	0	0	R-1	Yes	1	43,560	0	1	0	Completely encumbered
191	7	2	74	PENNSYLVANIA AVENUE	0.19	8,393.28	0.19	8,393.28	0	0	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
191	8 01	15C	26	11,513.40	0.26	11,513.40	0	0	0	R-1	Yes	1	43,560	0	1	0	Completely encumbered	
201	2 02	1	56	BALTIC AVENUE	0.23	10,070.46	0.23	10,070.46	0	0	R-1	Yes	1	43,560	0	1	0	Completely encumbered
201	3	1	58	BALTIC AVENUE	0.18	7,783.75	0.18	7,783.75	0	0	R-1	Yes	1	43,560	0	1	0	Completely encumbered
201	4	2	59	ATLANTIC AVENUE	0.18	7,729.84	0.09	3,836.91	0.09	3,892.93	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
201	5	2	57	ATLANTIC AVENUE	0.23	10,012.18	0.09	3,877.60	0.14	6,134.58	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
201	6	2	55	ATLANTIC AVENUE	0.28	12,235.15	0.06	2,691.57	0.06	2,691.57	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
202	3	2	54	ATLANTIC AVENUE	0.11	4,807.72	0	0	0.11	4,807.72	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
202	4	2	56	ATLANTIC AVENUE	0.22	9,595.82	0	0	0.22	9,595.82	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
202	5	2	58	ATLANTIC AVENUE	0.22	9,640.07	0	0	0.22	9,640.07	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
202	6	2	59	CLEARWATER DRIVE	0.11	4,984.73	0	0	0.11	4,984.73	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
202	7	2	57	CLEARWATER DRIVE	0.12	5,030	0	0	0.12	5,030	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
202	8	2	55	CLEARWATER DRIVE	0.23	10,007.52	0	0	0.23	10,007.52	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
202	9	2	53	CLEARWATER DRIVE	0.23	9,937.56	0	0	0.23	9,937.56	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
203	1	2	46	CLEARWATER DRIVE	0.18	7,811.33	0	0	0.18	7,811.33	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
203	2	2	50	CLEARWATER DRIVE	0.34	14,910.63	0	0	0.34	14,910.63	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
203	3	2	52	CLEARWATER DRIVE	0.44	19,190.41	0.03	1,101.31	0.42	18,089.10	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
203	4	2	54	CLEARWATER DRIVE	0.16	6,769.26	0	0	0.16	6,769.26	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
203	5	2	56	CLEARWATER DRIVE	0.11	4,934.83	0	0	0.11	4,934.83	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
203	6	2	58	CLEARWATER DRIVE	0.43	18,737.37	0.08	3,337.48	0.35	15,399.90	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
204	1	2	5 WESTCOTT AVENUE	0.37	16,269.15	0.02	829.4	0.35	15,439.75	R-1	Yes	1	43,560	0	1	0	Assessed as residential use	
206	1	2	60	CLEARWATER DRIVE	0.34	14,860.93	0	0.03	0.34	14,860.90	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
206	10	1	74	CLEARWATER DRIVE	0.23	9,901.03	0.23	9,901.03	0	0	R-1	Yes	1	43,560	0	1	0	Completely encumbered
206	2	2	62	CLEARWATER DRIVE	0.34	14,835.07	0	54.02	0.34	14,781.05	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
206	3 01	2	64	CLEARWATER DRIVE	0.17	7,380.77	0	0	0.17	7,380.77	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
206	5	1	66	CLEARWATER DRIVE	0.17	7,354.60	0	11.8	0.17	7,354.60	R-1	Yes	1	43,560	0.17	1	0	Assessed as residential use
206	7	2	68	CLEARWATER DRIVE	0.11	4,893.15	0.01	477.27	0.1	4,820.88	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
206	8	2	70	CLEARWATER DRIVE	0.16	7,160.17	0.01	1,410.70	0.15	5,749.47	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
206	9	2	72	CLEARWATER DRIVE	0.17	7,255.58	0.15	6,555.26	0.02	700.32	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
207	1	2	60	ATLANTIC AVENUE	0.11	4,917.99	0	0	0.11	4,917.99	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
207	11	2	71	CLEARWATER DRIVE	0.17	7,361.43	0	0	0.17	7,361.43	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
207	12	2	69	CLEARWATER DRIVE	0.22	9,428.01	0	0	0.22	9,428.01	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
207	13	2	67	CLEARWATER DRIVE	0.12	5,093.51	0	0	0.12	5,093.51	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
207	14	2	65	CLEARWATER DRIVE	0.11	4,847.44	0	0	0.11	4,847.44	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
207	15	2	63	CLEARWATER DRIVE	0.29	12,429.50	0	0	0.29	12,429.50	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
207	2	2	62	ATLANTIC AVENUE	0.12	5,045.19	0	0	0.12	5,045.19	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
207	3	2	64	ATLANTIC AVENUE	0.11	4,937.87	0	0	0.11	4,937.87	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
207	4	2	66	ATLANTIC AVENUE	0.29	12,431.56	0	0	0.29	12,431.56	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
207	5 01	2	63	ATLANTIC AVENUE	0.33	14,373.99	0	0	0.33	14,373.99	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
207	7	2	75	CLEARWATER DRIVE	0.52	22,551.96	0.03	1,146.86	0.49	21,407.10	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
207	8	2	59	JEFFERSON STREET	0.17	7,456.55	0.02	1,088.63	0.15	6,367.92	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
207	9	2	77	CLEARWATER DRIVE	0.17	7,356.27	0.06	2,597.14	0.11	6,759.13	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
208	1	1	60	BALTIC AVENUE	0.17	7,516.37	0.17	7,516.37	0	0	R-1	Yes	1	43,560	0	1	0	Completely encumbered
208	10	2	71	ATLANTIC AVENUE	0.17	7,214.18	0.02	972.18	0.14	6,242.01	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
208	11	2	67	ATLANTIC AVENUE	0.12	5,157.97	0	0	0.12	5,157.97	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
208	12	2	85	ATLANTIC AVENUE	0.16	6,979.70	0	0	0.16	6,979.70	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
208	13	1	63	ATLANTIC AVENUE	0.12	5,247.31	0.03	1,090.98	0.1	4,156.33	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
208	14	2	61	ATLANTIC AVENUE	0.11	4,685.14	0.04	1,944.50	0.06	2,740.64	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
208	3	2	62	BALTIC AVENUE	0.17	7,281.20	0.1	4,183.01	0.07	3,098.19	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
208	3	2	64	BALTIC AVENUE	0.18	8,004.47	0.02	798.83	0.17	7,205.64	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
208	4 01	2	69	ATLANTIC AVENUE	0.21	9,197.05	0	0	0.21	9,197.05	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
208	4 02	2	66	BALTIC AVENUE	0.16	7,051.28	0.03	1,294.46	0.13	5,756.83	R-1	Yes	1	43,560	0	1	0	Assessed as residential use

Ocean Township Buildout Analysis

BLOCK	LOT	QCODE	PropClass	PropLoc	Acres	Sq Ft	Acres Encumbered	Sq Ft Encumbered	Acres Unencumbered	Sq Ft Unencumbered	Zone District	Residential Permitted?	Lot Size Minimum Acre	Lot Size Minimum Sq Ft	Adjusted Unencumbered Acreage	Density	Residential Yield	Reason for Adjusting Unencumbered Acreage and Excluding from Buildout
208	5 01	2		72 BALTIC AVENUE	0.19	8,172.41	0.18	7,981.36	0	391.04	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
208	5 02	2		68 BALTIC AVENUE	0.16	6,797.13	0.15	6,341.97	0.01	455.16	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
208	5 03	2		70 BALTIC AVENUE	0.13	5,649.07	0.13	5,649.07	0	0	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
208	6	2		74 BALTIC AVENUE	0.1	4,426.28	0.1	4,266.20	0	160.08	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
208	7	2		76 BALTIC AVENUE	0.13	5,611.13	0.13	5,591.85	0	19.27	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
208	8	2		75 ATLANTIC AVENUE	0.22	9,647.20	0.1	4,245.35	0.12	5,401.85	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
208	9	2		73 ATLANTIC AVENUE	0.24	10,303.90	0.01	223.67	0.23	10,080.23	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
211	1 01	2		78 CLEARWATER DRIVE	0.22	9,478.92	0.22	9,478.92	0	0	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
211	1 02	2		80 CLEARWATER DRIVE	0.17	7,393.25	0.17	7,393.25	0	0	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
211	1 03	2		77 CLEARWATER DRIVE	0.17	7,204.22	0.17	7,204.22	0	0	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
211	3	2		84 CLEARWATER DRIVE	0.11	4,794.25	0.11	4,794.25	0	0	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
211	4	2		90 CLEARWATER DRIVE	0.11	4,769.68	0.11	4,769.68	0	0	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
211	5 01	2		92 CLEARWATER DRIVE	0.25	10,921.13	0.25	10,921.13	0	0	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
211	5 02	1		83 PACIFIC AVENUE	0.32	13,721.58	0.32	13,721.58	0	0	R-1	Yes	1	43,560	0	1	0	Completely encumbered
211	7	1		CLEARWATER DRIVE	0.06	2,465.90	0.06	2,465.90	0	0	R-1	Yes	1	43,560	0	1	0	Completely encumbered
211	9 01	1		CLEARWATER DRIVE	0.27	11,954.74	0.27	11,954.74	0	0	R-1	Yes	1	43,560	0	1	0	Completely encumbered
211	9 03	1		83 PACIFIC AVENUE	0	0.35	0	0.35	0	0	R-1	Yes	1	43,560	0	1	0	Completely encumbered
212	1 01	2		3 LIBERTY STREET	0.16	7,122.49	0.16	7,122.49	0	0	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
212	1 02	2		51 WASHINGTON STREET	0.16	6,885.51	0.16	6,885.51	0	0	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
212	3 03	2		50 PACIFIC AVENUE	0.16	7,163.97	0.16	7,163.97	0	0	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
220	1	2		9 WESTCOTT AVENUE	0.48	20,921.11	0.19	8,362.20	0.29	12,558.91	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
220	2	2		11 WESTCOTT AVENUE	0.16	7,149.07	0.16	7,038.70	0	110.37	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
220	4	2		1 LIBERTY STREET	0.07	2,887.62	0.07	2,887.62	0	0	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
220	5	2		3 LIBERTY STREET	0.17	7,458.39	0.17	7,458.39	0	0	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
220	6	2		51 LIBERTY STREET	0.09	4,067.97	0.09	4,067.97	0	0	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
220	7	2		7 LIBERTY STREET	0.07	2,883.92	0.07	2,883.92	0	0	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
220	8	2		9 LIBERTY STREET	0.12	5,423.01	0.12	5,423.01	0	0	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
220	9 01	2		8 LIBERTY STREET	0.42	18,374.58	0.42	18,274.58	0	0	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
220	9 02	2		6 LIBERTY STREET	0.41	18,024.14	0.41	18,024.14	0	0	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
220	9 03	2		4 LIBERTY STREET	0.41	17,944.75	0.41	17,944.75	0	0	R-1	Yes	1	43,560	0	1	0	Assessed as residential use
65	11	OFARM	38	BAY PARKWAY OFF OF	0	8.48	0	0	0	8.48	R-1A	Yes	0.29	12,500	0	3.4848	0	Completely encumbered (preserved farmland)
65	15	2		8 BAY PARKWAY	0.23	9,984.62	0	0	0.23	9,984.62	R-1A	Yes	0.29	12,500	0	3.4848	0	Assessed as residential use
65	16	2		32 BAYBERRY DRIVE	0.15	6,347.63	0	0	0.15	6,347.63	R-1A	Yes	0.29	12,500	0	3.4848	0	Assessed as residential use
65	17	2		30 BAYBERRY DRIVE	0.15	6,390.71	0	0	0.15	6,390.71	R-1A	Yes	0.29	12,500	0	3.4848	0	Assessed as residential use
65	18	2		28 BAYBERRY DRIVE	0.14	6,259.57	0	0	0.14	6,259.57	R-1A	Yes	0.29	12,500	0	3.4848	0	Assessed as residential use
65	19	2		26 BAYBERRY DRIVE	0.15	6,588.40	0	0	0.15	6,588.40	R-1A	Yes	0.29	12,500	0	3.4848	0	Assessed as residential use
65	20	2		24 BAYBERRY DRIVE	0.15	6,540.11	0	0	0.15	6,540.11	R-1A	Yes	0.29	12,500	0	3.4848	0	Assessed as residential use
65	21 01	2		13 BAYBERRY DRIVE	0.13	5,651.89	0	0	0.13	5,651.89	R-1A	Yes	0.29	12,500	0	3.4848	0	Assessed as residential use
65	22 01	2		18 BAYBERRY DRIVE	0.11	4,657.17	0	0	0.11	4,657.17	R-1A	Yes	0.29	12,500	0	3.4848	0	Assessed as residential use
65	22 02	2		16 BAYBERRY DRIVE	0.11	4,770.22	0	0	0.11	4,770.22	R-1A	Yes	0.29	12,500	0	3.4848	0	Assessed as residential use
65	23 03	1		11 BAYBERRY DRIVE	0.11	4,833.27	0	0	0.11	4,833.27	R-1A	Yes	0.29	12,500	0.11	3.4848	0	Assessed as residential use
65	23	2		14 BAYBERRY DRIVE	0.11	4,488.35	0	0	0.11	4,488.35	R-1A	Yes	0.29	12,500	0	3.4848	0	Assessed as residential use
65	24	2		12 BAYBERRY DRIVE	0.12	5,054.85	0	0	0.12	5,054.85	R-1A	Yes	0.29	12,500	0	3.4848	0	Assessed as residential use
65	25	1		10 BAYBERRY DRIVE	0.04	1,903.96	0	0	0.04	1,903.96	R-1A	Yes	0.29	12,500	0.04	3.4848	0	Assessed as residential use
50 01	1	2		45 RAILROAD AVENUE	1.2	52,146.78	0	0	1.2	52,146.78	R-2	Yes	2	87,120	0	0.5	0	Assessed as residential use
50 01	10 01	2		73 RAILROAD AVENUE	0.48	20,973.16	0	0	0.48	20,973.16	R-2	Yes	2	87,120	0	0.5	0	Assessed as residential use
50 01	12 01	2		77 RAILROAD AVENUE	0.34	14,874.30	0	0	0.34	14,874.30	R-2	Yes	2	87,120	0	0.5	0	Assessed as residential use
50 01	13	2		79 RAILROAD AVENUE	0.21	9,205.27	0	0	0.21	9,205.27	R-2	Yes	2	87,120	0	0.5	0	Assessed as residential use
50 01	14	2		81 RAILROAD AVENUE	0.21	9,205.74	0	0	0.21	9,205.74	R-2	Yes	2	87,120	0	0.5	0	Assessed as residential use
50 01	15	2		83 RAILROAD AVENUE	0.18	7,888.09	0	0	0.18	7,888.09	R-2	Yes	2	87,120	0	0.5	0	Assessed as residential use
50 01	16	2		51 JOHNSON STREET	0.2	8,635.96	0	0	0.2	8,635.96	R-2	Yes	2	87,120	0	0.5	0	Assessed as residential use
50 01	17	1		JOHNSON STREET (OFF OF)	0.22	9,370.92	0	0	0.22	9,370.92	R-2	Yes	2	87,120	0.22	0.5	0	Assessed as residential use
50 01	18	1		JOHNSON ST (OFF OF)	0.21	8,953.70	0	0	0.21	8,953.70	R-2	Yes	2	87,120	0.21	0.5	0	Assessed as residential use
50 01	19	1		53 JOHNSON STREET	0.22	9,656.25	0	0	0.22	9,656.25	R-2	Yes	2	87,120	0.22	0.5	0	Assessed as residential use
50 01	2	2		51 RAILROAD AVENUE	0.72	31,416.99	0	0	0.72	31,416.99	R-2	Yes	2	87,120	0	0.5	0	Assessed as residential use
50 01	20	2		57 JOHNSON STREET	1.01	44,155.24	0.21	9,030.77	0.81	35,124.48	R-2	Yes	2	87,120	0	0.5	0	Assessed as residential use
50 01	4	2		53 RAILROAD AVENUE	0.65	28,327.14	0	0	0.65	28,327.14	R-2	Yes	2	87,120	0	0.5	0	Assessed as residential use
50 01	6 01	2		59 RAILROAD AVENUE	0.3	13,055.57	0	0	0.3	13,055.57	R-2	Yes	2	87,120	0	0.5	0	Assessed as residential use
50 01	6 05	2		55 RAILROAD AVENUE	1.88	81,265	0.27	11,651.53	1.61	70,313.47	R-2	Yes	2	87,120	0	0.5	0	Assessed as residential use
50 01	6 07	OFARM	38	9 ROBERTS ROAD	1.16	50,537.20	0	0	1.16	50,537.20	R-2	Yes	2	87,120	0	0.5	0	Completely encumbered (preserved farmland)
50 01	6 09	OFARM	38	65 RAILROAD AVENUE	0.48	20,974.47	0.48	20,974.47	0	0	R-2	Yes	2	87,120	0	0.5	0	Completely encumbered (preserved farmland)
50 01	6 1	OFARM	38	8 ROBERTS ROAD	0.47	20,611.03	0.47	20,611.03	0	0	R-2	Yes	2	87,120	0	0.5	0	Completely encumbered (preserved farmland)
50 01	7	2		69 RAILROAD AVENUE	1.73	75,287.65	0.09	3,733.65	1.64	71,534	R-2	Yes	2	87,120	0	0.5	0	Assessed as residential use

Ocean Township Buildout Analysis

BLOCK	LOT	QCODE	PropClass	PropLoc	Acreage	Sq Ft	Acreage Encumbered	Sq Ft Encumbered	Acreage Unencumbered	SF Unencumbered	Zone District	Residential Permitted?	Lot Size Minimum Acre Zone Dist	Lot Size Minimum Sqft Zone Dist	Adjusted Unencumbered Acreage	Density	Residential Yield	Reason for Adjusting Unencumbered Acreage and Excluding from Buildout
50.01	8		2	71 RAILROAD AVENUE	1.13	49,186.80	0	0	1.13	49,186.80	R-2	Yes	2	87,120	0	0.5	0	Assessed as residential use
50.01	603		2	61 RAILROAD AVENUE	0.3	13,280.43	0	0	0.3	13,280.43	R-2	Yes	2	87,120	0	0.5	0	Assessed as residential use
50.01	604		2	61 RAILROAD AVENUE	0.48	21,053.53	0	0	0.48	21,053.53	R-2	Yes	2	87,120	0	0.5	0	Assessed as residential use
50.01	608		1	ROBERTS ROAD	0.76	32,565.78	0	0	0.76	32,565.78	R-2	Yes	2	87,120	0.76	0.5	0	Assessed as residential use
52.01	10		2	141 WELLS MILLS ROAD	0.13	5,619.56	0	0	0.13	5,619.56	R-2	Yes	2	87,120	0	0.5	0	Assessed as residential use
52.01	11		2	145 WELLS MILLS ROAD	0.27	11,874.53	0	0	0.27	11,874.53	R-2	Yes	2	87,120	0	0.5	0	Assessed as residential use
52.01	12		2	147 WELLS MILLS ROAD	0.27	11,849.29	0	0	0.27	11,849.29	R-2	Yes	2	87,120	0	0.5	0	Assessed as residential use
52.01	13		2	149 WELLS MILLS ROAD	0.3	12,978	0	0	0.3	12,978	R-2	Yes	2	87,120	0	0.5	0	Assessed as residential use
52.01	14		1	151A WELLS MILLS ROAD	0.26	11,523.77	0	0	0.26	11,523.77	R-2	Yes	2	87,120	0.26	0.5	0	Assessed as residential use
52.01	15		2	151 WELLS MILLS ROAD	0.4	17,459.98	0	0	0.4	17,459.98	R-2	Yes	2	87,120	0	0.5	0	Assessed as residential use
52.01	16		2	153 WELLS MILLS ROAD	0.66	28,597.46	0	0	0.66	28,597.46	R-2	Yes	2	87,120	0	0.5	0	Assessed as residential use
52.01	17		2	155 WELLS MILLS ROAD	0.85	37,084.74	0	0	0.85	37,084.74	R-2	Yes	2	87,120	0	0.5	0	Assessed as residential use
52.01	18		2	157 WELLS MILLS ROAD	0.19	8,097.49	0	0	0.19	8,097.49	R-2	Yes	2	87,120	0	0.5	0	Assessed as residential use
52.01	19		2	159 WELLS MILLS ROAD	0.39	17,356.08	0	0	0.39	17,356.08	R-2	Yes	2	87,120	0	0.5	0	Assessed as residential use
52.01	20		2	161 WELLS MILLS ROAD	0.92	40,246.82	0	0	0.92	40,246.82	R-2	Yes	2	87,120	0	0.5	0	Assessed as residential use
52.01	21	15C	163 WELLS MILLS ROAD	7.05	307,214.99	0	0	7.05	307,214.99	R-2	Yes	2	87,120	7.05	0.5	4	Assessed as residential use	
52.01	22	15C	RAILROAD AVENUE	3.24	141,169.03	0	2.23	3.24	141,166.80	R-2	Yes	2	87,120	3.24	0.5	2	Assessed as residential use	
52.01	23.01		2	RAILROAD AVENUE	2.08	90,478.38	0	0	2.08	90,478.38	R-2	Yes	2	87,120	0	0.5	0	Assessed as residential use
52.01	25.01	15A	RAILROAD AVENUE	15.08	656,842.63	0	0	15.08	656,842.63	R-2	Yes	2	87,120	0	0.5	0	Assessed as residential use	
52.01	25.02	15C	RAILROAD AVENUE	2.03	88,597	2.03	88,597	0	0	0	R-2	Yes	2	87,120	0	0.5	0	Completely encumbered
52.01	3		2	58 RAILROAD AVENUE	0.48	20,883.59	0	0	0.48	20,883.59	R-2	Yes	2	87,120	0	0.5	0	Assessed as residential use
52.01	6	4A	129 WELLS MILLS ROAD	0.41	17,925.02	0	0	0.41	17,925.02	R-2	Yes	2	87,120	0	0.5	0	Assessed as commercial use	
52.01	7	4A	129 WELLS MILLS ROAD	0.33	14,235.93	0	0	0.33	14,235.93	R-2	Yes	2	87,120	0	0.5	0	Assessed as commercial use	
52.01	8.01	15F	131 WELLS MILLS ROAD	2.31	100,640.77	0	0	2.31	100,640.77	R-2	Yes	2	87,120	0	0.5	0	Albert Music Hall	
52.01	8.02	15A	139 WELLS MILLS ROAD	11.15	485,650.75	0	0	11.15	485,650.75	R-2	Yes	2	87,120	0	0.5	0	Assessed as residential use	
52.01	9		2	141 WELLS MILLS ROAD	0.13	5,619.56	0	0	0.13	5,619.56	R-2	Yes	2	87,120	0	0.5	0	Assessed as residential use
53.01	1		2	177 WELLS MILLS ROAD	0	0.25	0	0.25	0	0	R-2	Yes	2	87,120	0	0.5	0	Assessed as residential use
53	1	15C	163 WELLS MILLS ROAD	0.07	3,161.19	0	0	0.07	3,161.19	R-2	Yes	2	87,120	0.07	0.5	0	Assessed as residential use	
53	2	15C	WELLS MILLS ROAD	2.49	108,602.55	0	8.1	2.49	108,594.44	R-2	Yes	2	87,120	2.49	0.5	1	Assessed as residential use	
54	13	15C	ROUTE 532	0	0	0	0	0	0	R-2	Yes	2	87,120	0	0.5	0	Completely encumbered	
171	1	1	91 SHERIDAN STREET	0.33	14,253.43	0.33	14,253.43	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Completely encumbered
172	1.01	2	86 SHERIDAN STREET	0.09	4,097.25	0.09	4,097.25	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
172	2	2	86 SHERIDAN STREET	0.17	7,533.30	0.17	7,533.30	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
173	1	2	84 SHERIDAN STREET	0.2	8,771.63	0.2	8,771.63	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
173	2	2	82 SHERIDAN STREET	0.15	6,620.61	0.15	6,620.61	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
174	1	2	80 SHERIDAN STREET	0.16	7,178.20	0.16	7,178.20	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
174	2	2	78 SHERIDAN STREET	0.13	5,670.31	0.13	5,670.31	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
174	3	2	117 ADRIATIC AVENUE	0.16	6,981.38	0.16	6,981.38	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
175	1	2	76 SHERIDAN STREET	0.17	7,288.28	0.17	7,288.28	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
175	2	2	74 SHERIDAN STREET	0.18	7,722.72	0.18	7,722.72	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
176	1	2	100 ADRIATIC AVENUE	0.17	7,285.52	0.17	7,285.52	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
176	2	2	101 BLINHOVS AVENUE	0.37	7,280.12	0.17	7,280.12	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
176	3.01	2	102 ADRIATIC AVENUE	0.26	11,325.94	0.26	11,325.94	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
176	3.02	2	104 ADRIATIC AVENUE	0.26	11,324.32	0.26	11,324.32	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
176	4.01	2	110 ADRIATIC AVENUE	0.28	12,136.45	0.28	12,136.45	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
176	4.02	2	110 ADRIATIC AVENUE	0.28	12,111.19	0.28	12,111.19	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
176	5.01	2	112 ADRIATIC AVENUE	0.19	8,078.29	0.19	8,078.29	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
176	6.01	2	114 ADRIATIC AVENUE	0.2	8,874.93	0.2	8,874.93	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
176	7.01	2	111 BLINHOVS AVENUE	0.22	9,696.64	0.22	9,696.64	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
176	8	2	111 BLINHOVS AVENUE	0.17	7,270.54	0.17	7,270.54	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
177	1.01	2	106 MICHIGAN AVENUE	0.18	7,875.47	0.18	7,875.47	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
177	10	2	103 ADRIATIC AVENUE	0.22	9,458.97	0.21	9,458.97	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
177	11	2	99 ADRIATIC AVENUE	0.27	11,799.65	0.27	11,799.65	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
177	2.01	2	104 MICHIGAN AVENUE	0.14	6,293.51	0.14	6,293.51	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
177	3	2	106 MICHIGAN AVENUE	0.16	7,077.07	0.16	7,077.07	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
177	4	2	108 MICHIGAN AVENUE	0.16	7,073.68	0.16	7,073.68	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
177	5	2	110 MICHIGAN AVENUE	0.16	7,070.40	0.16	7,070.40	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
177	5.01	1	114 MICHIGAN AVENUE	0.16	7,067.17	0.16	7,067.17	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Completely encumbered
177	6.01	1	113 ADRIATIC AVENUE	0.16	7,067.14	0.16	7,067.14	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Completely encumbered
177	7	2	81 SHERIDAN STREET	0.11	4,700.64	0.11	4,700.64	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
177	8	2	79 SHERIDAN STREET	0.11	4,718.42	0.11	4,718.42	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
177	9.01	1	107 ADRIATIC AVENUE	0.16	7,073.82	0.16	7,073.82	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Completely encumbered
177	9.02	1	109 ADRIATIC AVENUE	0.16	7,070.47	0.16	7,070.47	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Completely encumbered

Ocean Township Buildout Analysis

BLOCK	LOT	QCODE	PropClass	PropLoc	Acres	Sq Ft	Acres Encumbered	Sq Ft Encumbered	Acres Unencumbered	Sq Ft Unencumbered	SF Unencumbered	Zone District	Residential Permitted?	Lot Size Minimum Acre	Lot Size Minimum Sqft	Adjusted Unencumbered Acreage	Density	Residential Yield	Reason for Adjusting Unencumbered Acreage and Excluding from Buildout
178	1.01	2		100 OCEAN AVENUE	0.16	7,104.39	0.16	7,104.39	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
178	1.02	2		102 OCEAN AVENUE	0.16	7,108.96	0.16	7,108.96	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
178	1.03	2		104 OCEAN AVENUE	0.16	7,116.77	0.16	7,116.77	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
178	2	2		108 OCEAN AVENUE	0.18	7,922.39	0.18	7,922.39	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
178	4	2		114 OCEAN AVENUE	0.31	13,482.87	0.31	13,482.87	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
178	5	2		83 SHERIDAN STREET	0.16	7,152.67	0.16	7,152.67	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
178	6.01	2		111 MICHIGAN AVENUE	0.16	7,129.63	0.16	7,129.63	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
178	6.02	2		109 MICHIGAN AVENUE	0.22	9,497.81	0.22	9,497.81	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
178	6.03	2		113 MICHIGAN AVENUE	0.16	7,137.45	0.16	7,137.45	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
178	7	1		105 MICHIGAN AVENUE	0.22	9,487.38	0.22	9,487.38	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
178	8	1		101 MICHIGAN AVENUE	0.27	11,836.29	0.27	11,836.29	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
179	1	2		100 DOLLMORE AVENUE	0.11	4,840.85	0.11	4,840.85	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
179	10.01	2		107 OCEAN AVENUE	0.19	8,452.01	0.19	8,452.01	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
179	10.02	2		109 OCEAN AVENUE	0.19	8,446.59	0.19	8,446.59	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
179	2	2		102 DOLLMORE AVENUE	0.11	4,837.21	0.11	4,837.21	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
179	3	2		99 OCEAN AVENUE	0.22	9,674.32	0.22	9,674.32	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
179	4.02	2		106 DOLLMORE AVENUE	0.11	4,831.80	0.11	4,831.80	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
179	4.03	2		108 DOLLMORE AVENUE	0.11	4,831.96	0.11	4,831.96	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
179	4.04	2		104 DOLLMORE AVENUE	0.11	4,835.51	0.11	4,835.51	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
179	4.05	2		103 OCEAN AVENUE	0.17	7,252.66	0.17	7,252.66	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
179	4.06	2		105 OCEAN AVENUE	0.17	7,248.68	0.17	7,248.68	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
179	5	2		110 DOLLMORE AVENUE	0.15	6,440.09	0.15	6,440.09	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
179	6	2		114 DOLLMORE AVENUE	0.18	8,045.87	0.18	8,045.87	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
179	7	2		116 DOLLMORE AVENUE	0.11	4,825.23	0.11	4,825.23	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
179	8	2		118 DOLLMORE AVENUE	0.11	4,817.42	0.11	4,817.42	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
179	9	2		113 OCEAN AVENUE	0.17	7,241.87	0.17	7,241.87	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
180	1.01	2		101 DOLLMORE AVENUE	0.22	9,683.04	0.22	9,683.04	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
180	1.02	2		111 DOLLMORE AVENUE	0.11	4,925.39	0.11	4,925.39	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
180	1.03	2		112 DOLLMORE AVENUE	0.11	4,925.23	0.11	4,925.23	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
180	1.04	2		115 DOLLMORE AVENUE	0.22	9,747.70	0.22	9,747.70	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
180	1.02.02	2		117 DOLLMORE AVENUE	0.23	9,967.44	0.23	9,967.44	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
180	1.03.01	1		116 DEMMY AVENUE	0.23	10,004.47	0.23	10,004.47	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
180	2	2		102 DEMMY AVENUE	0.11	4,855.49	0.11	4,855.49	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
180	3.01	2		106 DEMMY AVENUE	0.22	9,738.91	0.22	9,738.91	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
180	4	1	15C	103 DOLLMORE AVENUE	0.11	4,883.38	0.11	4,883.38	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Completely encumbered
180	6	1		107 DOLLMORE AVENUE	0.11	4,855.53	0.11	4,855.53	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Completely encumbered
180	8	1		110 DEMMY AVENUE	0.23	9,822.75	0.23	9,822.75	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
180	9	2		114 DEMMY AVENUE	0.23	9,822.75	0.23	9,822.75	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
181.01	1	2		82 BRYANT ROAD	0.21	9,311.45	0.21	9,311.45	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
181.01	10	2		107 DEMMY AVENUE	0.11	4,587.97	0.11	4,587.97	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
181.01	2	1		84 BRYANT ROAD	0.23	9,881.37	0.23	9,881.37	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
181.01	3	2		105 DEMMY AVENUE	0.23	9,907.06	0.23	9,907.06	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
181.01	4	2		88 BRYANT ROAD	0.12	5,349.80	0.12	5,349.80	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
181.01	5	2		90 BRYANT ROAD	0.12	5,324.67	0.12	5,324.67	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
181.01	6	1		92 BRYANT ROAD	0.05	2,032.77	0.05	2,032.77	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Completely encumbered
181.01	7	4A		96 BRYANT ROAD	0.34	14,714.33	0.34	14,714.33	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
181.01	8	2		111 DEMMY AVENUE	0.42	18,240.91	0.42	18,240.91	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
181.01	9	2		109 DEMMY AVENUE	0.1	4,572.91	0.1	4,572.91	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
181.02	1	2		80 BRYANT ROAD	0.15	6,559.98	0.15	6,559.98	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
182	1.01	2		96 DEMMY AVENUE	0.26	11,393.74	0.26	11,393.74	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
182	1.02	2		93 KENNEDY DRIVE	0.16	7,150.91	0.16	7,150.91	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
182	2	2		91 KENNEDY DRIVE	0.11	4,997.29	0.11	4,997.29	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
182	3	2		97 DOLLMORE AVENUE	0.11	4,829.68	0.11	4,829.68	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
182	4	1		95 DOLLMORE AVENUE	0.11	4,812.52	0.11	4,812.52	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
182	5	2		93 DOLLMORE AVENUE	0.11	4,795.14	0.11	4,795.14	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Completely encumbered
182	6	2		91 DOLLMORE AVENUE	0.19	8,350.80	0.19	8,350.80	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
183	1	2		81 OCEAN AVENUE	0.25	11,082.19	0.25	11,082.19	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
183	10	2		95 OCEAN AVENUE	0.22	9,550.66	0.22	9,550.66	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
183	11	2		97 OCEAN AVENUE	0.23	10,133.60	0.23	10,133.60	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
183	12	2		92 DOLLMORE AVENUE	0.16	6,807.45	0.16	6,807.45	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
183	3	2		88 DOLLMORE AVENUE	0.2	8,730.49	0.2	8,730.49	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
183	4	2		90 DOLLMORE AVENUE	0.16	6,814.95	0.16	6,814.95	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
183	5	2		85 OCEAN AVENUE	0.12	5,020.05	0.12	5,020.05	0	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use

Ocean Township Buildout Analysis

BLOCK	LOT	QC CODE	PropClass	PropJac	Acreage	Sq Ft	Acreage Encumbered	Sq Ft Encumbered	Acreage Unencumbered	Sq Ft Unencumbered	Zone District	Residential Permitted?	Lot Size Minimum Acre	Lot Size Minimum Sqft	Adjusted Unencumbered Acreage	Density	Residential Yield	Reason for Adjusting Unencumbered Acreage and Excluding from Buildout
183	6		2	87 OCEAN AVENUE	0.12	5,020	0.12	5,020	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
183	7		2	89 OCEAN AVENUE	0.17	7,530.07	0.17	7,530.07	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
183	8		2	91 OCEAN AVENUE	0.17	7,530.05	0.17	7,530.05	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
183	9		2	94 DONALDSON AVENUE	0.22	9,554.25	0.22	9,554.25	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
184	1		2	81 OCEAN AVENUE	0.22	9,488.75	0.22	9,488.75	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
184	10		2	91 MCKICHGAN AVENUE	0.11	4,645.34	0.11	4,645.34	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
184	11		2	89 MCKICHGAN AVENUE	0.11	4,641.98	0.11	4,641.98	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
184	12		1	87 MCKICHGAN AVENUE	0.11	4,638.67	0.11	4,638.67	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Completely encumbered
184	13		2	85 MCKICHGAN AVENUE	0.11	4,635.27	0.11	4,635.27	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
184	14		2	83 MCKICHGAN AVENUE	0.12	5,236.72	0.12	5,236.72	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
184	2		2	86 OCEAN AVENUE	0.21	9,273.16	0.21	9,273.16	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
184	3		1	88 OCEAN AVENUE	0.11	4,641.64	0.11	4,641.64	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Completely encumbered
184	4		1	92 OCEAN AVENUE	0.21	9,293.45	0.21	9,293.45	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Completely encumbered
184	5		2	94 OCEAN AVENUE	0.11	4,651.89	0.11	4,651.89	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
184	6		1	95 OCEAN AVENUE	0.21	9,310.55	0.21	9,310.55	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Completely encumbered
184	7		15C	98 OCEAN AVENUE	0.11	4,904.57	0.11	4,904.57	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
184	8		2	99 MCKICHGAN AVENUE	0.11	4,911.49	0.11	4,911.49	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
184	9		1	95 MCKICHGAN AVENUE	0.21	9,300.75	0.21	9,300.75	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Completely encumbered
185	1		2	81 ADRIATIC AVENUE	0.22	9,457.63	0.22	9,457.63	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
185	10		2	91 ADRIATIC AVENUE	0.11	4,719.96	0.11	4,719.96	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
185	11		2	93 ADRIATIC AVENUE	0.11	4,718.52	0.11	4,718.52	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
185	12		2	97 ADRIATIC AVENUE	0.22	9,437.52	0.22	9,437.52	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
185	2		2	83 ADRIATIC AVENUE	0.33	14,180.89	0.33	14,180.89	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
185	3		2	85 ADRIATIC AVENUE	0.22	9,450.29	0.22	9,450.29	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
185	4		2	85 MCKICHGAN AVENUE	0.16	7,084.77	0.16	7,084.77	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
185	5.01		2	92 ADRIATIC AVENUE	0.22	9,443.29	0.22	9,443.29	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
185	6		2	92 MCKICHGAN AVENUE	0.32	14,155.30	0.32	14,155.30	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
185	7		2	96 MCKICHGAN AVENUE	0.11	4,710.53	0.11	4,710.53	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
185	8		2	87 ADRIATIC AVENUE	0.16	7,084.77	0.16	7,084.77	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
186	1		2	79 ILLINOIS AVENUE	0.22	9,736.22	0.22	9,736.22	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
186	10.02		2	95 ADRIATIC AVENUE	0.11	4,859.46	0.11	4,859.46	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
186	10.03		2	94 ADRIATIC AVENUE	0.11	4,859.46	0.11	4,859.46	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
186	11		2	97 ILLINOIS AVENUE	0.22	9,733.90	0.22	9,733.90	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
186	2.03		2	81 ILLINOIS AVENUE	0.22	9,733.90	0.22	9,733.90	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
186	3		2	84 ADRIATIC AVENUE	0.11	4,865.72	0.11	4,865.72	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
186	4		2	83 ILLINOIS AVENUE	0.11	4,865.68	0.11	4,865.68	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
186	5		2	85 ILLINOIS AVENUE	0.22	9,728.89	0.22	9,728.89	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
186	6		2	87 ILLINOIS AVENUE	0.22	9,726.23	0.22	9,726.23	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
186	7		2	89 ILLINOIS AVENUE	0.22	9,723.84	0.22	9,723.84	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
186	8		2	91 ILLINOIS AVENUE	0.22	9,721.22	0.22	9,721.22	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
186	9		2	93 ILLINOIS AVENUE	0.22	9,717.44	0.22	9,717.44	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
187	1.04		2	75 ILLINOIS AVENUE	0.33	14,385.53	0	0	0.33	14,385.53	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
187	10		2	75 ILLINOIS AVENUE	0.11	4,785.20	0.11	4,785.20	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
187	11		2	73 ILLINOIS AVENUE	0.11	4,786.40	0.11	4,786.40	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
187	12		2	71 ILLINOIS AVENUE	0.11	4,787.67	0.11	4,787.67	0.01	511.88	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
187	13		2	69 ILLINOIS AVENUE	0.16	7,183.81	0.05	2,295.24	0.11	4,888.58	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
187	14		2	67 ILLINOIS AVENUE	0.16	7,186.41	0.01	304.33	0.16	6,882.09	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
187	15		2	65 ILLINOIS AVENUE	0.11	4,792.54	0	0	0.11	4,792.54	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
187	2		2	62 ADRIATIC AVENUE	0.11	4,793.64	0	0	0.11	4,793.64	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
187	3		2	64 ADRIATIC AVENUE	0.22	9,583.83	0	0	0.22	9,583.83	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
187	4		2	70 ADRIATIC AVENUE	0.22	9,578.78	0	0	0.22	9,578.78	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
187	5		2	72 ADRIATIC AVENUE	0.11	4,787.65	0.01	252.88	0.11	4,534.77	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
187	6		2	74 ADRIATIC AVENUE	0.11	4,786.47	0.08	3,665.98	0.03	1,120.49	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
187	7		2	76 ADRIATIC AVENUE	0.11	4,785.21	0.11	4,785.21	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
187	8		2	78 ADRIATIC AVENUE	0.12	5,407.21	0.12	5,407.21	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
187	9		2	77 ILLINOIS AVENUE	0.12	5,365.89	0.12	5,365.89	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
188	1		2	56 BRYANT ROAD	0.15	6,374.25	0	0	0.15	6,374.25	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
188	2.03		2	73 ADRIATIC AVENUE	0.31	13,523.88	0.05	2,124.77	0.26	11,399.11	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
188	3		2	74 MCKICHGAN AVENUE	0.11	4,736.14	0.11	4,736.14	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
188	4		2	78 MCKICHGAN AVENUE	0.23	9,950.28	0.23	9,950.28	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
188	5		2	77 ADRIATIC AVENUE	0.12	5,114.62	0.12	5,114.62	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
188	6.01		2	72 ADRIATIC AVENUE	0.11	4,628.27	0.11	4,628.27	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
188	6.02		2	75 ADRIATIC AVENUE	0.11	4,610.53	0.09	3,737.53	0.02	873.19	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use

Ocean Township Buildout Analysis

BLOCK	LOT	QC CODE	Prop Class	Prop Loc	Acres	Sq Ft	Acres Encumbered	Sq Ft Encumbered	Acres Unencumbered	Sq Ft Unencumbered	Zone District	Residential Permitted?	Lot Size Minimum Acre	Lot Size Minimum Sq Ft	Adjusted Unencumbered Acreage	Density	Residential Yield	Reason for Adjusting Unencumbered Acreage and Excluding from Buildout
188	7	2		69 ADRIATIC AVENUE	0.21	9,132.32	0	0	0.21	9,132.32	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
188	9	2		65 ADRIATIC AVENUE	0.48	20,763.43	0	0	0.48	20,763.43	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
189	1.01	1		75 MICHIGAN AVENUE	0.3	13,045.58	0.25	10,901.98	0.05	2,143.60	R-BH	Yes	0.11	4,800	0.05	9.075	0	
189	1.02	2		77 MICHIGAN AVENUE	0.33	14,236.71	0.33	14,236.71	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
190	10	2		46 BRYANT ROAD	0.19	8,127.12	0	0	0.19	8,127.12	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
190	11	2		48 BRYANT ROAD	0.19	8,438.59	0	0	0.19	8,438.59	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
190	12	2		59 ILLINOIS AVENUE	0.13	5,742.15	0	0	0.13	5,742.15	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
190	13	2		57 ILLINOIS AVENUE	0.13	5,767.13	0	0	0.13	5,767.13	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
190	14	2		55 ILLINOIS AVENUE	0.21	9,240.08	0	0	0.21	9,240.08	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
190	16	2		53 ILLINOIS AVENUE	0.21	9,255.22	0	0	0.21	9,255.22	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
190	17	1		51 ILLINOIS AVENUE	0.16	6,951.31	0	0	0.16	6,951.31	R-BH	Yes	0.11	4,800	0.16	9.075	1	
190	5.01	2		48 BRYANT ROAD	0.21	9,360.65	0	0	0.21	9,360.65	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
190	7.01	2		42 BRYANT ROAD	0.22	9,625.04	0	0	0.22	9,625.04	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
190	8.01	2		44 BRYANT ROAD	0.18	7,677.22	0	0	0.18	7,677.22	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
196	1	2		60 ILLINOIS AVENUE	0.11	4,596.87	0.04	1,624.35	0.07	2,972.52	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
196	10	2		78 ILLINOIS AVENUE	0.11	4,949.64	0.11	4,949.64	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
196	11	2		79 OREGON AVENUE	0.11	4,903	0.11	4,903	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
196	12	2		77 OREGON AVENUE	0.11	4,763.28	0.11	4,763.28	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
196	13	2		75 OREGON AVENUE	0.11	4,756.57	0.11	4,756.57	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
196	14	2		73 OREGON AVENUE	0.11	4,779.92	0.11	4,779.92	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
196	15	2		71 OREGON AVENUE	0.11	4,743.56	0.11	4,743.56	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
196	16	2		67 OREGON AVENUE	0.11	4,678.28	0.11	4,678.28	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
196	17.01	2		65 OREGON AVENUE	0.22	9,425.43	0.22	9,425.43	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
196	18	2		61 OREGON AVENUE	0.1	4,572.45	0.1	4,572.45	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
196	1	2		62 ILLINOIS AVENUE	0.12	5,161.45	0.07	3,123.69	0.05	2,037.72	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
196	3	2		64 ILLINOIS AVENUE	0.11	4,908.09	0.1	4,287.99	0.01	420.1	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
196	4	2		66 ILLINOIS AVENUE	0.11	4,698.45	0.11	4,698.45	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
196	5	2		68 ILLINOIS AVENUE	0.22	9,546.17	0.22	9,546.17	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
196	6	2		70 ILLINOIS AVENUE	0.11	4,775.45	0.11	4,775.45	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
196	7	2		72 ILLINOIS AVENUE	0.11	4,808.29	0.11	4,808.29	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
196	8	2		74 ILLINOIS AVENUE	0.11	4,767.23	0.11	4,767.23	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
196	9	2		76 ILLINOIS AVENUE	0.11	4,785.12	0.11	4,785.12	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
197	1	2		80 ILLINOIS AVENUE	0.11	4,587.87	0.11	4,587.87	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
197	11	2		97 OREGON AVENUE	0.17	7,224.04	0.17	7,224.04	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
197	12	2		95 OREGON AVENUE	0.16	7,127.73	0.16	7,127.73	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
197	14.01	2		89 OREGON AVENUE	0.17	7,272.06	0.17	7,272.06	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
197	15	2		87 OREGON AVENUE	0.17	7,221.83	0.17	7,221.83	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
197	16	2		85 OREGON AVENUE	0.16	7,013.10	0.16	7,013.10	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
197	2	2		82 ILLINOIS AVENUE	0.11	4,933.92	0.11	4,933.92	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
197	3	2		84 ILLINOIS AVENUE	0.11	4,716.37	0.11	4,716.37	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
197	4	2		86 ILLINOIS AVENUE	0.11	4,713.45	0.11	4,713.45	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
197	5	2		90 ILLINOIS AVENUE	0.23	9,854.96	0.23	9,854.96	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
197	6.01	2		92 ILLINOIS AVENUE	0.17	7,346.39	0.17	7,346.39	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
197	7	2		96 ILLINOIS AVENUE	0.17	7,349.44	0.17	7,349.44	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
197	8	2		101 OREGON AVENUE	0.17	7,319.51	0.17	7,319.51	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
197	9.01	2		99 OREGON AVENUE	0.22	9,409.67	0.22	9,409.67	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
198	1	15C		KENNEBY DRINE & ILLINOIS	0.23	10,186.51	0.23	10,186.51	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Completely encumbered
198	11	2		121 OREGON AVENUE	0.23	9,911.50	0.23	9,911.50	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
198	12	2		121 OREGON AVENUE	0.11	4,879.13	0.11	4,879.13	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
198	13	2		119 OREGON AVENUE	0.11	4,915.19	0.11	4,915.19	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
198	14	4A		117 OREGON AVENUE	0.11	4,761.83	0.11	4,761.83	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as commercial use
198	15	4A		115 OREGON AVENUE	0.11	4,995.98	0.11	4,995.98	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as commercial use
198	2	4A		100 ILLINOIS AVENUE	0.34	14,888.95	0.34	14,888.95	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as commercial use
198	3.01	1		104 ILLINOIS AVENUE	0.12	5,067.58	0.12	5,067.58	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Completely encumbered
198	3.02	4A		102 ILLINOIS AVENUE	0.11	4,916.31	0.11	4,916.31	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as commercial use
198	4	4A		106 ILLINOIS AVENUE	0.11	4,841.76	0.11	4,841.76	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as commercial use
198	5.01	1		110 ILLINOIS AVENUE	0.12	5,009.42	0.12	5,009.42	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Completely encumbered
198	5.02	4A		108 ILLINOIS AVENUE	0.12	5,033.64	0.12	5,033.64	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as commercial use
198	7	2		114 ILLINOIS AVENUE	0.22	9,693.72	0.22	9,693.72	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
198	8	2		73 SHERIDAN STREET	0.12	5,023.98	0.12	5,023.98	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
198	9	2		71 SHERIDAN STREET	0.11	4,845.20	0.11	4,845.20	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
199	1.01	2		70 SHERIDAN STREET	0.17	7,210.91	0.17	7,210.91	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
199	1.02	2		72 SHERIDAN STREET	0.16	7,185.67	0.16	7,185.67	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use

Ocean Township Buildout Analysis

BLOCK	LOT	QC CODE	PropClass	PropLoc	Acreage	Sq Ft	Acreage Encumbered	Sq Ft Encumbered	Acreage Unencumbered	Sq Ft Unencumbered	Zone District	Residential Permitted?	Lot Size Minimum Acre	Lot Size Minimum Sq Ft	Adjusted Unencumbered Acreage	Density	Residential Yield	Reason for Adjusting Unencumbered Acreage and Excluding from Buildout
200	10.01		1	80 OREGON AVENUE	0.04	1,616.72	0.04	1,616.72	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Completely encumbered
200	10.02		1	OREGON AVENUE	0.04	1,616.72	0.04	1,616.72	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Completely encumbered
200	11.01		1	OREGON AVENUE	0.04	1,616.80	0.04	1,616.80	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Completely encumbered
200	11.02		1	OREGON AVENUE	0.04	1,616.79	0.04	1,616.79	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Completely encumbered
200	12		1	M OREGON AVENUE	0.07	3,233.45	0.07	3,233.45	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Completely encumbered
200	13.01		1	88 OREGON AVENUE	0.04	1,616.80	0.04	1,616.80	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Completely encumbered
200	13.02		1	OREGON AVENUE	0.04	1,616.74	0.04	1,616.74	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Completely encumbered
200	15		2	88 OREGON AVENUE	0.15	6,467.11	0.15	6,467.11	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
200	16		2	90 OREGON AVENUE	0.07	3,233.51	0.07	3,233.51	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
200	18.01		2	90 OREGON AVENUE	0.22	9,700.61	0.22	9,700.61	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
200	19		2	98 OREGON AVENUE	0.11	4,850.30	0.11	4,850.30	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
200	2.01		2		0.3	11,049.45	0.05	2,280.34	0.25	10,769.11	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
200	20.02		2	100 OREGON AVENUE	0.15	6,467.02	0.15	6,467.02	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
200	21.01		2		0.3	12,934.04	0.3	12,934.04	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
200	22		2	108 OREGON AVENUE	0.06	2,425.18	0.06	2,425.18	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
200	23		2	110 OREGON AVENUE	0.06	2,425.05	0.06	2,425.05	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
200	24		4A	114 OREGON AVENUE	0.22	9,700.64	0.22	9,700.64	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as commercial use
200	25.01		4A	118 OREGON AVENUE	0.18	7,936.38	0.18	7,936.38	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as commercial use
200	25.02		4A	OREGON AVENUE	0	341.87	0	341.87	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as commercial use
200	26.01		4A	BALTIC AVENUE	1.13	49,165.72	1.13	49,165.72	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as commercial use
200	28		1	107 BALTIC AVENUE	0.19	8,193.91	0.19	8,193.91	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Completely encumbered
200	29		2	105 BALTIC AVENUE	0.09	4,096.95	0.09	4,096.95	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
200	30		4A	101 BALTIC AVENUE	0.4	17,617.08	0.4	17,617.08	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as commercial use
200	31		2	97 BALTIC AVENUE	0.05	2,048.51	0.05	2,048.51	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
200	32		2	95 BALTIC AVENUE	0.11	4,916.32	0.11	4,916.32	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
200	33		2	93 BALTIC AVENUE	0.08	3,277.51	0.08	3,277.51	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
200	34		1	91 BALTIC AVENUE	0.14	6,145.48	0.14	6,145.48	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Completely encumbered
200	35		2	89 BALTIC AVENUE	0.09	4,096.98	0.09	4,096.98	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
200	36		2	87 BALTIC AVENUE	0.09	4,097.02	0.09	4,097.02	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
200	37		2	85 BALTIC AVENUE	0.09	4,096.92	0.09	4,096.92	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
200	38		2	83 BALTIC AVENUE	0.09	4,096.97	0.09	4,096.97	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
200	39		2	81 BALTIC AVENUE	0.05	2,048.47	0.05	2,048.47	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
200	4.01		2		0.23	10,052.10	0.05	2,341.93	0.18	7,710.18	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
200	40		2	79 BALTIC AVENUE	0.09	4,096.93	0.09	4,096.93	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
200	41		2	77 BALTIC AVENUE	0.17	7,374.52	0.17	7,374.52	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
200	42		2	75 BALTIC AVENUE	0.09	4,097	0.09	4,097	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
200	43		2	73 BALTIC AVENUE	0.09	4,096.94	0.09	4,096.94	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
200	5		2	57 OREGON AVENUE	0.11	4,794.11	0.11	4,688.75	0	105.38	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
200	6.02		2	59 OREGON AVENUE	0.11	4,908.57	0.11	4,908.57	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
200	7.04		2	58 OREGON AVENUE	0.14	14,845.02	0.14	14,845.02	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
200	8		4A	76 OREGON AVENUE	2.23	97,169.57	2.23	97,169.57	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as commercial use
200	9		2	78 OREGON AVENUE	0.11	4,850.19	0.11	4,850.19	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
209	1		2		0.29	12,803.66	0.29	12,803.66	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
209	3		2	84 BALTIC AVENUE	0.29	12,498.41	0.29	12,498.41	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
209	5		1	88 BALTIC AVENUE	0.23	10,052.10	0.23	10,052.10	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Completely encumbered
209	6.01		4A	90 BALTIC AVENUE	1.9	82,851.80	1.9	82,851.80	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as commercial use
210	1		2	58 IFFERSON STREET	0.18	7,688.70	0.18	7,688.70	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
210	10		2	85 CLEARWATER DRIVE	0.36	15,476.90	0.36	15,476.90	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
210	11		2	81 CLEARWATER DRIVE	0.18	7,700.10	0.18	7,700.10	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
210	12		2	79 CLEARWATER DRIVE	0.24	10,250.96	0.24	10,250.96	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
210	2		2	80 ATLANTIC AVENUE	0.23	10,160.68	0.23	10,160.68	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
210	5.01		2	82 ATLANTIC AVENUE	0.25	10,897.40	0.25	10,897.40	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
210	5.02		2	86 ATLANTIC AVENUE	0.25	10,886.52	0.25	10,886.52	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
210	5.03		2	84 ATLANTIC AVENUE	0.25	10,921.33	0.25	10,921.33	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
210	5.04		2	80 ATLANTIC AVENUE	0.24	10,487.35	0.24	10,487.35	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
210	8		2	93 CLEARWATER DRIVE	0.17	7,190.35	0.17	7,190.35	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
210	9.01		2	87 CLEARWATER DRIVE	0.23	10,132.49	0.23	10,132.49	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
210	9.02		2	91 CLEARWATER DRIVE	0.24	10,355.33	0.24	10,355.33	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
214	1.02		2	96 CLEARWATER DRIVE	0.19	8,375.23	0.19	8,375.23	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
214	1.03		2	98 CLEARWATER DRIVE	0.17	7,338.31	0.17	7,338.31	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
214	10.01		1	95 GRAND BAY HARBOR DRIVE	0.19	8,450.35	0.19	8,450.35	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Completely encumbered
214	10.02		2	97 GRAND BAY HARBOR DRIVE	0.17	7,338.24	0.17	7,338.24	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
214	2.01		2	100 CLEARWATER DRIVE	0.29	12,631.81	0.29	12,631.81	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use

Ocean Township Buildout Analysis

BLOCK	LOT	QC CODE	PropClass	PropLoc	Acres	Sq Ft	Acres Encumbered	Sq Ft Encumbered	Acres Unencumbered	Sq Ft Unencumbered	Zone District	Residential Permitted?	Lot Size Minimum Acre Zone Dist	Lot Size Minimum Sq Ft Zone Dist	Adjusted Unencumbered Acreage	Density	Residential Yield	Reason for Adjusting Unencumbered Acreage and Excluding from Buildout
214	3		2	101 CLEARWATER DRIVE	0.17	7,328.88	0.17	7,328.88	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
214	4		2	104 CLEARWATER DRIVE	0.12	5,019.43	0.12	5,019.43	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
214	5		2	106 CLEARWATER DRIVE	0.23	9,892.14	0.23	9,892.14	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
214	8.01		2	110 CLEARWATER DRIVE	0.83	36,099.47	0.83	36,099.47	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
214	7.02		2	108 CLEARWATER DRIVE	0.11	4,656.43	0.11	4,656.43	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
214	8.01		2	107 PACIFIC AVENUE	0.22	9,777.68	0.22	9,777.68	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
214	9		1	99 PACIFIC AVENUE	0.63	27,291.72	0.63	27,291.72	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Completely encumbered
215	1		2	94 ATLANTIC AVENUE	0.12	5,091.48	0.12	5,091.48	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
215	11		2	107 CLEARWATER DRIVE	0.11	4,984.35	0.11	4,984.35	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
215	12		2	105 CLEARWATER DRIVE	0.12	5,279.47	0.12	5,279.47	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
215	13		2	103 CLEARWATER DRIVE	0.3	13,159.76	0.3	13,159.76	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
215	14		2	97 CLEARWATER DRIVE	0.23	9,985.45	0.23	9,985.45	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
215	16		2	95 CLEARWATER DRIVE	0.17	7,596.40	0.17	7,596.40	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
215	2		1	ATLANTIC AVENUE	0.23	10,011.38	0.23	10,011.38	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Completely encumbered
215	2.01		1	ATLANTIC AVENUE	0.23	10,005.22	0.23	10,005.22	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Completely encumbered
215	2.02		1	ATLANTIC AVENUE	0.23	9,979.08	0.23	9,979.08	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Completely encumbered
215	3		2	102 ATLANTIC AVENUE	0.12	5,012.39	0.12	5,012.39	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
215	4.01		2	110 ATLANTIC AVENUE	0.24	10,624.22	0.24	10,624.22	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
215	5.01		2	110 ATLANTIC AVENUE	0.11	4,984.50	0.11	4,984.50	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
215	8.02		1	108 ATLANTIC AVENUE	0.12	5,279.64	0.12	5,279.64	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Completely encumbered
215	7		2	112 ATLANTIC AVENUE	0.12	5,046.76	0.12	5,046.76	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
215	8		2	59 CLUSTER DRIVE	0.12	5,014.96	0.12	5,014.96	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
215	9.01		2	102 ATLANTIC AVENUE	0.23	10,151.58	0.23	10,151.58	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
216	1.01		2	108 BAL TIC AVENUE	0.14	14,742.89	0.14	14,742.89	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
216	10		1	99 ATLANTIC AVENUE	0.22	9,744.28	0.22	9,744.28	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Completely encumbered
216	11		2	95 ATLANTIC AVENUE	0.23	10,131.14	0.23	10,131.14	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
216	12		2	97 ATLANTIC AVENUE	0.12	9,689.42	0.12	9,689.42	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
216	2.01		2	110 BAL TIC AVENUE	0.21	9,355.50	0.21	9,355.50	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
216	3		1	114 BAL TIC AVENUE	0.31	13,710.93	0.31	13,710.93	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Completely encumbered
216	4		2	116 BAL TIC AVENUE	0.26	11,448.85	0.26	11,448.85	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
216	5		2	120 BAL TIC AVENUE	0.45	19,565.71	0.45	19,565.71	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
216	6		1	ATLANTIC AVENUE	0.66	28,757.19	0.66	28,757.19	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Completely encumbered
216	6.01		2	105 ATLANTIC AVENUE	0.02	829.19	0.02	829.19	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
216	6.02		2	107 ATLANTIC AVENUE	0.02	829.17	0.02	829.17	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
216	6.03		2	109 ATLANTIC AVENUE	0.02	829.16	0.02	829.16	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
216	6.04		2	111 ATLANTIC AVENUE	0.02	829.16	0.02	829.16	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
216	9		2	103 ATLANTIC AVENUE	0.17	7,144.02	0.17	7,144.02	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
217	1		1	60 CLUSTER DRIVE	0.1	4,102.81	0.1	4,102.81	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Completely encumbered
217	2	15C	1	58 CLUSTER DRIVE	0.2	8,605.52	0.2	8,605.52	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Completely encumbered
217	3		1	56 CLUSTER DRIVE	0.2	8,605.68	0.2	8,605.68	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Completely encumbered
219	1		1	GRAND BAY HARBOR DR	0.24	10,281.65	0.24	10,281.65	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Completely encumbered
220	10		1	GRAND BAY HARBOR	6.47	281,751.12	6.47	281,751.12	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Completely encumbered
220	10.01		2	1 GRAND BAY HARBOR	0.01	629.07	0.01	629.07	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
220	10.02		2	2 GRAND BAY HARBOR	0.01	629.16	0.01	629.16	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
220	10.03		2	3 GRAND BAY HARBOR	0.01	621.07	0.01	621.07	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
220	10.04		2	4 GRAND BAY HARBOR	0.01	629.17	0.01	629.17	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
220	10.05		2	5 GRAND BAY HARBOR	0.01	621.07	0.01	621.07	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
220	10.06		2	6 GRAND BAY HARBOR	0.01	629.16	0.01	629.16	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
220	10.07		2	7 GRAND BAY HARBOR	0.01	626.07	0.01	626.07	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
220	10.08		2	8 GRAND BAY HARBOR	0.01	629.13	0.01	629.13	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
220	10.09		2	9 GRAND BAY HARBOR	0.01	621.05	0.01	621.05	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
220	10.1		2	10 GRAND BAY HARBOR	0.01	629.14	0.01	629.14	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
220	10.11		2	11 GRAND BAY HARBOR	0.01	621.07	0.01	621.07	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
220	10.12		2	12 GRAND BAY HARBOR	0.01	629.15	0.01	629.15	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
220	10.13		2	13 GRAND BAY HARBOR	0.01	626.02	0.01	626.02	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
220	10.14		2	14 GRAND BAY HARBOR	0.01	629.14	0.01	629.14	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
220	10.15		2	15 GRAND BAY HARBOR	0.01	621.07	0.01	621.07	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
220	10.16		2	16 GRAND BAY HARBOR	0.01	629.11	0.01	629.11	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
220	10.17		2	17 GRAND BAY HARBOR	0.01	621.11	0.01	621.11	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
220	10.18		2	18 GRAND BAY HARBOR	0.01	629.15	0.01	629.15	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
220	10.19		2	19 GRAND BAY HARBOR	0.01	626.06	0.01	626.06	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
220	10.2		2	20 GRAND BAY HARBOR	0.01	629.16	0.01	629.16	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
220	10.21		2	21 GRAND BAY HARBOR	0.01	621.07	0.01	621.07	0	0	R-BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use

Ocean Township Buildout Analysis

BLOCK	LOT	QC CODE	PropClass	PropLoc	Acres	Sq Ft	Acres Encumbered	Sq Ft Encumbered	Acres Unencumbered	Sq Ft Unencumbered	Zone District	Residential Permitted?	Lot Size Minimum Acres	Lot Size Minimum Sq Ft	Adjusted Unencumbered Acres	Density	Residential Yield	Reason for Adjusting Unencumbered Acres and Excluding from Buildout
220	10.22	2	22	GRAND BAY HARBOR	0.01	629.13	0.01	629.13	0	0	R BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
220	10.23	2	23	GRAND BAY HARBOR	0.01	621.07	0.01	621.07	0	0	R BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
220	10.24	2	24	GRAND BAY HARBOR	0.01	629.15	0.01	629.15	0	0	R BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
220	10.25	2	25	GRAND BAY HARBOR	0.02	668.23	0.02	668.23	0	0	R BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
220	10.26	15F	26	GRAND BAY HARBOR	0.02	677.76	0.02	677.76	0	0	R BH	Yes	0.11	4,800	0	9.075	0	Completely encumbered
220	10.27	2	27	GRAND BAY HARBOR	0.02	669.67	0.02	669.67	0	0	R BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
220	10.28	2	28	GRAND BAY HARBOR	0.01	644.84	0.01	644.84	0	0	R BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
220	10.29	2	29	GRAND BAY HARBOR	0.02	668.26	0.02	668.26	0	0	R BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
220	10.3	2	30	GRAND BAY HARBOR	0.02	677.77	0.02	677.77	0	0	R BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
220	10.31	2	31	GRAND BAY HARBOR	0.02	669.65	0.02	669.65	0	0	R BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
220	10.32	2	32	GRAND BAY HARBOR	0.01	644.87	0.01	644.87	0	0	R BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
220	10.33	2	33	GRAND BAY HARBOR	0.02	668.26	0.02	668.26	0	0	R BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
220	10.34	2	34	GRAND BAY HARBOR	0.02	677.77	0.02	677.77	0	0	R BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
220	10.35	2	35	GRAND BAY HARBOR	0.02	669.67	0.02	669.67	0	0	R BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
220	10.36	2	36	GRAND BAY HARBOR	0.01	644.84	0.01	644.84	0	0	R BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
220	10.37	2	37	GRAND BAY HARBOR	0.02	668.25	0.02	668.25	0	0	R BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
220	10.38	2	38	GRAND BAY HARBOR	0.02	677.76	0.02	677.76	0	0	R BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
220	10.39	2	39	GRAND BAY HARBOR	0.02	669.69	0.02	669.69	0	0	R BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
220	10.4	2	40	GRAND BAY HARBOR	0.01	644.82	0.01	644.82	0	0	R BH	Yes	0.11	4,800	0	9.075	0	Assessed as residential use
144	2	15C		MAIN STREET	1.22	53,259.79	1.22	53,259.79	0	0	R SC	Yes	0.15	6,500	0	6.70158462	0	Completely encumbered
144	3	2	125	MAIN STREET	0.58	25,409.97	0.58	25,264.80	0	145.17	R SC	Yes	0.15	6,500	0	6.70158462	0	Assessed as residential use
144	4.01	2	122	MAIN STREET	0.15	6,625.51	0.09	1,970.40	0.06	2,705.11	R SC	Yes	0.15	6,500	0	6.70158462	0	Assessed as residential use
144	4.02	1	124	MAIN STREET	0.18	8,039.20	0.18	7,840.80	0	198.40	R SC	Yes	0.15	6,500	0	6.70158462	0	Assessed as residential use
144	4.04	2	12	STEVENSON ST	0.52	22,463.92	0.3	12,950.86	0.22	9,513.06	R SC	Yes	0.15	6,500	0	6.70158462	0	Assessed as residential use
144	4.05	2	10	STEVENSON ST	0.64	28,058.27	0.49	21,443.88	0.15	6,614.40	R SC	Yes	0.15	6,500	0	6.70158462	0	Assessed as residential use
144	4.06	2	100	HORNLOWER DRIVE	1.09	47,363.84	0.94	41,053.11	0.14	6,310.73	R SC	Yes	0.15	6,500	0	6.70158462	0	Assessed as residential use
144	5	15C		125 MAIN STREET	0.55	23,807.63	0.55	23,807.63	0	0	R SC	Yes	0.15	6,500	0	6.70158462	0	Completely encumbered
146	1	2	1	HORNLOWER DRIVE	0.25	11,081.85	0.09	3,802.96	0.17	7,278.89	R SC	Yes	0.15	6,500	0	6.70158462	0	Assessed as residential use
146	2	2	3	HORNLOWER DRIVE	0.16	6,860.48	0.03	1,504.53	0.12	5,355.95	R SC	Yes	0.15	6,500	0	6.70158462	0	Assessed as residential use
146	3	2	5	HORNLOWER DRIVE	0.16	6,886.58	0.04	1,525.33	0.12	5,361.25	R SC	Yes	0.15	6,500	0	6.70158462	0	Assessed as residential use
146	4	2	7	HORNLOWER DRIVE	0.18	7,903.27	0.04	1,549.72	0.15	6,353.65	R SC	Yes	0.15	6,500	0	6.70158462	0	Assessed as residential use
146	5	2	9	HORNLOWER DRIVE	0.23	9,910.10	0.03	1,267.03	0.2	8,643.07	R SC	Yes	0.15	6,500	0	6.70158462	0	Assessed as residential use
147	1	2	11	HORNLOWER DRIVE	0.24	10,618.43	0.05	2,085.15	0.19	8,533.28	R SC	Yes	0.15	6,500	0	6.70158462	0	Assessed as residential use
147	10	2	29	HORNLOWER DRIVE	0.16	7,065.27	0.16	7,065.27	0	0	R SC	Yes	0.15	6,500	0	6.70158462	0	Assessed as residential use
147	11	2	31	HORNLOWER DRIVE	0.24	10,617.48	0.24	10,617.48	0	0	R SC	Yes	0.15	6,500	0	6.70158462	0	Assessed as residential use
147	2	2	13	HORNLOWER DRIVE	0.16	6,956.71	0.08	3,400.27	0.08	3,556.44	R SC	Yes	0.15	6,500	0	6.70158462	0	Assessed as residential use
147	3	2	15	HORNLOWER DRIVE	0.16	6,983.97	0.14	6,049.96	0.02	934.01	R SC	Yes	0.15	6,500	0	6.70158462	0	Assessed as residential use
147	4	2	17	HORNLOWER DRIVE	0.16	7,009.04	0.16	7,009.04	0	0	R SC	Yes	0.15	6,500	0	6.70158462	0	Assessed as residential use
147	5	2	19	HORNLOWER DRIVE	0.16	7,020.43	0.16	7,020.43	0	0	R SC	Yes	0.15	6,500	0	6.70158462	0	Assessed as residential use
147	6	2	21	HORNLOWER DRIVE	0.16	7,029.36	0.16	7,029.36	0	0	R SC	Yes	0.15	6,500	0	6.70158462	0	Assessed as residential use
147	7	2	23	HORNLOWER DRIVE	0.16	7,038.32	0.16	7,038.32	0	0	R SC	Yes	0.15	6,500	0	6.70158462	0	Assessed as residential use
147	8	2	25	HORNLOWER DRIVE	0.16	7,047.31	0.16	7,047.31	0	0	R SC	Yes	0.15	6,500	0	6.70158462	0	Assessed as residential use
147	9	2	27	HORNLOWER DRIVE	0.16	7,056.34	0.16	7,056.34	0	0	R SC	Yes	0.15	6,500	0	6.70158462	0	Assessed as residential use
148	1	2	33	HORNLOWER DRIVE	0.22	9,725.09	0.22	9,725.09	0	0	R SC	Yes	0.15	6,500	0	6.70158462	0	Assessed as residential use
148	10	2	55	HORNLOWER DRIVE	0.15	6,593.33	0.15	6,593.33	0	0	R SC	Yes	0.15	6,500	0	6.70158462	0	Assessed as residential use
148	11	2	57	HORNLOWER DRIVE	0.15	6,590.86	0.15	6,590.86	0	0	R SC	Yes	0.15	6,500	0	6.70158462	0	Assessed as residential use
148	12	2	59	HORNLOWER DRIVE	0.15	6,588.56	0.15	6,588.56	0	0	R SC	Yes	0.15	6,500	0	6.70158462	0	Assessed as residential use
148	13	2	61	HORNLOWER DRIVE	0.15	6,537.54	0.15	6,537.54	0	0	R SC	Yes	0.15	6,500	0	6.70158462	0	Assessed as residential use
148	14	2	63	HORNLOWER DRIVE	0.15	6,505.73	0.15	6,505.73	0	0	R SC	Yes	0.15	6,500	0	6.70158462	0	Assessed as residential use
148	15	2	65	HORNLOWER DRIVE	0.15	6,477.61	0.15	6,477.61	0	0	R SC	Yes	0.15	6,500	0	6.70158462	0	Assessed as residential use
148	16	2	67	HORNLOWER DRIVE	0.15	6,476.74	0.15	6,476.74	0	0	R SC	Yes	0.15	6,500	0	6.70158462	0	Assessed as residential use
148	17	2	69	HORNLOWER DRIVE	0.15	6,482.08	0.15	6,482.08	0	0	R SC	Yes	0.15	6,500	0	6.70158462	0	Assessed as residential use
148	18	2	71	HORNLOWER DRIVE	0.15	6,486.98	0.15	6,486.98	0	0	R SC	Yes	0.15	6,500	0	6.70158462	0	Assessed as residential use
148	19	2	73	HORNLOWER DRIVE	0.15	6,492.08	0.15	6,492.08	0	0	R SC	Yes	0.15	6,500	0	6.70158462	0	Assessed as residential use
148	2	2	35	HORNLOWER DRIVE	0.17	7,391.14	0.17	7,391.14	0	0	R SC	Yes	0.15	6,500	0	6.70158462	0	Assessed as residential use
148	20	2	75	HORNLOWER DRIVE	0.18	7,996.98	0.18	7,996.97	0	0	R SC	Yes	0.15	6,500	0	6.70158462	0	Assessed as residential use
148	21	2	77	HORNLOWER DRIVE	0.22	9,506.16	0.22	9,506.16	0	0	R SC	Yes	0.15	6,500	0	6.70158462	0	Assessed as residential use
148	3.01	2	41	HORNLOWER DRIVE	0.14	6,047.40	0.14	6,047.40	0	0	R SC	Yes	0.15	6,500	0	6.70158462	0	Assessed as residential use
148	3.02	4A		HORNLOWER DRIVE	0.16	6,853.99	0.16	6,853.99	0	0	R SC	Yes	0.15	6,500	0	6.70158462	0	Assessed as residential use
148	4	2	43	HORNLOWER DRIVE	0.14	5,984.47	0.14	5,984.47	0	0	R SC	Yes	0.15	6,500	0	6.70158462	0	Assessed as residential use
148	5	2	45	HORNLOWER DRIVE	0.14	6,250.09	0.14	6,250.09	0	0	R SC	Yes	0.15	6,500	0	6.70158462	0	Assessed as residential use
148	6	2	47	HORNLOWER DRIVE	0.15	6,597.40	0.15	6,597.40	0	0	R SC	Yes	0.15	6,500	0	6.70158462	0	Assessed as residential use
148	7	2	49	HORNLOWER DRIVE	0.15	6,598.32	0.15	6,598.32	0	0	R SC	Yes	0.15	6,500	0	6.70158462	0	Assessed as residential use

Ocean Township Buldozt Analysis

BLOCK	LOT	QCODE	PropClass	PropLoc	Acreage	Sq Ft	Acreage Encumbered	Sq Ft Encumbered	Acreage Unencumbered	Sq Ft Unencumbered	SF Unencumbered	Zone District	Residential Permitted?	Lot Size Minimum Acre	Lot Size Minimum Sq Ft	Adjusted Unencumbered Acreage	Density	Residential Yield	Reason for Adjusting Unencumbered Acreage and Excluding from Buldozt
148	8	2	2	51 HORNBLLOWER DRIVE	0.15	6,596.69	0.15	6,596.69	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
148	9	2	2	53 HORNBLLOWER DRIVE	0.15	6,595.01	0.15	6,595.01	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
149	1	2	2	11 BLUEBEARD DRIVE	0.29	12,670.70	0.29	12,670.70	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
149	2	2	2	13 BLUEBEARD DRIVE	0.26	11,267.36	0.26	11,267.36	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
149	3	2	2	15 BLUEBEARD DRIVE	0.26	11,370.27	0.26	11,370.27	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
149	4	2	2	19 BLUEBEARD DRIVE	0.25	10,955.17	0.25	10,955.17	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
149	5	2	2	21 BLUEBEARD DRIVE	0.24	10,596.69	0.24	10,596.69	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
149	6	2	2	23 BLUEBEARD DRIVE	0.23	9,861.77	0.23	9,861.77	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
149	7	2	2	25 BLUEBEARD DRIVE	0.41	17,922.87	0.41	17,922.87	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
149	8	4A	2	5 BLUEBEARD DRIVE	1.27	55,410.47	1.27	55,410.47	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as commercial use
150	1	2	2	2 BLUEBEARD DRIVE	0.17	7,379.06	0.17	7,379.06	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
150	10	2	2	20 BLUEBEARD DRIVE	0.15	6,623.73	0.15	6,623.73	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
150	11	2	2	22 BLUEBEARD DRIVE	0.15	6,669.65	0.15	6,669.65	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
150	12	2	2	24 BLUEBEARD DRIVE	0.22	9,857.12	0.22	9,857.12	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
150	2	2	2	4 BLUEBEARD DRIVE	0.15	6,471.37	0.15	6,471.37	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
150	3	2	2	6 BLUEBEARD DRIVE	0.15	6,468.47	0.15	6,468.47	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
150	4	2	2	8 BLUEBEARD DRIVE	0.15	6,465.62	0.15	6,465.62	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
150	5	2	2	10 BLUEBEARD DRIVE	0.15	6,462.66	0.15	6,462.66	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
150	6	2	2	12 BLUEBEARD DRIVE	0.15	6,459.97	0.15	6,459.97	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
150	7	2	2	14 BLUEBEARD DRIVE	0.15	6,485.53	0.15	6,485.53	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
150	8	2	2	16 BLUEBEARD DRIVE	0.15	6,531.53	0.15	6,531.53	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
150	9	2	2	18 BLUEBEARD DRIVE	0.15	6,577.55	0.15	6,577.55	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
151	1	2	2	1 JOLLY ROGER WAY	0.18	7,939.71	0.18	7,939.71	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
151	10	2	2	19 JOLLY ROGER WAY	0.14	14,743.78	0.14	14,743.78	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
151	2	2	2	3 JOLLY ROGER WAY	0.15	6,543.42	0.15	6,543.42	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
151	3	2	2	5 JOLLY ROGER WAY	0.15	6,517.89	0.15	6,517.89	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
151	4	2	2	7 JOLLY ROGER WAY	0.15	6,492.18	0.15	6,492.18	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
151	5	2	2	9 JOLLY ROGER WAY	0.15	6,466.54	0.15	6,466.54	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
151	6	2	2	11 JOLLY ROGER WAY	0.15	6,440.89	0.15	6,440.89	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
151	701	2	2	29 JOLLY ROGER WAY	0.29	12,836.35	0.29	12,836.35	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
151	9	2	2	17 JOLLY ROGER WAY	0.15	6,416.81	0.15	6,416.81	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
152	1	2	2	1 JOLLY ROGER WAY	0.17	7,535.01	0.17	7,535.01	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
152	10	2	2	20 JOLLY ROGER WAY	0.16	6,930.49	0.16	6,930.49	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
152	2	2	2	4 JOLLY ROGER WAY	0.15	6,402.99	0.15	6,402.99	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
152	3	2	2	6 JOLLY ROGER WAY	0.15	6,428.69	0.15	6,428.69	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
152	4	2	2	8 JOLLY ROGER WAY	0.15	6,454.35	0.15	6,454.35	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
152	5	2	2	10 JOLLY ROGER WAY	0.15	6,480	0.15	6,480	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
152	6	2	2	12 JOLLY ROGER WAY	0.15	6,505.60	0.15	6,505.60	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
152	7	2	2	14 JOLLY ROGER WAY	0.15	6,527.18	0.15	6,527.18	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
152	8	2	2	16 JOLLY ROGER WAY	0.15	6,529.69	0.15	6,529.69	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
152	9	2	2	18 JOLLY ROGER WAY	0.15	6,529.79	0.15	6,529.79	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
153	1	2	2	1 CUTLASS WAY	0.25	10,728.54	0.25	10,728.54	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
153	2	2	2	3 CUTLASS WAY	0.15	6,855.34	0.15	6,855.34	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
153	3	2	2	5 CUTLASS WAY	0.15	6,625.91	0.15	6,625.91	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
153	4	2	2	7 CUTLASS WAY	0.15	6,599.20	0.15	6,599.20	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
153	5	2	2	9 CUTLASS WAY	0.15	6,572.23	0.15	6,572.23	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
153	6	2	2	11 CUTLASS WAY	0.15	6,545.49	0.15	6,545.49	0.05	1,971.38	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use	
153	7	2	2	13 CUTLASS WAY	0.15	6,519.69	0.04	3,127.50	0.07	3,101.19	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use	
153	8	2	2	15 CUTLASS WAY	0.17	7,488.36	0.1	4,428.60	0.07	3,059.76	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use	
153	9	2	2	17 CUTLASS WAY	0.18	7,936.16	0.18	7,936.16	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
154	1	2	2	2 CUTLASS WAY	0.23	10,009.37	0.23	10,009.37	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
154	2	2	2	4 CUTLASS WAY	0.14	6,293.60	0.14	6,293.60	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
154	3	2	2	6 CUTLASS WAY	0.15	6,320.57	0.15	6,320.57	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
154	4	2	2	8 CUTLASS WAY	0.15	6,347.30	0.15	6,347.30	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
154	5	2	2	10 CUTLASS WAY	0.15	6,374.21	0.12	5,106.57	0.03	1,267.63	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use	
154	6	2	2	12 CUTLASS WAY	0.15	6,400.84	0.1	4,434.85	0.05	1,965.99	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use	
154	7	2	2	14 CUTLASS WAY	0.15	6,427.73	0.11	4,664.49	0.04	1,763.25	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use	
154	8	2	2	16 CUTLASS WAY	0.17	7,450.01	0.16	6,805.90	0.01	644.11	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use	
154	9	2	2	18 CUTLASS WAY	0.16	6,879.46	0.16	6,879.46	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
155	1	2	2	1 DAVEY JONES WAY	0.21	8,956.87	0.21	8,956.87	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
155	10	2	2	19 DAVEY JONES WAY	0.15	6,545.26	0.15	6,545.26	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
155	11	2	2	21 DAVEY JONES WAY	0.19	8,0													

Ocean Township Bulldout Analysis

BLOCK	LOT	QCODE	PropClass	PropLoc	Acgree	Sq Ft	Acgree Encumbered	Sq Ft Encumbered	Acgree Unencumbered	SF Unencumbered	Zone District	Residential Permitted?	Lot Size Minimum Acree	Lot Size Minimum SqFt	Adjusted Unencumbered Acree	Density	Residential Yield	Reason for Adjusting Unencumbered Acree and Excluding from Bulldout
155	3		2	5 DAVEY JONES WAY	0.15	6,730.08	0.15	6,730.08	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
155	4		2	7 DAVEY JONES WAY	0.15	6,701.55	0.15	6,701.55	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
155	5		2	9 DAVEY JONES WAY	0.15	6,677.12	0.15	6,677.12	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
155	6		2	11 DAVEY JONES WAY	0.15	6,650.75	0.15	6,650.75	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
155	7		2	13 DAVEY JONES WAY	0.15	6,624.27	0.15	6,624.27	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
155	8		2	15 DAVEY JONES WAY	0.15	6,597.88	0.15	6,597.88	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
155	9		2	17 DAVEY JONES WAY	0.15	6,571.24	0.15	6,571.24	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
156	1		2	2 DAVEY JONES WAY	0.21	9,008.97	0.21	9,008.97	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
156	10		2	20 DAVEY JONES WAY	0.15	6,394.85	0.15	6,394.85	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
156	11		2	22 DAVEY JONES WAY	0.18	8,026.79	0.18	8,026.79	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
156	2		2	4 DAVEY JONES WAY	0.14	6,181.11	0.14	6,181.11	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
156	3		2	6 DAVEY JONES WAY	0.14	6,209.65	0.14	6,209.65	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
156	4		2	8 DAVEY JONES WAY	0.14	6,236.22	0.14	6,236.22	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
156	5		2	10 DAVEY JONES WAY	0.14	6,262.51	0.14	6,262.51	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
156	6		2	12 DAVEY JONES WAY	0.14	6,289.01	0.14	6,289.01	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
156	7		2	14 DAVEY JONES WAY	0.14	6,315.45	0.14	6,315.45	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
156	8		2	16 DAVEY JONES WAY	0.15	6,341.83	0.15	6,341.83	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
156	9		2	18 DAVEY JONES WAY	0.15	6,368.34	0.15	6,368.34	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
157	1		2	1 ONE EYE WAY	0.23	9,838.81	0.23	9,838.81	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
157	10		2	19 ONE EYE WAY	0.15	6,550.74	0.15	6,550.74	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
157	11		2	21 ONE EYE WAY	0.14	6,060.54	0.14	6,060.54	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
157	2		2	3 ONE EYE WAY	0.15	6,746.78	0.15	6,746.78	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
157	3		2	5 ONE EYE WAY	0.15	6,722.28	0.15	6,722.28	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
157	4		2	7 ONE EYE WAY	0.15	6,697.62	0.15	6,697.62	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
157	5		2	9 ONE EYE WAY	0.23	10,000.44	0.23	10,000.44	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
157	7		2	11 ONE EYE WAY	0.23	9,945.33	0.23	9,945.33	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
157	8		2	15 ONE EYE WAY	0.15	6,599.42	0.15	6,599.42	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
157	9	15F	2	17 ONE EYE WAY	0.15	6,574.91	0.15	6,574.91	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Completely encumbered
158	1		2	2 ONE EYE WAY	0.21	9,316.99	0.21	9,316.99	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
158	10		2	20 ONE EYE WAY	0.15	6,396.42	0.15	6,396.42	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
158	11		2	22 ONE EYE WAY	0.18	7,902.90	0.18	7,902.90	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
158	2		2	4 ONE EYE WAY	0.14	6,199.81	0.14	6,199.81	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
158	3		2	6 ONE EYE WAY	0.14	6,224.30	0.14	6,224.30	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
158	4		2	8 ONE EYE WAY	0.14	6,248.93	0.14	6,248.93	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
158	5		2	10 ONE EYE WAY	0.14	6,252.54	0.14	6,252.54	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
158	6		2	12 ONE EYE WAY	0.15	6,318.79	0.15	6,318.79	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
158	7		2	14 ONE EYE WAY	0.15	6,322.57	0.15	6,322.57	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
158	8		2	16 ONE EYE WAY	0.15	6,347.11	0.15	6,347.11	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
158	9		2	18 ONE EYE WAY	0.15	6,371.55	0.15	6,371.55	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
159	1		2	1 PEG LEG WAY	0.2	8,530.74	0.2	8,530.74	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
159	10		2	19 PEG LEG WAY	0.15	6,729.77	0.15	6,729.77	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
159	11		2	21 PEG LEG WAY	0.15	6,740.75	0.15	6,740.75	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
159	12		2	23 PEG LEG WAY	0.15	6,601.89	0.15	6,601.89	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
159	2		2	3 PEG LEG WAY	0.15	6,644.08	0.15	6,644.08	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
159	3		2	5 PEG LEG WAY	0.15	6,648.39	0.15	6,648.39	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
159	4		2	7 PEG LEG WAY	0.15	6,660.09	0.15	6,660.09	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
159	5		2	9 PEG LEG WAY	0.15	6,671.59	0.15	6,671.59	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
159	6		2	11 PEG LEG WAY	0.15	6,683.19	0.15	6,683.19	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
159	7		2	13 PEG LEG WAY	0.23	10,046.64	0.23	10,046.64	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
159	9		2	17 PEG LEG WAY	0.23	10,072.80	0.23	10,072.80	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
160	1		2	2 PEG LEG WAY	0.19	8,108.11	0.19	8,108.11	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
160	10		2	20 PEG LEG WAY	0.14	6,216.69	0.14	6,216.69	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
160	11		2	22 PEG LEG WAY	0.14	6,204.49	0.14	6,204.49	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
160	12		2	24 PEG LEG WAY	0.19	8,228.10	0.19	8,228.10	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
160	2		2	4 PEG LEG WAY	0.14	6,302.54	0.14	6,302.54	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
160	3		2	6 PEG LEG WAY	0.22	9,442.91	0.22	9,442.91	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
160	5		2	10 PEG LEG WAY	0.22	9,416.81	0.22	9,416.81	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
160	6		2	12 PEG LEG WAY	0.14	6,263.20	0.14	6,263.20	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
160	7		2	14 PEG LEG WAY	0.14	6,251.71	0.14	6,251.71	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
160	8		2	16 PEG LEG WAY	0.14	6,240.05	0.14	6,240.05	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
160	9		2	18 PEG LEG WAY	0.14	6,228.50	0.14	6,228.50	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
161	1		2	1 LONG JOHN SILVER WAY	0.2	8,651.80	0.2	8,651.80	0	0	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
161	10		2	19 LONG JOHN SILVER WAY	0.15	6,570.16	0.08	3,536.26	0.07	3,033.80	R SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use

Ocean Township Buildout Analysis

BLOCK	LOT	QCODE	PropClass	PropLoc	Acreage	Sq Ft	Acreage Encumbered	Sq Ft Encumbered	Acreage Unencumbered	Sq Ft Unencumbered	Zone District	Residential Permitted?	Lot Size Minimum Acre	Lot Size Minimum SqFt	Adjusted Unencumbered Acreage	Density	Residential Yield	Reason for Adjusting Unencumbered Acreage and Excluding from Buildout
161	11	2	2	21 LONG JOHN SILVER WAY	0.15	6,554.45	0.08	3,307.81	0.07	3,246.65	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
161	12	15F	2	23 LONG JOHN SILVER WAY	0.15	6,538.59	0.08	3,407.53	0.07	3,131.06	R-SC	Yes	0.15	6,500	0.07	6.701538462	0	Assessed as residential use
161	13	2	2	25 LONG JOHN SILVER WAY	0.15	6,522.89	0.14	6,077.10	0.01	445.8	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
161	14	2	2	27 LONG JOHN SILVER WAY	0.16	6,817.83	0.16	6,817.83	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
161	2	2	2	3 LONG JOHN SILVER WAY	0.15	6,696.53	0.15	6,696.53	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
161	3	2	2	5 LONG JOHN SILVER WAY	0.15	6,640.58	0.15	6,483.32	0	197.26	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
161	4	2	2	7 LONG JOHN SILVER WAY	0.15	6,664.86	0.09	3,818.14	0.07	2,846.72	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
161	5	2	2	9 LONG JOHN SILVER WAY	0.15	6,649.01	0.07	3,181.29	0.08	3,467.72	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
161	6	2	2	11 LONG JOHN SILVER WAY	0.15	6,633.35	0.07	3,130.01	0.08	3,503.34	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
161	7	2	2	13 LONG JOHN SILVER WAY	0.15	6,617.46	0.07	3,078.99	0.08	3,538.87	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
161	8	2	2	15 LONG JOHN SILVER WAY	0.15	6,601.72	0.07	3,027.23	0.08	3,574.49	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
161	9	2	2	17 LONG JOHN SILVER WAY	0.15	6,585.97	0.07	3,031.01	0.08	3,552.96	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
162	1	2	2	1 LONG JOHN SILVER WAY	0.22	9,378.23	0.11	4,767.99	0.11	4,610.25	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
162	10	2	2	20 LONG JOHN SILVER WAY	0.15	6,675.63	0.07	3,220.85	0.08	3,454.78	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
162	11	2	2	22 LONG JOHN SILVER WAY	0.15	6,685.71	0.08	3,475.05	0.07	3,210.65	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
162	12	2	2	24 LONG JOHN SILVER WAY	0.15	6,695.63	0.09	3,729.22	0.07	2,966.40	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
162	13	2	2	26 LONG JOHN SILVER WAY	0.15	6,705.48	0.09	4,125.36	0.06	2,580.11	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
162	14	2	2	28 LONG JOHN SILVER WAY	0.2	8,719.26	0	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
162	2	2	2	4 LONG JOHN SILVER WAY	0.15	6,594.65	0.07	3,155.67	0.08	3,438.97	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
162	3	2	2	6 LONG JOHN SILVER WAY	0.15	6,604.91	0.07	3,152.23	0.08	3,452.68	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
162	4	2	2	8 LONG JOHN SILVER WAY	0.15	6,614.95	0.06	2,551.09	0.09	4,061.86	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
162	5	2	2	10 LONG JOHN SILVER WAY	0.15	6,625.02	0.06	2,505.96	0.09	4,119.07	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
162	6	2	2	12 LONG JOHN SILVER WAY	0.15	6,635.03	0.06	2,512.91	0.09	4,122.12	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
162	7	2	2	14 LONG JOHN SILVER WAY	0.15	6,645.34	0.06	2,520.01	0.09	4,125.33	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
162	8	2	2	16 LONG JOHN SILVER WAY	0.15	6,655.34	0.06	2,526.93	0.09	4,128.41	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
162	9	2	2	18 LONG JOHN SILVER WAY	0.15	6,665.35	0.06	2,805.46	0.09	3,899.89	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
163	1	2	2	1 HAWKINS WAY	0.24	10,418.34	0.11	4,977.47	0.13	5,450.87	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
163	10	2	2	19 HAWKINS WAY	0.22	9,768.80	0.11	4,945.40	0.11	4,823.40	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
163	11	2	2	21 HAWKINS WAY	0.15	6,505.35	0.09	3,912.51	0.06	2,592.84	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
163	12	2	2	23 HAWKINS WAY	0.15	6,504.79	0.15	6,452.33	0	52.46	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
163	13	2	2	25 HAWKINS WAY	0.15	6,520.96	0.15	6,520.96	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
163	14	2	2	27 HAWKINS WAY	0.18	7,815.13	0.18	7,815.13	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
163	2	2	2	3 HAWKINS WAY	0.15	6,505.34	0.06	2,723.57	0.09	3,781.77	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
163	3	2	2	5 HAWKINS WAY	0.15	6,512.84	0.08	3,367.55	0.07	3,145.25	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
163	4	2	2	7 HAWKINS WAY	0.15	6,526.13	0.08	3,431.98	0.07	3,094.15	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
163	5	2	2	9 HAWKINS WAY	0.15	6,540.94	0.08	3,390.58	0.07	3,150.37	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
163	6	2	2	11 HAWKINS WAY	0.15	6,535.57	0.08	3,354	0.07	3,181.57	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
163	7	2	2	13 HAWKINS WAY	0.15	6,529.30	0.08	3,317.97	0.07	3,212.33	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
163	8	2	2	15 HAWKINS WAY	0.22	9,782.10	0.11	4,909.33	0.11	4,872.78	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
164	1	2	2	2 HAWKINS WAY	0.23	10,052.20	0	0	0.23	10,052.20	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
164	2	2	2	4 HAWKINS WAY	0.22	9,413.01	0	0	0.22	9,413.01	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
164	3	2	2	6 HAWKINS WAY	0.19	8,091.54	0	0	0.19	8,091.54	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
164	4	2	2	8 HAWKINS WAY	0.19	8,091.54	0	0	0.19	8,091.54	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
164	5	2	2	10 HAWKINS WAY	0.18	7,916.96	0.03	1,456.71	0.15	6,460.25	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
164	6	2	2	12 HORNBLLOWER DRIVE	0.22	9,545.17	0.02	1,045.94	0.2	8,499.24	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
164	7	2	2	14 HORNBLLOWER DRIVE	0.23	9,912.55	0	0	0.23	9,912.55	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
164	8	2	2	16 HORNBLLOWER DRIVE	0.23	9,862.99	0	0	0.23	9,862.99	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
165	1	2	2	9 SHIPPERS BOULEVARD	0.16	6,856.97	0.06	2,608.52	0.1	4,248.45	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
165	2	2	2	11 SHIPPERS BOULEVARD	0.16	6,805.64	0.03	1,365.57	0.12	5,440.07	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
165	3	2	2	13 SHIPPERS BOULEVARD	0.16	6,792.76	0	0	0.16	6,792.76	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
165	4	2	2	15 SHIPPERS BOULEVARD	0.17	7,344.62	0	0	0.17	7,344.62	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
165	5	2	2	17 SHIPPERS BOULEVARD	0.23	10,063.39	0	0	0.23	10,063.39	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
165	6	2	2	19 SHIPPERS BOULEVARD	0.23	9,826.70	0	0	0.23	9,826.70	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
165	7	2	2	21 SHIPPERS BOULEVARD	0.2	8,865.65	0.01	281.81	0.2	8,583.81	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
165	8	2	2	120 MAIN STREET	0.23	10,159.75	0.02	882.24	0.21	9,277.51	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
166	1	2	2	16 SHIPPERS BOULEVARD	0.17	7,317.93	0	0	0.17	7,317.93	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
166	10	2	2	6 SHIPPERS BOULEVARD	0.15	6,562.84	0	0	0.15	6,562.84	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
166	13.01	2	2	22 HAWKINS WAY	0.24	10,352.97	0	0	0.24	10,352.97	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
166	13.02	15C	2	MAIN STREET	0.9	39,161.78	0	0	0	0	R-SC	Yes	0.15	6,500	0	6.701538462	0	Wareham Branch Library
166	14	2	2	4 COVE DRIVE	0.18	7,990.05	0.17	7,614.18	0.01	375.87	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
166	15	2	2	6 COVE DRIVE	0.17	7,325.82	0.11	4,941.95	0.05	2,383.87	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
166	16	2	2	8 COVE DRIVE	0.17	7,618.67	0.08	3,307.85	0.1	4,310.81	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use
166	17	2	2	10 COVE DRIVE	0.16	6,831.48	0.01	644.66	0.14	6,186.82	R-SC	Yes	0.15	6,500	0	6.701538462	0	Assessed as residential use

Ocean Township Buildout Analysis

BLOCK	LOT	QC CODE	PropClass	PropLoc	Acres	Sq Ft	Acres Encumbered	Sq Ft Encumbered	Acres Unencumbered	Sq Ft Unencumbered	SF Unencumbered	Zone District	Residential Permitted?	Lot Size Minimum Acres	Lot Size Minimum Sq Ft	Adjusted Unencumbered Acres	Density	Residential Yield	Reason for Adjusting Unencumbered Acres and Excluding from Buildout
166	19		2	1 COVE DRIVE	0.16	7,176.50	0.16	7,176.50	0	0	0	R SC	Yes	0.15	6,500	0	6.701518462	0	Assessed as residential use
166	2		2	14 HAWKINS WAY	0.31	13,419.76	0.08	3,698.77	0.22	9,720.99	0	R SC	Yes	0.15	6,500	0	6.701518462	0	Assessed as residential use
166	20		2	3 COVE DRIVE	0.15	6,706	0.15	6,706	0	0	0	R SC	Yes	0.15	6,500	0	6.701518462	0	Assessed as residential use
166	21		2	5 COVE DRIVE	0.14	6,305.54	0.14	6,305.54	0	0	0	R SC	Yes	0.15	6,500	0	6.701518462	0	Assessed as residential use
166	22		2	7 COVE DRIVE	0.15	6,544.11	0.15	6,544.11	0	0	0	R SC	Yes	0.15	6,500	0	6.701518462	0	Assessed as residential use
166	23		2	9 COVE DRIVE	0.15	6,600.81	0.15	6,600.81	0	0	0	R SC	Yes	0.15	6,500	0	6.701518462	0	Assessed as residential use
166	24		2	11 COVE DRIVE	0.18	7,761.21	0.18	7,761.21	0	0	0	R SC	Yes	0.15	6,500	0	6.701518462	0	Assessed as residential use
166	3		2	16 HAWKINS WAY	0.32	14,013.13	0.19	8,123.64	0.14	5,889.48	0	R SC	Yes	0.15	6,500	0	6.701518462	0	Assessed as residential use
166	4		2	18 HAWKINS WAY	0.3	13,251.44	0.2	8,618.61	0.11	4,632.83	0	R SC	Yes	0.15	6,500	0	6.701518462	0	Assessed as residential use
166	5		2	20 HAWKINS WAY	0.28	12,204.76	0.21	9,244.80	0.07	2,959.96	0	R SC	Yes	0.15	6,500	0	6.701518462	0	Assessed as residential use
166	6		2	14 SHIPPERS BOULEVARD	0.15	6,161.47	0	0	0.15	6,161.47	0	R SC	Yes	0.15	6,500	0	6.701518462	0	Assessed as residential use
166	7		2	12 SHIPPERS BOULEVARD	0.15	6,494.25	0	0	0.15	6,494.25	0	R SC	Yes	0.15	6,500	0	6.701518462	0	Assessed as residential use
166	8		2	10 SHIPPERS BOULEVARD	0.15	6,517	0	0	0.15	6,517	0	R SC	Yes	0.15	6,500	0	6.701518462	0	Assessed as residential use
166	9		2	8 SHIPPERS BOULEVARD	0.15	6,539.96	0	0	0.15	6,539.96	0	R SC	Yes	0.15	6,500	0	6.701518462	0	Assessed as residential use
167	1		4A	104 MAIN STREET	5.47	238,253.40	5.26	229,206.54	0.21	9,146.85	0	WD	Yes	0.29	12,500	0	3.4848	0	Assessed as commercial use
167	2		2	3 CEDAR AVENUE	0.23	9,816.03	0.15	6,562.03	0.07	2,254	0	WD	Yes	0.29	12,500	0	3.4848	0	Assessed as residential use
167	3.01		2	5 CEDAR AVENUE	0.17	7,422.56	0.08	3,352.98	0.09	4,069.58	0	WD	Yes	0.29	12,500	0	3.4848	0	Assessed as residential use
167	4.01		2	9 CEDAR AVENUE	0.34	14,820.72	0.17	7,526.34	0.17	7,294.38	0	WD	Yes	0.29	12,500	0	3.4848	0	Assessed as residential use
167	5		2	11 CEDAR AVENUE	0.18	7,668.73	0.17	7,457.20	0	211.53	0	WD	Yes	0.29	12,500	0	3.4848	0	Assessed as residential use
167	6.01		2	13 CEDAR AVENUE	0.21	9,287.91	0.21	9,287.91	0	0	0	WD	Yes	0.29	12,500	0	3.4848	0	Assessed as residential use
169	1		2	22 ACONN STREET	0.12	5,075.45	0.12	5,075.45	0	0	0	WD	Yes	0.29	12,500	0	3.4848	0	Assessed as residential use
169	12		1	EVERGREEN WAY	0.27	11,713.93	0.24	10,409.73	0.03	1,302.20	0	WD	Yes	0.29	12,500	0.03	3.4848	0	Assessed as residential use
169	13		1	EVERGREEN WAY	0.28	12,009.01	0.12	5,139.28	0.16	6,869.74	0	WD	Yes	0.29	12,500	0.16	3.4848	1	Assessed as residential use
169	14		2	57 PENNSYLVANIA AVENUE	0.24	10,256.73	0.24	10,256.73	0	0	0	WD	Yes	0.29	12,500	0	3.4848	0	Assessed as residential use
169	2		2	10 ACONN STREET	0.15	6,450.40	0.15	6,450.40	0	0	0	WD	Yes	0.29	12,500	0	3.4848	0	Assessed as residential use
169	3		2	8 ACONN STREET	0.16	7,176.93	0.16	7,176.93	0	0	0	WD	Yes	0.29	12,500	0	3.4848	0	Assessed as residential use
169	4		2	6 ACONN STREET	0.11	4,837.08	0.08	3,599.81	0.03	1,237.27	0	WD	Yes	0.29	12,500	0	3.4848	0	Assessed as residential use
169	5		2	4 ACONN STREET	0.12	5,329.96	0.06	2,436.34	0.07	2,893.63	0	WD	Yes	0.29	12,500	0	3.4848	0	Assessed as residential use
169	6		1	25 PENNSYLVANIA AVENUE	0.49	21,494.50	0.08	3,442.80	0.41	18,051.70	0	WD	Yes	0.29	12,500	0.41	3.4848	1	Assessed as residential use
169	7.03		2	3 EVERGREEN WAY	0.37	16,224.13	0.1	4,146.48	0.28	12,077.65	0	WD	Yes	0.29	12,500	0	3.4848	0	Assessed as residential use
169	8.01		1	53 PENNSYLVANIA AVENUE	3.87	168,724.45	2.51	109,283.25	1.36	59,241.20	0	WD	Yes	0.29	12,500	1.36	3.4848	5	Assessed as residential use
169	8.02		4A	65 PENNSYLVANIA AVENUE	0.74	32,372.96	0.74	32,372.96	0	0	0	WD	Yes	0.29	12,500	0	3.4848	0	Assessed as commercial use
169	9.03		4A	65 PENNSYLVANIA AVENUE	0.16	6,882.64	0.16	6,882.64	0	0	0	WD	Yes	0.29	12,500	0	3.4848	0	Assessed as commercial use
169	9.04		4A	65 PENNSYLVANIA AVENUE	0.11	4,578.07	0.11	4,578.07	0	0	0	WD	Yes	0.29	12,500	0	3.4848	0	Assessed as commercial use
169	9.05		4A		1.61	70,254.89	1.61	70,254.89	0	0	0	WD	Yes	0.29	12,500	0	3.4848	0	Assessed as commercial use
170	1		2	18 VESSEL ROAD	1.05	45,901.84	1.05	45,901.84	0	0	0	WD	Yes	0.29	12,500	0	3.4848	0	Assessed as residential use
170	2		1	16 VESSEL ROAD	0.6	26,028.34	0.6	26,028.34	0	0	0	WD	Yes	0.29	12,500	0	3.4848	0	Completely encumbered
170	3		2	14 VESSEL ROAD	0.24	10,265.43	0.24	10,265.43	0	0	0	WD	Yes	0.29	12,500	0	3.4848	0	Assessed as residential use
170	4		2	12 VESSEL ROAD	0.18	7,664.44	0.18	7,664.44	0	0	0	WD	Yes	0.29	12,500	0	3.4848	0	Assessed as residential use
170	5		2	10 VESSEL ROAD	0.26	11,405.71	0.26	11,405.71	0	0	0	WD	Yes	0.29	12,500	0	3.4848	0	Assessed as residential use
170	6.01		2	6 VESSEL ROAD	0.6	26,350.52	0.6	26,350.52	0	0	0	WD	Yes	0.29	12,500	0	3.4848	0	Assessed as residential use
170	6.02		1	8 VESSEL ROAD	0.68	29,581.15	0.68	29,581.15	0	0	0	WD	Yes	0.29	12,500	0	3.4848	0	Completely encumbered
170	7		2	4 VESSEL ROAD	0.32	13,786.85	0.32	13,786.85	0	0	0	WD	Yes	0.29	12,500	0	3.4848	0	Assessed as residential use
170	8		1	2 VESSEL RD	0.66	28,778.11	0.66	28,778.11	0	0	0	WD	Yes	0.29	12,500	0	3.4848	0	Completely encumbered
170	8.01		2	2 VESSEL RD UNIT #1	0.01	556.28	0.01	556.28	0	0	0	WD	Yes	0.29	12,500	0	3.4848	0	Assessed as residential use
170	8.02		2	2 VESSEL RD UNIT #2	0.01	556.29	0.01	556.29	0	0	0	WD	Yes	0.29	12,500	0	3.4848	0	Assessed as residential use
170	8.03		2	2 VESSEL RD UNIT #3	0.01	556.28	0.01	556.28	0	0	0	WD	Yes	0.29	12,500	0	3.4848	0	Assessed as residential use
170	8.04		2	2 VESSEL RD UNIT #4	0.01	556.31	0.01	556.31	0	0	0	WD	Yes	0.29	12,500	0	3.4848	0	Assessed as residential use
170	8.05		2	2 VESSEL RD UNIT #5	0.01	527.71	0.01	527.71	0	0	0	WD	Yes	0.29	12,500	0	3.4848	0	Assessed as residential use
170	8.06		2	2 VESSEL RD UNIT #6	0.01	527.7	0.01	527.7	0	0	0	WD	Yes	0.29	12,500	0	3.4848	0	Assessed as residential use
173	3		1	SHELDON STREET	0.01	295.87	0.01	295.87	0	0	0	WD	Yes	0.29	12,500	0	3.4848	0	Completely encumbered

SUBTOTAL TOWN CENTER (NON REDEVELOPMENT) 36

Appendix C: Ocean Township Buildout Analysis – Sewered Properties
Outside of the Town Center

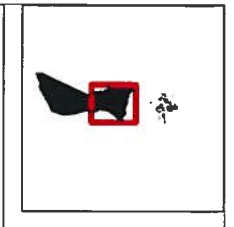
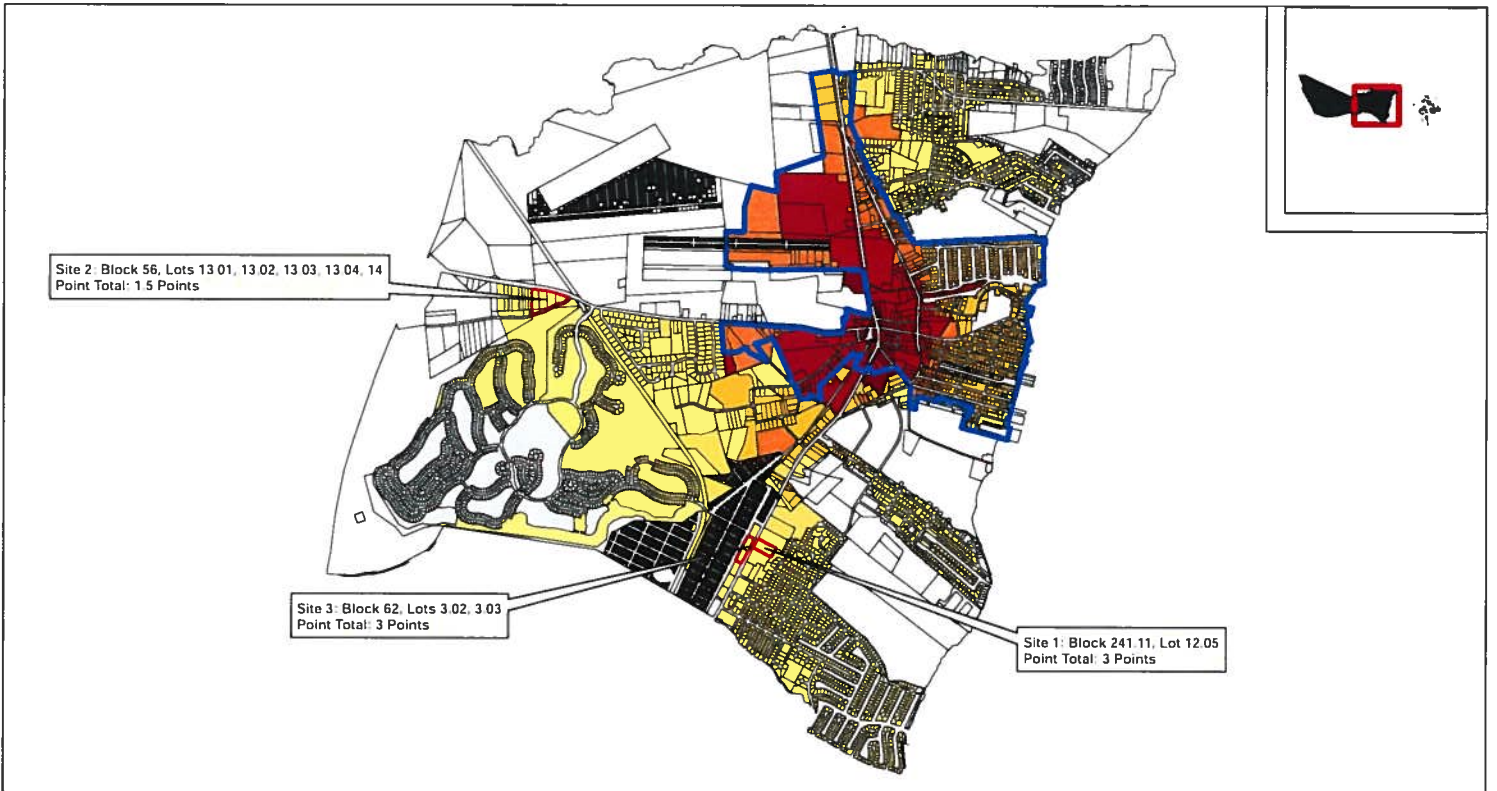


Ocean Township Buildout Analysis
 Sewered Properties Outside of the Town Center - POINT TOTAL

Site No.	BLOCK	LOT	OWNER	ADDRESS	PROP. CLASS	ACREAGE	ENCUMBERED	UNENCUMBRD	30% CAP ON IMPERVIOUS COVERAGE	POTENTIALLY DEVELOPABLE ACREAGE	POINT TOTAL	DU / ACRE	AFFORDABLE UNIT YIELD	COMMENTS
1	241 11	12 05	WARETOWN ASSOCIATES LLC	ROUTE 9	Class 1 - Vacant Land	2.83	0.00	2.83	0.85	0.85	3	10	2	See mapping.
2	56	13 01	WARETOWN VILLAGE ASSOCIATES LLC	ROUTE 532	Class 1 - Vacant Land	2.06	0.00	2.06	0.60	2.30	1.5	10	5	Jointly owned. Along Wells Mills Road. See mapping.
	56	13 02	WARETOWN VILLAGE ASSOCIATES LLC	ROUTE 532	Class 1 - Vacant Land	2.01	0.00	2.01	0.60					
	56	13 03	WARETOWN VILLAGE ASSOCIATES LLC	82 MOREY PLACE ROAD	Class 1 - Vacant Land	1.64	0.00	1.64	0.49					
	56	13 04	WARETOWN VILLAGE ASSOCIATES LLC	76 MOREY PLACE ROAD	Class 1 - Vacant Land	1.29	0.02	1.27	0.38					
3	56	14	WARETOWN VILLAGE ASSOCIATES LLC	90 MOREY PLACE ROAD	Class 1 - Vacant Land	0.69	0.00	0.69	0.21	0.85	3	10	2	Adjacent properties, and jointly owned. See mapping.
	62	3 02	REHRER, VICTORIA L	ROUTE 9	Class 1 - Vacant Land	1.41	0.00	1.41	0.42					
	62	3 03	REHREA, VICTORIA L	ROUTE 9	Class 1 - Vacant Land	1.42	0.00	1.42	0.43					
													9	BUILDOUT DEVELOPMENT POTENTIAL

Ocean Township Buildout Analysis:
Sewered Properties Outside of the Town Center


BLOCK	LOT	OWNER	ADDRESS	PROP CLASS	ACREAGE	ENCUMBERED	UNENCMBRD	30% CAP ON IMPERVIOUS COVERAGE	POTENTIALLY DEVELOPABLE ACREAGE	COMMENTS		
1	113	22	TOWNSHIP OF OCEAN	TILLER DRIVE	Class 15C - Public Property	8.75	5.97	2.78	0.83	0.83	Publicly owned park.	
2	119	3 05	LABROO, VIRENDER K & VIDYA	32 MIZZEN WAY	Class 1 - Vacant Land	0.18	0.00	0.18	0.05	0.05	Small remaining acreage.	
3	121	4	MITROSKY, BEATRICE W/R MITROSKY	10 STARBOARD WAY	Class 1 - Vacant Land	0.28	0.00	0.28	0.08	0.08	Small remaining acreage.	
4	123	1	ALOISE, LUCIAN W	84 POPLAR STREET	Class 1 - Vacant Land	0.23	0.00	0.23	0.07	0.07	Small remaining acreage.	
5	124	2	SUE ANNA BUILDERS INC	23 MARLIN LANE	Class 1 - Vacant Land	0.3	0.00	0.3	0.09	0.09	Small remaining acreage.	
6	124	29	TOWNSHIP OF OCEAN	DOLPHIN WAY	Class 15C - Public Property	0.98	0.00	0.98	0.29	0.29	Small remaining acreage.	
7	124	3	ALOISE, SALVATORE	21 MARLIN LANE	Class 1 - Vacant Land	0.15	0.00	0.15	0.05	0.05	Small remaining acreage.	
8	124	4 02	LAUER, PATRICIA	80 POPLAR STREET	Class 1 - Vacant Land	0.15	0.00	0.15	0.05	0.05	Small remaining acreage.	
9	129	18	WELLS FARGO BANK NA	DOUGLAS LANE	Class 1 - Vacant Land	1.93	0.00	1.93	0.58	0.58	Small remaining acreage.	
10	137	2	TOWNSHIP OF OCEAN	52 LIGHTHOUSE DRIVE	Class 15C - Public Property	0.11	0.00	0.11	0.03	0.03	Small remaining acreage.	
11	137	3	BOLTON, ROBERT J & ROBERTA J	54 LIGHTHOUSE DRIVE	Class 1 - Vacant Land	0.11	0.00	0.11	0.03	0.03	Small remaining acreage.	
12	137	6	TOHM, RAYMOND ESTATE OF	6 COLTS NECK DRIVE	Class 1 - Vacant Land	0.12	0.00	0.12	0.04	0.04	Small remaining acreage.	
13	138	1	MICKELSEN, WILHELM H	58 LIGHTHOUSE DRIVE	Class 1 - Vacant Land	0.46	0.00	0.46	0.14	0.14	Small remaining acreage.	
14	139	1	TOWNSHIP OF OCEAN	66 LIGHTHOUSE DRIVE	Class 15C - Public Property	0.25	0.06	0.19	0.06	0.06	Small remaining acreage.	
15	140	6	BUCKLEY, PETER J III	10 SOUTHWIND DRIVE	Class 1 - Vacant Land	0.28	0.00	0.28	0.08	0.08	Small remaining acreage.	
16	241.11	12.03	MANDRAKE PROPERTIES FLP	ROUTE 9	Class 1 - Vacant Land	1.73	0.83	0.9	0.27	0.27	Small remaining acreage.	
17	241.11	12.09	MANDRAKE PROPERTIES FLP	ROUTE 9	Class 1 - Vacant Land	1.44	0.57	0.87	0.26	0.26	Small remaining acreage.	
18	241.11	12.08	MERCURD, ANTHONY & CONSTANCE	ROUTE 9	Class 1 - Vacant Land	1.6	0.23	1.37	0.41	0.27	Small remaining acreage.	
19	241.11	12.05	WARETOWN ASSOCIATES LLC	ROUTE 9	Class 1 - Vacant Land	2.83	0.00	2.83	0.85	0.85	See mapping.	
20	241.11	9	AISIG VENTURES LLC	356 ROUTE 9	Class 1 - Vacant Land	0.91	0.00	0.91	0.27	0.27	Small remaining acreage.	
21	243	1 01	PALAK ASSOCIATES LLC	ROUTE 9	Class 1 - Vacant Land	0.22	0.00	0.22	0.07	0.07		
22	243	1 02	PALAK ASSOCIATES LLC	FIRST STREET	Class 1 - Vacant Land	0.33	0.00	0.33	0.10	0.10		
23	243	2	PALAK ASSOCIATES LLC	FIRST STREET	Class 1 - Vacant Land	0.37	0.00	0.37	0.11	0.11	0.32	Jointly owned. Small remaining acreage.
24	243	3	PALAK ASSOCIATES LLC	SENECA & FIRST STREET	Class 1 - Vacant Land	0.14	0.00	0.14	0.04	0.04		
25	48	2	KELFEMAN, ANDREW J & DOREEN A	ROUTE 9	Class 1 - Vacant Land	1.74	0.39	1.35	0.41	0.41	Small remaining acreage.	
26	54	20	WARETOWN VOL FIRE CO NO 1	WALKER LANE	Class 15F - Other Exempt	16.11	6.94	9.17	2.75	2.75	Owned by Fire Company.	
27	54	22 01	VONSCHMIDT, GORDON & JACKIE	9 WALKER LANE	Class 1 - Vacant Land	0.96	0.00	0.96	0.29	0.29	Small remaining acreage.	
28	54	22 02	TABBACCHINO, GERALD & DONNA	7 WALKER LANE	Class 1 - Vacant Land	1.02	0.00	1.02	0.31	0.31	Small remaining acreage.	
29	54	22 03	EBERENZ, LAUREN & DANIEL	5 WALKER LANE	Class 1 - Vacant Land	1.01	0.00	1.01	0.30	0.30	Small remaining acreage.	
30	54	27	WARETOWN VOL FIRE CO NO 1	WALKER LANE	Class 15F - Other Exempt	6.26	4.28	1.98	0.59	0.59	Small remaining acreage. Owned by Fire Company.	
31	54	28	VONSCHMIDT, GORDON D & JACQUELINE K	GARRISON ROAD	Class 1 - Vacant Land	2.64	2.01	0.63	0.19	0.19	Small remaining acreage.	
32	54	31	US HOME CORP	GARRISON ROAD	Class 1 - Vacant Land	4.93	1.87	3.06	0.92	0.92	US Home Corp site. No ROW frontage/ not accessible.	
33	56	13 01	WARETOWN VILLAGE ASSOCIATES LLC	ROUTE 532	Class 1 - Vacant Land	2.06	0.00	2.06	0.62	0.62		
34	56	13 02	WARETOWN VILLAGE ASSOCIATES LLC	ROUTE 532	Class 1 - Vacant Land	2.01	0.00	2.01	0.60	0.60		
35	56	13 03	WARETOWN VILLAGE ASSOCIATES LLC	82 MOREY PLACE ROAD	Class 1 - Vacant Land	1.64	0.00	1.64	0.49	0.49	2.30	Jointly owned. Along Wells Mills Road. See mapping.
36	56	13 04	WARETOWN VILLAGE ASSOCIATES LLC	76 MOREY PLACE ROAD	Class 1 - Vacant Land	1.29	0.02	1.27	0.38	0.38		
37	56	14	WARETOWN VILLAGE ASSOCIATES LLC	90 MOREY PLACE ROAD	Class 1 - Vacant Land	0.69	0.00	0.69	0.21	0.21		
38	56	5 05	REILLY, CHARLES	116 MOREY PLACE ROAD	Class 1 - Vacant Land	2.13	0.04	2.09	0.63	0.63	Small remaining acreage.	
39	62	3 02	REHRER, VICTORIA L	ROUTE 9	Class 1 - Vacant Land	1.41	0.00	1.41	0.42	0.42		
40	62	3 03	REHRER, VICTORIA L	ROUTE 9	Class 1 - Vacant Land	1.42	0.00	1.42	0.43	0.43	0.85	Adjacent properties, and jointly owned. See mapping.
41	62	3 04	LIVIGI HOLDING CO LLC	ROUTE 9	Class 1 - Vacant Land	1.44	0.00	1.44	0.43	0.43	Small remaining acreage.	
42	65	10	SHERIDAN, RAYMOND M & LINDA	BAY PARKWAY, OFF OF	Class 1 - Vacant Land	2.31	0.00	2.31	0.69	0.69	Small remaining acreage.	
43	78	3 01	MOONEY, KYLE M	50 CHESTNUT STREET	Class 1 - Vacant Land	0.38	0.00	0.38	0.11	0.11	Small remaining acreage.	



Site 2 Block 56, Lots 13 01, 13 02, 13 03, 13 04, 14
Point Total: 1.5 Points

Site 3: Block 62, Lots 3 02, 3 03
Point Total: 3 Points

Site 1: Block 241 11, Lot 12 05
Point Total: 3 Points

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

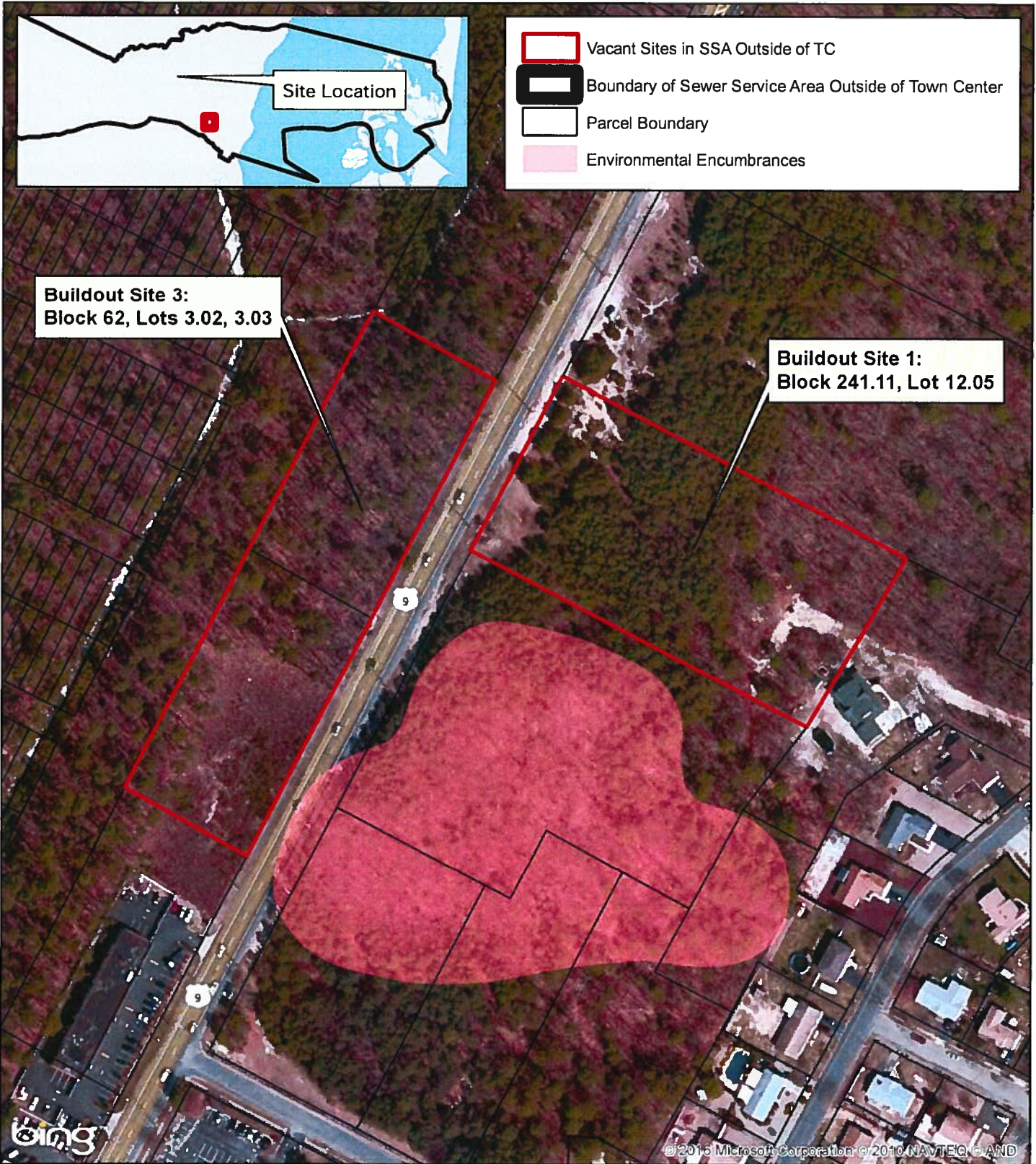
Prepared by: JAC: 10/3/2016
Source: NJDEP, NJDOT, T&M ASSOCIATES, OCEAN COUNTY GIS
File Path: H:\OTWP\GIS\Projects\Estimated Points - Vacant Sites in Sewer Service Area Outside of the Town Center.mxd

	No Points		4 to 6 Points		Tax Parcel East of Parkway
	Up to 2 Points		6 to 8 Points		Town Center
	2 to 4 Points		8 to 10 Points		Vacant Sites in SSA Outside of TC
	10 Points and Up				

**Estimated Points: Vacant Sites in Sewer Service Area and Outside of the Town Center
Ocean Township Ocean County, New Jersey**

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





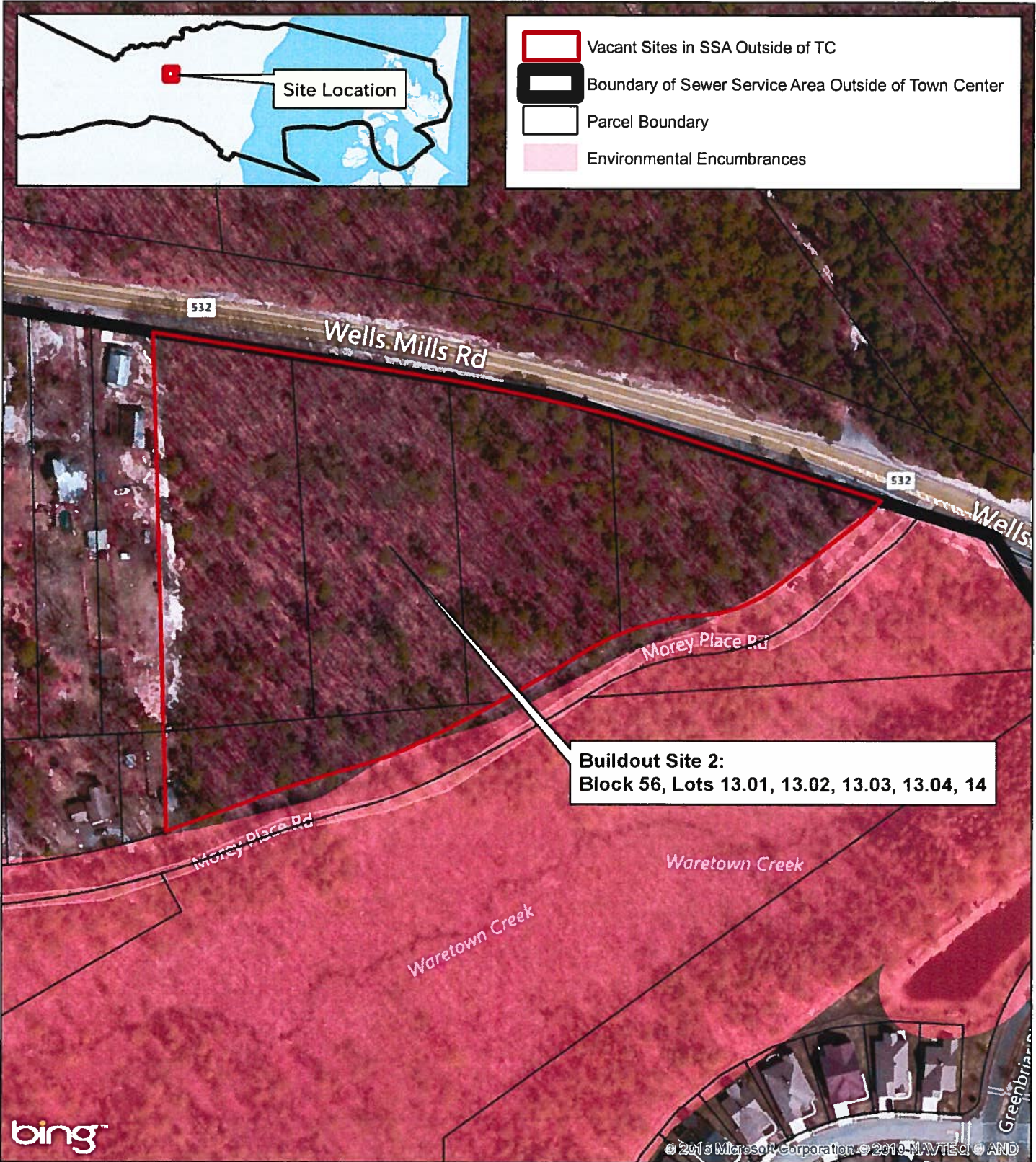
T&M Associates
 11 Tindall Road
 Middletown, NJ 07748
 Phone: 732-671-6400
 Fax: 732-671-7365

Vacant Sites in SSA and Outside of the Town Center
Buildout Site 1: Block 241.11, Lot 12.05
Buildout Site 3: Block 62, Lots 3.02, 3.03
Ocean Township, Ocean County, New Jersey

Prepared by: JAC, 10/4/2016
 Source: USFWS, USGS, FEMA, NJDEP, Ocean County, Ocean Township
 H:\OTWP\G1503\GIS\Projects\Sewer Service Area Buildout Sites.mxd



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.



Vacant Sites in SSA Outside of TC
 Boundary of Sewer Service Area Outside of Town Center
 Parcel Boundary
 Environmental Encumbrances

Buildout Site 2:
 Block 56, Lots 13.01, 13.02, 13.03, 13.04, 14

bing™

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

Vacant Sites in SSA and Outside of the Town Center
Buildout Site 2: Block 56, Lots 13.01, 13.02, 13.03, 13.04, 14
Ocean Township, Ocean County, New Jersey



Prepared by: JAC, 10/4/2016
 Source: USFWS, USGS, FEMA, NJDEP, Ocean County, Ocean Township
 H:\OTWP\GIS\Projects\Sewer Service Area Buildout Sites.mxd

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.

Appendix D: Site Suitability Analysis (Site C)

Site Suitability Analysis Report

**Proposed Affordable Housing on:
Block 131, Lot 4**

Prepared March 2017 for:

Township of Ocean
Ocean County, New Jersey

Prepared by:



T&M Associates
11 Tindall Road
Middletown, NJ 07748

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APPENDIX A: N.J.A.C. 5:97-3.13 (Site Suitability Criteria and Consistency with the State Development and Redevelopment Plan)

APPENDIX B: Site Suitability Map



INTRODUCTION

Ocean Township has reviewed Block 131, Lot 4, which contains a total of about 15.27 acres and is mapped in Appendix B, as a potential site for the development of affordable housing in accordance with the recommendations of the Ocean Township Housing Plan Element and Fair Share Plan. State regulations require that sites designated to produce affordable housing conform to the requirements of N.J.A.C. 5:97-3.13, which stipulates that sites designated to produce affordable housing shall be available, approvable, developable, and suitable, according to the following criteria:

1. The site has a clear title and is free of encumbrances that preclude development of affordable housing;
2. The site is adjacent to compatible land uses and has access to appropriate streets;
3. Adequate sewer and water capacity, as defined under N.J.A.C. 5:97-1.4, shall be available to the site or the site is subject to a durational adjustment pursuant to N.J.A.C. 5:97-5.4; and,
4. The site can be developed consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21, where applicable. Deviations from those standards are to be done in accordance with N.J.A.C. 5:21-3.

N.J.A.C. 5:97-3.13 further requires an examination of a Site's location on the policy map of the *New Jersey State Development and Redevelopment Plan* (State Plan), and a review of the presence of wetlands, Category 1 waterways, flood hazard areas, and steep slope constraints. Consideration to the presence of sites and districts listed on the New Jersey or National Register of Historic Places must also be given, in addition to the availability of the infrastructure needed for development.

On behalf of Ocean Township, T&M Associates has reviewed the subject property for conformance to the site suitability criteria of N.J.A.C. 5:97-3.13. Based on its review, T&M has concluded that the subject property is a suitable site.



SITE SUITABILITY ANALYSIS

The following sections apply the regulations of N.J.A.C. 5:97-3.13 to the review of the subject property, which the township has reviewed for the development of affordable housing.

Location on the State Plan Policy Map

The subject site is located within Planning Area 2 (PA 2; Suburban Planning Area). As indicated by N.J.A.C. 5:97-3.13(b)1, the areas contained by Planning Area 2 are the preferred location for a municipality to address its fair share obligation.

Special Planning Areas

The proposed site is located within an area that is regulated by the Division of Coastal Resources of the New Jersey Department of Environmental Protection (NJDEP). Specifically, the proposed site is located within the CAFRA Zone (Coastal Suburban Planning Area) and the Waretown Town Center (TC-MXD Zone District).

Wetlands

There is a tract of approximately 2.64 acres of wetlands in the northeastern corner of the property.

Flood Hazards

This site is located entirely outside of any mapped flood hazard areas.

Category 1 Waterways

NJDEP mapping indicates that there are no mapped Category 1 waterways located onsite.

Steep Slopes

The site is free of steep slope constraints.

Areas Listed on the New Jersey or National Registers of Historic Places

The subject tract contains no sites or districts that are listed on the New Jersey or National Registers of Historic Places, or in the surrounding areas that are mapped in Appendix B.



*Site Suitability Analysis
Block 131, Lot 4 (Tradewinds Site)
Ocean Township, Ocean County, New Jersey*

In addition to the above, mapping from the Office of Planning Advocacy indicates that there are no State Plan-identified critical historic sites located onsite, or in the surrounding areas that are mapped in Appendix B.

Availability of Sewer and Water Service

The site is located within the public water and sewer service area.

Presence of Known Contaminated Sites

Though not required by N.J.A.C. 5:97-3.13, this analysis has considered that the presence of a known contaminated site may affect site suitability. The GIS-based Known Contaminated Sites List of the NJDEP does not identify known contaminated sites onsite or in the immediate vicinity.

Access to Appropriate Streets

The proposed site has frontage and direct access to US Highway Route 9, County Route 613 (Main Street), Memorial Drive, and Birdsall Street, which are public and improved roadways.

Residential Site Improvement Standards

The site can be developed consistent with the applicable requirements of the Residential Site Improvement Standards, N.J.A.C. 5:21, and any deviations from those standards can be done in accordance with N.J.A.C. 5:21-3.

Site Availability

The property at this site is privately owned. There are no title problems or encumbrances that are known to the township that would preclude the use of the subject site for affordable housing. A title search is needed to conclusively determine that there are no title impediments to development of the site for affordable housing. The township anticipates that, subject to a confirming title search, the site will be able to be developed as an affordable housing site in accordance with the Ocean Township Housing Plan Element and Fair Share Plan.



*Site Suitability Analysis
Block 131, Lot 4 (Tradewinds Site)
Ocean Township, Ocean County, New Jersey*

Approvable Site

The site can be designed and approved for affordable housing development in accordance with the requirements of the applicable governmental agencies with jurisdiction over the site.

ZONING AND LAND USE

The site is located within the TC-MXD (MXD Town Center Redevelopment Sub District) zone. The redevelopment plan that governs the TC-OC zone district provides for residential development with an affordable housing set-aside.

The site is centrally located within the Waretown Town Center, the area of the municipality that that township anticipates will receive the majority of the development activity in the township in the future. Adjacent and to the east and south of the subject property are single family residential developments. To the west and across US Route 9 is another portion of the TC-MXD zone district, developed with the Shoprite shopping center and mixed-use development along Memorial Drive and Route 9. To the north of the site are scattered commercial and residential uses.

CONCLUSION

Based on the foregoing analysis, the subject site meets the site suitability planning criteria of N.J.A.C. 5:97-3.13 for the development of affordable housing.



*Site Suitability Analysis
Block 131, Lot 4 (Tradewinds Site)
Ocean Township, Ocean County, New Jersey*

**APPENDIX A: N.J.A.C. 5:97-3.13
(Site Suitability Criteria and
Consistency with the State
Development and Redevelopment
Plan)**



5:97-3.13 Site Suitability Criteria and Consistency with the State Development and Redevelopment Plan

- a) Sites designated to produce affordable housing shall be available, approvable, developable and suitable, according to the following criteria:
1. The site has a clear title and is free of encumbrances which preclude development of affordable housing;
 2. The site is adjacent to compatible land uses and has access to appropriate streets;
 3. Adequate sewer and water capacity, as defined under N.J.A.C. 5:97-1.4, shall be available to the site or the site is subject to a durational adjustment pursuant to N.J.A.C. 5:97-5.4; and
 4. The site can be developed consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21, where applicable. Deviations from those standards are to be done in accordance with N.J.A.C. 5:21-3.
- b) Sites designated to produce affordable housing shall be consistent with the State Development and Redevelopment Plan and shall be in compliance with the rules and regulations of all agencies with jurisdiction over the site, including, but not limited to:
1. Sites that are located in Planning Areas 1 or 2 or located within a designated center or located in an existing sewer service area are the preferred location for municipalities to address their fair share obligation.
 2. Municipalities or developers proposing sites located in Planning Areas 3, 4, 4B, 5 or 5B that are not within a designated center or an existing sewer service area shall demonstrate to the Council that the site is consistent with sound planning principles and the goals, policies and objectives of the State Development and Redevelopment Plan. The Council may seek a recommendation from the Executive Director of the Office of Smart Growth on the consistency of the site with sound planning principles and the goals, policies and objectives of the State Development and Redevelopment Plan.
 3. Sites within the areas of the State regulated by the Pinelands Commission, Highlands Water Protection and Planning Council, Land Use Regulation Division of DEP and the New Jersey Meadowlands Commission, shall adhere to the land use policies delineated in The Pinelands Comprehensive Management Plan, N.J.A.C. 7:50; The Highlands Water Protection and Planning Act rules, N.J.A.C. 7:38; the Coastal Permit Program Rules, N.J.A.C. 7:7; the Coastal Zone Management Rules, N.J.A.C. 7:7E; and the Zoning Regulations of the New Jersey Meadowlands Commission, N.J.A.C. 19:3, where applicable.
 4. The portions of sites designated for construction shall adhere to wetland constraints as delineated on the New Jersey DEP Freshwater Wetlands Maps; or as delineated on-site by the U.S. Army Corps of Engineers or DEP, whichever agency has jurisdiction as regulated pursuant to the Freshwater



*Site Suitability Analysis
Block 131, Lot 4 (Tradewinds Site)
Ocean Township, Ocean County, New Jersey*

- Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) or Section 404 of the Federal Clean Water Act (33 U.S.C. §§ 1251 through 1375); Category One waterway constraints pursuant to N.J.A.C. 7:9B, 7:8, 7:13 and 7:15; flood hazard constraints as defined in N.J.A.C. 7:13; and steep slope constraints in excess of 15 percent if the municipality has an ordinance in place that uniformly regulates steep slope development throughout the municipality.
5. Historic and architecturally important sites and districts listed on the State or National Register of Historic Places shall be reviewed by the New Jersey State Historic Preservation Office for a recommendation pertaining to the appropriateness and size of buffer areas that will protect the integrity of the site. The review and written recommendation by the New Jersey Historic Preservation Office shall be included in the Housing Element and Fair Share Plan that is the subject of any petition before the Council. Within historic districts, a municipality may regulate low- and moderate-income housing to the same extent it regulates all other development.
- c) The Council may seek a recommendation from the appropriate regulating agency on the suitability of a proposed site. In taking such action, the Council may require the municipality to submit all necessary documentation to the agency so that a review and decision regarding the suitability of any site may be completed.






*Site Suitability Analysis
Block 131, Lot 4 (Tradewinds Site)
Ocean Township, Ocean County, New Jersey*

APPENDIX B: Site Suitability Map



Total Area:	15.27 Acres
Total Encumbered Area:	2.64 Acres
Wetland Area:	2.64 Acres
Floodplain Area:	0.00 Acres
Stream Corridor Area (Non-C1):	0.0 Acres
Stream Corridor Area (C1):	0.0 Acres
State Planning Area:	Suburban (PA 2)
Zone District:	TC-MXD
Sewer Service Area:	Yes
Special Planning Area:	CAFRA (PA 2)
Special Planning Area:	Waretown Town Center
Historic Site:	No

	Parcel Boundary
	Wetland Area
	Flood Hazard Area



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

Prepared by JAC, March 1, 2017
 Source: NJDEP, FEMA, Ocean County GIS, Ocean Township, NJOSG, T&M Associates
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**Affordable Housing Suitability:
 Tradewinds Site (Block 131, Lot 4)
 Ocean Township, Ocean County, New Jersey**

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.

Appendix E: Site Suitability Analysis (Site D)

Site Suitability Analysis Report

**Proposed Affordable Housing on:
Block 41, Lot 42.01**

Prepared March 2017 for:

Township of Ocean
Ocean County, New Jersey

Prepared by:



T&M Associates
11 Tindall Road
Middletown, NJ 07748

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Site Availability.....	3
Approvable Site	4
Zoning and Land Use	4
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APPENDIX A: N.J.A.C. 5:97-3.13 (Site Suitability Criteria and Consistency with the State
Development and Redevelopment Plan)

APPENDIX B: Site Suitability Map



INTRODUCTION

Ocean Township has reviewed Block 41, Lot 42.01, which contains a total of about 9.32 acres and is mapped in Appendix B, as a potential site for the development of affordable housing in accordance with the recommendations of the Ocean Township Housing Plan Element and Fair Share Plan. State regulations require that sites designated to produce affordable housing conform to the requirements of N.J.A.C. 5:97-3.13, which stipulates that sites designated to produce affordable housing shall be available, approvable, developable, and suitable, according to the following criteria:

1. The site has a clear title and is free of encumbrances that preclude development of affordable housing;
2. The site is adjacent to compatible land uses and has access to appropriate streets;
3. Adequate sewer and water capacity, as defined under N.J.A.C. 5:97-1.4, shall be available to the site or the site is subject to a durational adjustment pursuant to N.J.A.C. 5:97-5.4; and,
4. The site can be developed consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21, where applicable. Deviations from those standards are to be done in accordance with N.J.A.C. 5:21-3.

N.J.A.C. 5:97-3.13 further requires an examination of a Site's location on the policy map of the *New Jersey State Development and Redevelopment Plan* (State Plan), and a review of the presence of wetlands, Category 1 waterways, flood hazard areas, and steep slope constraints. Consideration to the presence of sites and districts listed on the New Jersey or National Register of Historic Places must also be given, in addition to the availability of the infrastructure needed for development.

On behalf of Ocean Township, T&M Associates has reviewed the subject property for conformance to the site suitability criteria of N.J.A.C. 5:97-3.13. Based on its review, T&M has concluded that the subject property is a suitable site.



SITE SUITABILITY ANALYSIS

The following sections apply the regulations of N.J.A.C. 5:97-3.13 to the review of the subject property, which the township has reviewed for the development of affordable housing.

Location on the State Plan Policy Map

The eastern half of the site is located within Planning Area 2 (PA 2; Suburban Planning Area), while the western half of the property is located within Planning Area 5 (PA 5; Environmentally Sensitive). The boundary separating the two State Planning Areas is consistent with the sewer service area boundary as well as the township's zoning boundary. As indicated by N.J.A.C. 5:97-3.13(b)1, the areas contained by Planning Area 2 are the preferred location for a municipality to address its fair share obligation.

Special Planning Areas

The proposed site is located within an area that is regulated by the Division of Coastal Resources of the New Jersey Department of Environmental Protection (NJDEP). Specifically, the proposed site is located within the CAFRA Zone (Coastal Fringe Planning Area) and the Waretown Town Center (TC-OC Zone District).

Wetlands

There is a tract of approximately 0.67 acres of wetlands in the western half of the property.

Flood Hazards

This site is located entirely outside of any mapped flood hazard areas.

Category 1 Waterways

NJDEP mapping indicates that there are no mapped Category 1 waterways located onsite.

Steep Slopes

The site is free of steep slope constraints.

Areas Listed on the New Jersey or National Registers of Historic Places

The subject tract contains no sites or districts that are listed on the New Jersey or National Registers of Historic Places, or in the surrounding areas that are mapped in Appendix B.



*Site Suitability Analysis
Block 41, Lot 42.01 (Ocean Commons)
Ocean Township, Ocean County, New Jersey*

In addition to the above, mapping from the Office of Planning Advocacy indicates that there are no State Plan-identified critical historic sites located onsite, or in the surrounding areas that are mapped in Appendix B.

Availability of Sewer and Water Service

The eastern half of the site is located within the public water and sewer service area.

Presence of Known Contaminated Sites

Though not required by N.J.A.C. 5:97-3.13, this analysis has considered that the presence of a known contaminated site may affect site suitability. The GIS-based Known Contaminated Sites List of the NJDEP does not identify known contaminated sites onsite or in the immediate vicinity.

Access to Appropriate Streets

The proposed site has frontage and direct access to US Highway Route 9, which is a public and improved roadway.

Residential Site Improvement Standards

The site can be developed consistent with the applicable requirements of the Residential Site Improvement Standards, N.J.A.C. 5:21, and any deviations from those standards can be done in accordance with N.J.A.C. 5:21-3.

Site Availability

The property at this site is privately owned. There are no title problems or encumbrances that are known to the township that would preclude the use of the subject site for affordable housing. A title search is needed to conclusively determine that there are no title impediments to development of the site for affordable housing. The township anticipates that, subject to a confirming title search, the site will be able to be developed as an affordable housing site in accordance with the Ocean Township Housing Plan Element and Fair Share Plan.



*Site Suitability Analysis
Block 41, Lot 42.01 (Ocean Commons)
Ocean Township, Ocean County, New Jersey*

Approvable Site

The site can be designed and approved for affordable housing development in accordance with the requirements of the applicable governmental agencies with jurisdiction over the site.

ZONING AND LAND USE

The site is located within two separate zone districts: the eastern half of the property is in the TC-OC (Town Center, Ocean Commons) redevelopment zone district, while the western half of the property is in the EC (Environmental Conservation) zone district. The redevelopment plan that governs the TC-OC zone district provides for residential development with an affordable housing set-aside.

The site is located within the Waretown Town Center, the area of the municipality that that township anticipates will receive the majority of the development activity in the township in the future. Adjacent and to the west of the subject property is the EC (Environmental Conservation) zone district, which is not sewered and is not intended for development.

CONCLUSION

Based on the foregoing analysis, the subject site meets the site suitability planning criteria of N.J.A.C. 5:97-3.13 for the development of affordable housing.



**APPENDIX A: N.J.A.C. 5:97-3.13
(Site Suitability Criteria and
Consistency with the State
Development and Redevelopment
Plan)**



5:97-3.13 Site Suitability Criteria and Consistency with the State Development and Redevelopment Plan

- a) Sites designated to produce affordable housing shall be available, approvable, developable and suitable, according to the following criteria:
1. The site has a clear title and is free of encumbrances which preclude development of affordable housing;
 2. The site is adjacent to compatible land uses and has access to appropriate streets;
 3. Adequate sewer and water capacity, as defined under N.J.A.C. 5:97-1.4, shall be available to the site or the site is subject to a durational adjustment pursuant to N.J.A.C. 5:97-5.4; and
 4. The site can be developed consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21, where applicable. Deviations from those standards are to be done in accordance with N.J.A.C. 5:21-3.
- b) Sites designated to produce affordable housing shall be consistent with the State Development and Redevelopment Plan and shall be in compliance with the rules and regulations of all agencies with jurisdiction over the site, including, but not limited to:
1. Sites that are located in Planning Areas 1 or 2 or located within a designated center or located in an existing sewer service area are the preferred location for municipalities to address their fair share obligation.
 2. Municipalities or developers proposing sites located in Planning Areas 3, 4, 4B, 5 or 5B that are not within a designated center or an existing sewer service area shall demonstrate to the Council that the site is consistent with sound planning principles and the goals, policies and objectives of the State Development and Redevelopment Plan. The Council may seek a recommendation from the Executive Director of the Office of Smart Growth on the consistency of the site with sound planning principles and the goals, policies and objectives of the State Development and Redevelopment Plan.
 3. Sites within the areas of the State regulated by the Pinelands Commission, Highlands Water Protection and Planning Council, Land Use Regulation Division of DEP and the New Jersey Meadowlands Commission, shall adhere to the land use policies delineated in The Pinelands Comprehensive Management Plan, N.J.A.C. 7:50; The Highlands Water Protection and Planning Act rules, N.J.A.C. 7:38; the Coastal Permit Program Rules, N.J.A.C. 7:7; the Coastal Zone Management Rules, N.J.A.C. 7:7E; and the Zoning Regulations of the New Jersey Meadowlands Commission, N.J.A.C. 19:3, where applicable.
 4. The portions of sites designated for construction shall adhere to wetland constraints as delineated on the New Jersey DEP Freshwater Wetlands Maps; or as delineated on-site by the U.S. Army Corps of Engineers or DEP, whichever agency has jurisdiction as regulated pursuant to the Freshwater



Site Suitability Analysis
Block 41, Lot 42.01 (Ocean Commons)
Ocean Township, Ocean County, New Jersey

- Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) or Section 404 of the Federal Clean Water Act (33 U.S.C. §§ 1251 through 1375); Category One waterway constraints pursuant to N.J.A.C. 7:9B, 7:8, 7:13 and 7:15; flood hazard constraints as defined in N.J.A.C. 7:13; and steep slope constraints in excess of 15 percent if the municipality has an ordinance in place that uniformly regulates steep slope development throughout the municipality.
5. Historic and architecturally important sites and districts listed on the State or National Register of Historic Places shall be reviewed by the New Jersey State Historic Preservation Office for a recommendation pertaining to the appropriateness and size of buffer areas that will protect the integrity of the site. The review and written recommendation by the New Jersey Historic Preservation Office shall be included in the Housing Element and Fair Share Plan that is the subject of any petition before the Council. Within historic districts, a municipality may regulate low- and moderate-income housing to the same extent it regulates all other development.
- c) The Council may seek a recommendation from the appropriate regulating agency on the suitability of a proposed site. In taking such action, the Council may require the municipality to submit all necessary documentation to the agency so that a review and decision regarding the suitability of any site may be completed.








*Site Suitability Analysis
Block 41, Lot 42.01 (Ocean Commons)
Ocean Township, Ocean County, New Jersey*

APPENDIX B: Site Suitability Map



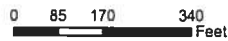
Total Area:	9.32 Acres
Total Encumbered Area:	0.67 Acres
Wetland Area:	0.67 Acres
Floodplain Area:	0.00 Acres
Stream Corridor Area (Non-C1):	0.0 Acres
Stream Corridor Area (C1):	0.0 Acres
State Planning Area:	Suburban (PA 2), Environmentally Sensitive (PA 5)
Zone District:	TC-OC, EC
Sewer Service Area:	Partially (TC-OC Zone, in PA 2)
Special Planning Area:	CAFRA (PA 3)
Special Planning Area:	Waretown Town Center
Historic Site:	No

	Ocean Commons Site (Block 41, Lot 42.01)
	Parcel Boundary
	Wetland Area
	Flood Hazard Area
	State Planning Area Boundary



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

Prepared by: JAC, March 1, 2017
 Source: NJDEP, FEMA, Ocean County GIS, Ocean Township, NJOSG, T&M Associates
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**Affordable Housing Suitability:
 Ocean Commons Site (Block 41, Lot 42.01)
 Ocean Township, Ocean County, New Jersey**

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.

Appendix F: Schedule of Low- and Very Low-Income Units

Tabulation of Credit Allocation for Affordable Housing Sites: Very Low, Low, and Moderate Split
Ocean Township, Ocean County, New Jersey

PRIOR ROUND				
Caps/Bonuses on Obligation (Obligation = 236)	Requirement		Proposed	
	# of Units	% of Obligation	# of Units	% of Obligation
SENIOR CAP	59	25%	59	25%
RENTAL BONUSES	59	25%	59	25%
RENTAL OBLIGATION	59	25%	140	59.3%
L/M Split (Total Number of Units = 177)	# of Units	% of Total Units	# of Units	% of Total Units
LOW INCOME MINIMUM*	89	50%	91	51.4%
VERY LOW INCOME MINIMUM	N/A***		N/A***	
VERY LOW INCOME FAMILY MINIMUM	N/A***		N/A***	

PROSPECTIVE NEED / RDP				
Caps/Bonuses on RDP (Obligation = 322 / RDP = 53)	Requirement		Proposed	
	# of Units	% of RDP	# of Units	% of RDP
SENIOR CAP	13	25%	13	25%
RENTAL BONUSES	13	25%	13	25%
RENTAL OBLIGATION	14	25%	74	140%
FAMILY RENTAL OBLIGATION	7	12.5%	61	115%
FAMILY UNIT OBLIGATION	27	50%	61	115%
V/L/L/M Split (Total Number of Units = 74)	# of Units	% of Total Units	# of Units	% of Total Units
LOW INCOME MINIMUM**	28	37%	28	38%
VERY LOW INCOME MINIMUM	10	13%	11	15%
VERY LOW INCOME FAMILY MINIMUM	5	6.5%	9	12.2%

	Total Units	Moderate / Low / Very Low Split				Senior / Family		Proposed / Constructed		
		Moderate	Low	Very Low Total	Very Low Family	Age Restricted	Not Age Restricted	Proposed	Constructed	
Site A	Willows at Waretown	76	36	29	11	0	76	0	76	0
	Prior Round Obligation	59	29	22	8	0	59	0	59	0
	Prospective Need / RDP	13	6	5	2	0	13	0	13	0
	Unmet Need	4	1	2	1	0	4	0	4	0
Site B	MSC Enterprises	2	1	1	0	0	2	0	2	2
	Prior Round Obligation	2	1	1	0	0	2	0	2	2
Site C	Tradewinds / Diamond Developers	29	14	11	4	4	0	29	29	0
	Prior Round Obligation	29	14	11	4	4	0	29	29	0
Site D	Ocean Commons	54	26	20	8	8	0	54	54	0
	Prior Round Obligation	54	26	20	8	8	0	54	54	0
	Prospective Need / RDP	94	45	36	13	13	0	94	94	0
Site E	Town Center (TC Zone)	87	42	33	12	12	0	87	87	0
	Prior Round Obligation	87	42	33	12	12	0	87	87	0
	Prospective Need / RDP	7	3	3	1	1	0	7	7	0
	Overall Total	255	122	97	36	25	76	179	253	2
	Prior Round Total	177	86	67	24	16	59	118	175	2
	Prospective Need / RDP Total	74	35	28	11	9	13	61	74	0
	Unmet Need Total	4	1	2	1	0	4	0	4	0

* Pursuant to N.J.A.C. 5 93-2.20 Low- and moderate-income split, the municipal calculated need obligation shall be divided equally between low- and moderate income households.

** Pursuant to N.J.S.A. 52:27D-329.1, at least 13 percent of the housing units made available for occupancy by low-income and moderate-income households will be reserved for occupancy by very low income households.

*** No requirement for the prior round