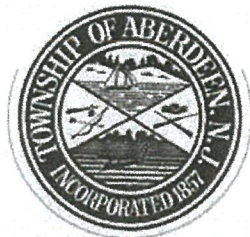


Master Plan Amendment Housing Plan Element and Fair Share Plan

Aberdeen Township Monmouth County, New Jersey

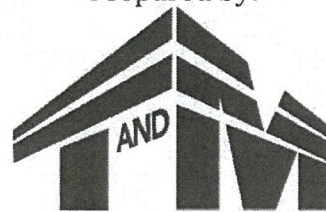
Prepared:
May 23, 2018

Prepared for:



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Adopted on June 6, 2018 by the Aberdeen Township Planning Board.
Endorsed on June 7, 2018 by the Aberdeen Township Council.

*The original of this document has been signed
and sealed in accordance with New Jersey Law.*

Acknowledgements

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Housing Element

Aberdeen Township, Monmouth County, has prepared this Housing 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 element to enable the municipality to exercise the power to zone and regulate land use. Adopted by the municipal planning board and endorsed by the municipal governing body, the housing element 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 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 Element and Fair Share Plan that was previously adopted by the Aberdeen Township Planning Board in July 2010.

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 decisions of the New Jersey Supreme Court on March 10, 2015, In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by COAH ("Mount Laurel IV"), and the January 18, 2017 decision In Re Declaratory Judgment Actions Filed by Various Municipalities.

Background to Aberdeen's Housing Element and Fair Share Plan

Aberdeen Township last prepared a housing element and fair share plan in November 2008, and adopted an amendment to the plan in July 2010. The 2008 Housing Plan Element and Fair Share Plan and 2010 Amendment 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 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 and 2010 Amendment, 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 responded to years of delay and uncertainty with Mount Laurel IV, which reaffirmed the constitutional obligation to create a realistic opportunity for the provision of affordable housing. The Court declared COAH defunct and eliminated the FHA's exhaustion-of-administrative-remedies requirement. The ruling established that there no longer exists a legitimate basis to block access to the courts, which was the original intent of the COAH process. In its stead, the Court provided for a judicial forum to adjudicate affordable housing disputes once more. In so doing, it created an avenue for municipalities to obtain immunity from challenges to their fair share plans. In Mount Laurel IV, the New Jersey Supreme Court provided 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

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 Element and Fair Share Plan, is used in this instance, as the 1999-2025 third round fair share obligation addressed in this Housing Element and Fair Share Plan includes the "present need" new construction obligation that accrued during the gap period (1999-2025).

housing plans and implementing ordinances are presumptively valid in the event they ... must defend [themselves] against exclusionary zoning litigation.”

Under Mount Laurel IV, municipalities are afforded an opportunity to file declaratory judgment actions in order to validate their affordable housing plans as compliant with constitutional affordable housing obligations. On June 23, 2015, the Township filed such a declaratory judgment action. The Township also filed a motion for immunity from builder’s remedy lawsuits while it prepared this Housing Element and Fair Share Plan.

The Township has also entered into a settlement agreement with the Fair Share Housing Center and other interested parties dated February 16, 2017, which was approved by the Court by an order of September 14, 2017, (“Settlement Agreement”), and has prepared this Housing Element and Fair Share Plan in accordance with the Settlement Agreement subject to final approval at a Compliance Hearing.

Mandatory Contents of the Housing Element

The Municipal Land Use Law (N.J.S.A. 40:55D-1, et seq.) provides that a municipal master plan must include a housing plan element as a prerequisite for the adoption of zoning ordinances and zoning amendments. This Housing Plan Element and Fair Share Plan was prepared in accordance with N.J.S.A. 40:55D-28. Pursuant to Section 10 of the Fair Housing Act (N.J.S.A. 52:27D-310), a municipal housing plan element is to be designed to achieve the goal of providing access to affordable housing to meet present and prospective housing needs, with a particular attention to “low” and “moderate” income housing.

The New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-1 to -136 (MLUL) and the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 to -329 (FHA) require every municipal planning board to adopt a housing plan element as part of its master plan, and permit the board to adopt a fair share plan as a component of the housing plan element. Once adopted, the fair share plan may be endorsed by the governing body and thereafter filed with COAH or the courts for review and approval. To be approved, the fair share plan must address the municipal present and prospective housing needs, “with particular attention to low and moderate-income housing.”

Aberdeen Township has prepared this Housing Plan Element and Fair Share Plan in response to Mount Laurel IV, and at the direction of the Monmouth County Superior Court. This Housing Plan Element and Fair Share Plan has been prepared in accordance with the provisions of N.J.A.C. 5:93, as outlined in the Mount Laurel IV decision, and with the provisions of the Settlement Agreement and the order approving same entered by the Court on September 14, 2017.

In accordance with the Fair Housing Act at N.J.S.A. 52:27D-310, a housing plan element shall contain at least the following:

- An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;
- A projection of the municipality's housing stock, including the probable future construction of low and moderate-income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
- 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.

The preparation and submission of a housing plan element of a municipality's Master Plan, and a Fair Share Plan, is the first major step in the process for seeking the approval of same by the Court via a Judgment of Compliance and Repose. N.J.A.C. 5:93-1.3 defines "Fair Share Plan" as follows:

"Fair Share Plan" means that plan or proposal which is in a form that may readily be converted into an ordinance, by which a municipality proposed to satisfy its obligation to create a realistic opportunity to meet its fair share of low and moderate income housing needs of its region and which details the affirmative measures the municipality proposes to undertake to achieve its fair share of low and moderate income housing, as provided in sections 9 and 14 of the Act, addresses the development regulations necessary to implement the housing element, and addresses the requirements of N.J.A.C 5:93-7 through 11.

This Housing Element and Fair Share Plan satisfies all of the applicable requirements set forth within the MLUL, the FHA, applicable COAH regulations, Mount Laurel IV, and the FSHC Settlement Agreement.

Analysis of Demographic, Housing, and Employment Characteristics

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

Aberdeen Township's Demographics

Aberdeen Township had a population of 18,210 residents at the time of the 2010 US Census². This figure represents a 4.3 percent increase over the 2000 US Census population figure of 17,454, which represented a 2.4 percent increase over the 1990 US Census population figure of 17,038. By comparison, Monmouth County's population increased by 2.5 percent during the period between 2000 and 2010, and by 11.2 percent between 1990 and 2000. Table 1 shows the rate of population change experienced by Aberdeen Township and Monmouth County from 1990 through 2010.

Table 1: Population Trends, 1990-2010

	1990	2000	2010	Percent Change 1990-2000	Percent Change 2000-2010
Aberdeen Township	17,038	17,454	18,210	2.4	4.3
Monmouth County	553,124	615,301	630,380	11.2	2.5

Sources: 1990: US Census Bureau / NJ Department of Labor and Workforce Development
2000: US Census Bureau DP-1 Profile of General Demographic Characteristics: 2000
2010: US Census Bureau DP-1 Profile of General Demographic Characteristics: 2010

According to the 2010 US Census, the Township's population is composed of 6,876 households with an average household size of 2.64 members (Table 2). The average household size is just below the State of New Jersey's average of 2.68 and Monmouth County's average of 2.66 persons per household. The Township's percentage of population over 65 years of age (10.6 percent) is lower than the county's and the state's. The median age of the Township's population of 39.0 years is the same as that of the state, and lower than the county median age of 41.3.

² It is noted that Aberdeen Township's population in 2016 was 18,292 people, as estimated by the 2012-2016 American Community Survey 5-Year Estimates (the latest available estimates).

Table 2: Demographic Indicators, 2010

	Number of Households	Average Household Size	Median Age	Percent of Population ≥ 65 years
Aberdeen Township	6,876	2.64	39.0	10.6
Monmouth County	233,983	2.66	41.3	13.8
New Jersey	3,214,360	2.68	39.0	13.5

Source: US Census Bureau DP-1 Profile of General Demographic Characteristics: 2010

As shown in Table 3, there were 1,228 pre-school age residents in 2010, or 6.7 percent of the Township's population. School age children accounted for 3,365 residents, or 18.4 percent of the total population. Working age persons accounted for 64.0 percent of the Township's population, with 11,689 individuals. Seniors aged 65 years and older accounted for 10.6 percent of Aberdeen's population (1,928 people).

Table 3: Population by Age, 2010

	Number	Percent
Pre-School Age		
Under 5 Years	1,228	6.7
School Age		
5 to 9 Years	1,134	6.2
10 to 14 Years	1,117	6.1
15 to 19 Years	1,114	6.1
Working Age		
20 to 24 Years	955	5.2
25 to 34 Years	2,527	13.8
35 to 44 Years	2,811	15.4
45 to 54 Years	3,189	17.5
55 to 59 Years	1,203	6.6
60 to 64 Years	1,004	5.5
Senior Age		
65 Years and Older	1,928	10.6

Source: US Census Bureau DP-1 Profile of General Demographic Characteristics: 2010

Aberdeen Township's Housing Stock

According to 2010 US Census, Aberdeen Township had a total of 7,102 housing units in 2010 (Table 4). This was an increase of 932 units since the 1990 Census, and 544 since 2000. Of this total, 6,876 units (96.8 percent) were listed as occupied; owners occupied 75.8 percent of these units, and renters occupied 24.2 percent.

Of the total of 6,876 households, the average household size was 2.64 persons and the average family size was 3.13 persons. Of the total number of households, family households accounted for 4,922 units and non-family household accounted for 1,954 units. Householders 65 years of age or older were present in 1,417 (20.6 percent) of households.

Table 4: Housing Unit Totals and Occupancy Characteristics

	Number	Percent
I. Housing Units		
Number of units (2010)	7,102	100%
Occupied Housing Units (2010)	6,876	96.8%
Vacant Housing Units (2010)	226	3.2%
Number of units (2000)	6,558	100%
Number of units (1990)	6,170	100%
II. Occupancy/Household Characteristics (2010)		
Number of Households	6,876	100%
Persons Per Household	2.64	N/A
Family Households	4,922	71.6
Non-Family Households	1,954	28.4
Householders 65 and over	1,417	20.6

Source: US Census Bureau;

- I. DP-1 Profile of General Population and Housing Characteristics: 2010, 2000, 1990 Decennial Census / NJ Department of Labor and Workforce Development
- II. DP-1 Profile of General Population and Housing Characteristics: 2010

Regarding the age of the Township's housing stock, it is noted that a total of 27.2 percent of all housing units was constructed before 1960 (Table 5). The Township's housing stock increased by approximately 15.1 percent since the time of the 1990 US Census; it increased by approximately 8.3 percent since the time of the 2000 US Census.

The housing stock in Aberdeen Township had 137 units lacking complete plumbing facilities and 169 units lacking complete kitchen facilities as per the 2010-2014 ACS 5-year estimates. In addition, 119 of the Township's housing units (1.7 percent) exhibited overcrowded conditions (1.01 persons or more per room).

The median value of the owner-occupied housing units in Aberdeen Township was \$311,300 as per the 2010-2014 ACS 5-year estimates. This was lower than the median values of \$386,900 in Monmouth County and \$319,900 in the State of New Jersey. Aberdeen Township's 2010 median gross rent of \$1,424 per month was higher than the gross rents of \$1,241 in Monmouth County and \$1,188 in the State of New Jersey.

Table 5: Housing Physical and Value Characteristics, 2010

	Number	Percent
I. Year Structure Built		
2010 or Later	25	0.3%
2000 to 2009	541	7.6%
1990 to 1999	550	7.7%
1980 to 1989	1,023	14.3%
1970 to 1979	700	9.8%
1960 to 1969	2,357	33.0%
1950 to 1959	1,110	15.5%
1940 to 1949	452	6.3%
1939 or earlier	387	5.4%
Total	7,145	100.00
II. Condition of Units		
Lacking complete plumbing facilities	137	1.9%
Lacking complete kitchen facilities	169	2.4%
III. Median Home Value (Owner-Occupied Units)		
Median Value	\$311,300	N/A
IV. Median Gross Rent (Renter-Occupied Units)		
Median Gross Rent	\$1,424	N/A

Source: US Census Bureau;

- I. B25034- Year Structure Built- 2010-2014 ACS 5-Year Estimates;
- II. B25047- Plumbing Facilities for All Housing Units- 2010-2014 ACS 5-Year Estimates;
B25051- Kitchen Facilities for All Housing Units- 2010-2014 ACS 5-Year Estimates;
- III. B25077- Median Value (Dollars)- 2010-2014 ACS 5-Year Estimates;
- IV. B25064- Median Gross Rent (Dollars)- 2010-2014 ACS 5-Year Estimates

Between 2010 and 2016, Aberdeen Township issued a total of 248 permits for new construction of housing units, of which 208 were for one and two-family structures, and 40 were for units in multi-family developments (Table 6). The yearly rate for new housing units authorized by construction permits granted by Aberdeen Township from 2010 through 2016 are listed below.

Table 6: Housing Units Authorized by Building Permits for New Construction, 2010-2016

Year	1 and 2 Family	Multi-Family	Total
2010	16	0	16
2011	7	0	7
2012	26	1	27
2013	75	6	81
2014	44	26	70
2015	39	7	46
2016	1	0	1
Total	208	40	248
Average	29.7	5.7	35.4

Aberdeen Township's Employment and Income Characteristics

According to the 2010-2014 ACS 5-year Estimates, 9,350 of Aberdeen Township's residents aged 16 years and over were employed in the civilian labor force (Table 7). A total of 43.0 percent of those who were employed in the civilian labor force were involved in management, business, science, and arts occupations, while approximately 15.2 percent were employed in service-related occupations. Sales and office occupations employed 25.0 percent of Aberdeen Township residents that were employed in the civilian labor force. Natural resources, construction, and maintenance occupations employed 7.7 percent of the Township's residents, whereas production, transportation, and material moving-occupations employed 9.0 percent of the Township's residents.

Table 7: Occupation of Employed Civilian Population, 16 and Over, 2010

	Number	Percent
Management, Business, Science, and Arts Occupations	4,022	43.0%
Service Occupations	1,425	15.2%
Sales and Office Occupations	2,337	25.0%
Natural Resources, Construction, and Maintenance Occupations	722	7.7%
Production, Transportation, and Material Moving Occupations	844	9.0%
Total	9,350	100%

Source: US Census Bureau, S2406- Occupation by Class of Worker for the Civilian Employed Population 16 Years and Over- 2010-2014 ACS 5-Year Estimates

Regarding 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 3,870 jobs located within the municipality in 2015. This is down 1,020 jobs from the 2005 average of 4,890 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 Aberdeen Township 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 4,345 jobs by 2045. When the difference between

the average of 3,870 jobs recorded in 2015 and the 4,345 jobs projected for 2045 is divided by the number of years from 2015 through 2045 (i.e., 30 years), it is determined that an annual average increase of approximately 15-16 jobs may be expected, based upon the North Jersey Transportation Planning Authority's projections.

Regarding household income, it is noted that Aberdeen Township's median household income was \$88,630 as reported by the 2010-2014 ACS of the US Census Bureau. Table 8 provides complete information on the income of Aberdeen Township's households.

Table 8: Household Income, 2010

	Number	Percent
Less than \$10,000	220	3.2%
\$10,000 to \$14,999	117	1.7%
\$15,000 to \$24,999	442	6.5%
\$25,000 to \$34,999	403	5.9%
\$35,000 to \$49,999	608	8.9%
\$50,000 to \$74,999	1,023	15.0%
\$75,000 to \$99,999	1,098	16.1%
\$100,000 to \$149,999	1,582	23.2%
\$150,000 to \$199,999	764	11.2%
\$200,000 or More	561	8.2%
Median Household Income (2014 Dollars)	\$88,630	N/A

Source: US Census Bureau:

B19001 Household Income in the Past 12 Months-
2010-2014 ACS 5-Year Estimates

B19013 Median Household Income in the Past 12
Months – 2010-2014 ACS 5-Year Estimates

Fair Share Plan

The fair share plan outlines Aberdeen Township's affordable housing obligation, as well as the mechanisms by which the Township proposes to fulfill its obligation.

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 households³. The present need has previously been called "rehabilitation share." Aberdeen Township's present need is **64 units**. The Township's present need of 64 units is specified in the settlement agreement entered into by Aberdeen Township and the Fair Share Housing Center on February 24, 2017.

Prior Round Obligation

The prior round obligation covers the period from 1987 through 1999. The Township's prior round obligation is **270 units**, as specified in its Third Round Substantive Certification.

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 **330 units** as established by a settlement agreement with Fair Share Housing Center dated February 24, 2017 and approved by the Court on September 14, 2017.

Based on the above, Aberdeen Township's total obligation is 600 units (270+330=600). The Township notes that its fair share plan is designed to address its obligation of 600 units as described herein.

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." However, the historic definition of "present need," which was valid at the time of the 2008 Housing Element and Fair Share Plan, is used in this instance, as the 1999-2025 third round fair share obligation addressed in this Housing Element and Fair Share Plan includes the "present need" new construction obligation that accrued during the gap period (1992-2025).

Vacant Land Adjustment

The Township notes that it is entitled to and has prepared a vacant land adjustment. This vacant land adjustment, which is provided in Appendix A of this Housing Element and Fair Share Plan, yields a realistic development potential (RDP) of **212 units**. The RDP of 212 units results in an unmet need for the 1999-2025 period of 118 units.

The difference between the Township's obligation and its RDP is known as the unmet need. In the case of Aberdeen Township, the RDP of 212 is first subtracted from the Prospective Need Obligation of 330 to yield an unmet need of 118 units. The RDP of 212 units and unmet need of 118 units are addressed in this Housing Element and Fair Share Plan.

Ability to Accommodate Affordable Housing Obligation

Aberdeen Township anticipates that future development and growth will predominantly be limited to redevelopment activity (incl., reconstruction of existing housing), as well as infill development and expansions as may be permitted under the Township's zone plan.

Anticipated Land Use Patterns

Aberdeen Township is a mostly fully developed community. The anticipated land use pattern is expected to be consistent with the adopted land use plan and zone plan of the Township.

Availability of Existing and Planned Infrastructure

The majority of Aberdeen Township is located within State Planning Area 1 and has a developed infrastructure. As has been previously stated, the Township anticipates that future development and growth will predominantly be limited to redevelopment activity. Public water and sewer services are available in the areas where future development is expected.

Constraints on Development

While the majority of the Township is located within the Metropolitan Planning Area/PA1, there are portions of the Township in the Suburban Planning Area/PA2 (including the southernmost portions of the Freneau Area of the Township), in the Fringe Planning Area/PA3 (along the southernmost portion of the Route 34 Corridor), and the Environmentally Sensitive Planning Area/PA5 (along the Township's water bodies, flood hazard areas, and wetlands. These environmental features are generally located along the Township's rivers and streams and along the Raritan Bay waterfront, and serve as constraints to development.

Additionally, the portion of the Township north of the Garden State Parkway is in an area subject to the New Jersey Coastal Area Facility Review Act (the CAFRA Zone). The constraints on development within the CAFRA Zone include floodplains, wetlands, stream corridors, threatened and endangered species habitats, and areas outside of the approved sewer service area.

Affordable Housing Sites

Aberdeen Township has identified sites to address its prior round obligation, RDP, and unmet need for affordable housing. The locations of the existing and proposed affordable housing sites are shown on the Affordable Housing Sites Map (Appendix B). In total, these sites provide or will provide an estimated 399 units of affordable housing on multiple sites throughout the Township.

The following subsections provide complete descriptions of each of the affordable housing sites that will contribute to the fulfillment of the Township's prior round and prospective need obligation.

Site 1: South River Metals (Hudson Ridge Residences at Aberdeen)

The subject property, formerly occupied by the South River Metal Products Company, is located on Church Street on Block 39, Lots 1.02 and 1.03 (totaling approximately 5.11 acres in area). The site is bounded by Church Street to the northeast, the Gravelly Brook to the southeast, Route 34 to the southwest, and the Conrail Freehold and the Henry Hudson Trail to the northwest.

In 2004, Aberdeen Township designated the subject property as an area in need of redevelopment, and subsequently adopted the South River Metals Redevelopment Plan in 2014.

The Hudson Ridge Residences at Aberdeen received Planning Board approval in April 2015 for development of **145 affordable housing units**, consisting of **70 affordable family rental units** and **75 affordable senior rental units**. As of the preparation of this Fair Share Plan, the development is under construction. In the age-restricted building, there will be 67 one-bedroom units and eight (8) two-bedroom units. In the family rental building there will be 14 one-bedroom units, 37 two-bedroom units, and 19 three-bedroom units. The Township anticipates it will begin issuing COs in 2018.

Site 2: The Villages at Aberdeen / C&M Real Estate, LLC

This development is located along State Route 34 on Block 114, Lot 4, and contains 7.8 acres of land on the northeast side of the highway, just south of Wellington Drive. These **eight (8) apartment for-rent affordable housing units** are part of an inclusionary development, which also contains 54 market rate townhouse units. The development is fully constructed and fully occupied. The subject property is located within the Villages at Aberdeen Redevelopment Area.

Site 3: The Bluffs / RCM Group, LLC

The subject property contains approximately 17.53 acres of land on the north side of County Road, approximately 1,300 feet from its intersection with State Route 35. This site is an inclusionary development site consisting of 115 total units, including **37 affordable family rental units** and 78 market rate units. The development is fully constructed and fully occupied.

Site 4: 241 Cliffwood Properties, LLC (Bruno Site)

The subject property is a 4.48-acre tract located at 241 Cliffwood Avenue (Block 183, Lot 11.01) in the Cliffwood section of Aberdeen Township, south of State Route 35. It is bordered to the north by Cliffwood Avenue, to the west by the New Jersey Transit North Jersey Coast Line and the Somerset Development site, and to the south and east by various single family detached residential developments on Dogwood Court, Locust Street, and Poplar Street. The subject property is located in both the NC Neighborhood Commercial and the R-100 Single-Family Residential zones. As such, a use variance was requested, and subsequently granted by the Zoning Board in November 2014, permitting up to 66 residential units, with a 10-unit affordable housing set-aside requirement. The site subsequently received approval for final major site plan with variances from the Zoning Board in June 2017 for a 52-unit multi-family residential development, with a **10 unit affordable housing set-aside**.

Site 5: Glassworks (The Willows at Glassworks)

This property is located on Block 155, Lot 1 along the south side of Cliffwood Avenue in the Cliffwood section of Aberdeen Township south of State Route 35 and located in the Glassworks Mixed Use Inclusionary Redevelopment Zone. It is bordered to the north by Cliffwood Avenue, to the south by the Garden State Parkway, to the east by the New Jersey Transit North Jersey Coast Line, and to the west by three lots developed with non-residential uses that are south of Cliffwood Avenue between the subject property and the Garden State Parkway.

The subject property was formerly occupied by the Anchor Glass manufacturing facility. In 2006, the Aberdeen Township Council designated Block 155, Lot 1 as an area in need of redevelopment in accordance with the "Local Redevelopment and Housing Law," and subsequently adopted a redevelopment plan in June 2010. The Redevelopment Plan anticipates 500 residential units, with a 22 percent set-aside, or **110 affordable family rental units**. The site received final major site plan approval by the Aberdeen Township Planning Board in September 2013, and construction on Phase 1, which includes all 110 affordable units, commenced in 2017. Though not fully occupied, the Township is currently issuing COs for the affordable units.

Site 6: Highview / Silver Oak

The Silver Oak site encompasses land adjacent to and to the south of the Aberdeen/Matawan train station. The subject site is bordered to the west by Atlantic Avenue and the Matawan Borough municipal border, to the south by various single family residential and apartment properties along Atlantic Avenue, to the east by the Mohingson Creek, and to the north by the New Jersey Transit rail line.

Aberdeen Township adopted the Redevelopment Plan for the Train Station Mixed Use Inclusionary Overlay Redevelopment Area in 1999, with updates in 2002, 2012, and 2015. The Redevelopment Plan envisions **34 affordable family rental units** in Phase III of the Redevelopment Area, which includes the lands to the south of the train tracks.

Site 7: Montone Land Resources

The subject property is a 9.75-acre tract located at 357 County Road (Block 137, Lot 3.01) in the Cliffwood section of Aberdeen Township, south of State Route 35. It is bordered to the north by County Road, to the west by single family residential properties, to the south by the Long Neck Creek, and to the east by a commercial truck restoration and rental facility. The subject property is located in the LI Light Industrial zone. The property owner has prepared a conceptual site plan and the Township will rezone the property to permit an inclusionary multi-family residential development. The proposed development will have a total of 80 units, of which **16 will be affordable family rental units**, yielding a 20 percent set-aside.

Site 8: New Horizons in Autism, 54 Idaho (Group Home)

This project is a group home located at 54 Idaho Lane (Block 56, Lot 33) and administered by New Horizons in Autism. There are three (3) units/bedrooms at this group home, which serves three (3) adults with developmental disabilities. Affordability controls on this site began on June 10, 1998 and last for 20 years until June 9, 2018. The group home is licensed and funded by the Division of Developmental Disabilities. Aberdeen Township is allocating **three (3) units of credit towards the prior round obligation** for this group home.

Site 9: NJ Institute for Disabilities, 105 Avondale (Group Home)

This project is a group home located at 105 Avondale Lane (Block 17, Lot 13) and administered by the New Jersey Institute for Disabilities (NJID) and the Cerebral Palsy Association of Middlesex County. There are four (4) units/bedrooms at this group home, which serves four (4) adults with developmental disabilities. Initial affordability controls on this site began on March 19, 1997 and lasted for 20 years until March 18, 2017. On April 4, 2016, NJID entered into a renewed funding agreement with the New Jersey Department of Human Services in order to extend the funding period to April 4, 2036. NJID has also identified that the group home now has five (5) bedrooms. The group home is licensed and funded by the Division of Developmental Disabilities. Aberdeen Township is allocating **five (5) units of credit towards the prior round obligation** for this group home.

Site 10: Manna House, 640 Cliffwood (Group Home)

Manna House was a transitional housing program located at 640 Cliffwood Avenue (Block 303, Lot 12) that operated for 30 years from 1986 until March 2016. The facility assisted Monmouth County mothers and their children in their transition from homelessness and dependence on county welfare assistance until they acquired their own apartment and full-time employment. In 1991, Manna House received 501(c)3 status under the legal name of Monmouth Neighborhood Housing, Inc. The Manna House served nine (9) families with nine (9) bedrooms from 1986 to 2005, and in 2005 the facility's capacity was increased to ten (10) families with ten (10) bedrooms. In March 2016, due to a decline in referrals from the Monmouth County Division of Social Services, Manna House stopped its operation. Aberdeen Township is allocating **nine (9) units of credits towards the prior round obligation** for this group home.

Site 11: Center for Family Support NJ, 291 Nathan (Group Home)

This project is a group home located at 291 Nathan Court (Block 197, Lot 2.07) and administered by the Center for Family Support. There are three (3) units/bedrooms at this group home, which serves five (5) adults with developmental disabilities. Affordability controls on this site began on July 8, 1999 and last for 20 years until July 7, 2019. The group home is licensed and funded by the Division of Developmental Disabilities. Aberdeen Township is allocating **three (3) units of credits towards the prior round obligation** for this group home.

Site 12: Center for Family Support NJ, 474 Myrtle (Group Home)

This project is a group home located at 474 Myrtle Street (Block 208, Lot 8) and administered by the Center for Family Support. There are three (3) units/bedrooms at this group home, which serves five (5) adults with developmental disabilities. On July 24, 2002, Special Friends, Inc (the former administrator) executed a purchase money mortgage to the Division of Developmental Disabilities, and in 2006, the facility was transferred to Center for Family Support for administration of the group home. The group home is licensed and funded by the Division of Developmental Disabilities. Aberdeen Township is allocating **three (3) units of credits towards the prior round obligation** for this group home.

Site 13: NJ Institute for Disabilities, 15 Avondale (Group Home)

This project is a group home located at 15 Avondale Lane (Block 49, Lot 12) and administered by the New Jersey Institute for Disabilities and the Cerebral Palsy Association of Middlesex County. There are four (4) units/bedrooms at this group home, which serves four (4) adolescents/young men with developmental disabilities. The New Jersey Institute for Disabilities purchased this property outright in May 2011, at which time it adopted a board resolution dedicating this property as a group home. The group home subsequently received a CO from Aberdeen Township in 2012 for use as a group home. The group home is also licensed and funded by the Division of Developmental Disabilities. Aberdeen Township is allocating **4 units of credit towards the prior round obligation** for this group home.

Site 14: Eihab Human Services, 60 Oxford (Group Home)

This project is a group home located at 60 Oxford Lane (Block 89, Lot 24) and administered by EIHAB Human Services. There are four (4) units/bedrooms at this group home, which serves four (4) adult women with developmental disabilities. EIHAB Human Services purchased this property outright in April 2012, and subsequently received a CO from Aberdeen Township in 2012 for use as a group home. The group home is also licensed and funded by the Division of Developmental Disabilities. Aberdeen Township is allocating **four (4) units of credit towards the prior round obligation** for this group home.

Site 15: Eihab Human Services, 370 Fairfield (Group Home)

This project is a group home located at 370 Fairfield Way (Block 330, Lot 22) and administered by EIHAB Human Services. There are four (4) units/bedrooms at this

group home, which serves four (4) adults with developmental disabilities. EI HAB Human Services purchased this property outright in February 2012, and subsequently received a CO from Aberdeen Township in 2012 for use as a group home. The group home is also licensed and funded by the Division of Developmental Disabilities. Aberdeen Township is allocating **four (4) units of credit towards the prior round obligation** for this group home.

Site 16: Market to Affordable

There are four (4) single family detached structures (family for sale) in the Township that have deed restrictions for affordable housing, which are located at the following properties:

1. **6 Water/Bank Street (Block 33, Lot 4.01):** This property was built in 2004 and is subject to an affordable housing agreement executed on May 19, 2004 between the property owner and the Department of Community Affairs (serving as the administrative organization/authority responsible for monitoring occupancy and resale restrictions). The affordable housing agreement serves as a deed restriction that states the affordable housing unit shall not be sold to anyone other than a purchaser who has been certified utilizing the income verification procedures established by the DCA to determine qualified low and moderate income-eligible households. The affordability period lasts at least 30 years, but also constitutes a covenant that runs with the land.
2. **8 Water/Bank Street (Block 33, Lot 5.01):** This property was built in 2001 and is subject to a repayment mortgage executed on September 6, 2001 between the property owner and the Department of Community Affairs. The mortgage has a deed restriction requiring the unit remain affordable to low and moderate income households for at least 30 years, but which also runs with the land.
3. **817 North Concourse (Block 351, Lot 9):** This property is subject to a deed restriction executed on February 24, 2011 between the property owner and the Affordable Housing Alliance (formerly known as the Monmouth Housing Alliance and serving as the administrative agent for the site). The deed restriction requires the unit to remain affordable to low and moderate income households for at least 30 years.
4. **788 Cliffwood Avenue (Block 328, Lot 6):** This property was constructed in 2002 and is subject to a deed restriction executed on January 31, 2001 between the Monmouth County Community Development HOME Program and Innovative Housing Development Corporation. The deed restriction requires that the unit shall remain affordable to low income eligible households for a minimum period of 20 years.

These units are all family sale units. Aberdeen Township is allocating **four (4) units of credit towards the prior round obligation**.

Fulfillment of the Affordable Housing Obligation

The following subsections provide complete details on Aberdeen Township's proposals to fulfill its present, prior round, prospective, and unmet needs.

Fulfillment of the Present Need

As has been previously noted, the Township's present need is 64 units. The Township has previously contracted with Monmouth County to assist with the preparation and administration of its rehabilitation program. Under the Township's rehabilitation program with Monmouth County, the following 10 rehabilitation sites shown in Table 9 have been completed to date:

Table 9: Rehabilitation Program: Completed Units

	Block	Lot	Address	Types of Repairs Made	Development Fees Expended	Date Approved	Final Inspection Date	Lien Term (Years)	Income Level
1.	268	9.01	7 Gaston St	Roof, plumbing, heating, electricity	\$17,400	03/17/2010	11/30/2010	10	Low
2.	330	17	803 Shore Concourse	Plumbing, heating, electricity, windows	\$12,975	04/08/2010	11/30/2010	10	Low
3.	368	4	985 Twilight Way	Plumbing, electricity, windows, siding, floors	\$15,390	06/06/2011	11/18/2012	10	Moderate
4.	1	29	115 Atlantic Ave	Porch, plumbing, heating, electricity, windows, gutters	\$25,650	08/10/2011	01/18/2012	10	Low
5.	180	1	164 Arlington Ave	Roof, plumbing, heating, electricity, windows, paint, interior sheet rock	\$25,600	08/09/2011	05/01/2012	10	Low
6.	13	18	25 Avalon Lane	Heating, electricity, windows, siding	\$23,750	09/21/2011	07/03/2012	10	Low
7.	189	4	86 Kennedy Ave	Electricity, gutters, floors, remove tree, wrap windows	\$19,968	10/06/2011	10/01/2012	10	Low
8.	163	6	95 Rose St	Roof, heating, electricity, windows, sheet rock family room ceiling	\$24,565	10/26/2011	03/28/2012	10	Low

*Housing Element and Fair Share Plan
Aberdeen Township, Monmouth County, New Jersey*

	Block	Lot	Address	Types of Repairs Made	Development Fees Expended	Date Approved	Final Inspection Date	Lien Term (Years)	Income Level
9.	334	11.01	826 Arbordale Dr	Roof, electricity, windows, siding, floors	\$17,125	11/01/2011	03/30/2012	10	Low
10.	79	7	26 Indigo Ln	Roof, plumbing, electricity, windows, gutters, fascia, soffits	\$19,300	03/10/2010	10/04/2010	10	Low
				Sum	\$201,723				

Moving forward, the Township will engage a qualified professional affordable housing consultant to administer the Township's housing rehabilitation program, and to ensure that it adheres to regulatory requirements for housing rehabilitations (including the rehabilitation of rental units). The rehabilitation program will be funded using development fee trust fund monies. Additionally, the Township will adopt a resolution of intent to bond if necessary to fully fund the rehabilitation program.

Furthermore, the Township will complete a minimum of an additional 54 housing rehabilitations to meet its present need in accordance with the present need compliance implementation schedule in Table 10.

Table 10: Present Need Compliance Schedule

Year	2018	2019	2020	2021	2022	2023	2024	2025	Total
Units Scheduled	6	6	7	7	7	7	7	7	54

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

Fulfillment of the Prior Round Obligation

As has been previously noted, Aberdeen Township's prior round obligation is 270 units. The Township proposes to completely satisfy its prior round obligation of 270 units with a number of mechanisms, as summarized in both Table 11 and Appendix C.

Table 11: Prior Round Obligation Compliance

	Unit Type	Credits
Site 1: South River Metals (Hudson Ridge Residences at Aberdeen)	Senior Rental	67
	Family Rental	42
	Family Rental Bonus Credits	42
Site 2: The Villages at Aberdeen / C&M Real Estate, LLC	Family Rental	8
	Family Rental Bonus Credits	8
Site 3: The Bluffs / RCM Group, LLC	Family Rental	37
	Family Rental Bonus Credits	17
Site 4: 241 Cliffwood Properties, LLC (Bruno Site)	Family Rental	10
Site 8: New Horizons in Autism (54 Idaho)	Supportive/Special Needs Housing	3
Site 9: Cerebral Palsy Association (105 Avondale)	Supportive/Special Needs Housing	5
Site 10: Manna House (640 Cliffwood)	Supportive/Special Needs Housing	9
Site 11: Center for Family Support NJ (291 Nathan)	Supportive/Special Needs Housing	3
Site 12: Center for Family Support NJ (474 Myrtle)	Supportive/Special Needs Housing	3
Site 13: Cerebral Palsy Association (15 Avondale)	Supportive/Special Needs Housing	4
Site 14: Eihab Human Services (60 Oxford)	Supportive/Special Needs Housing	4
Site 15: Eihab Human Services (370 Fairfield)	Supportive/Special Needs Housing	4
Site 16: Market to Affordable	Family Sale	4
Total Units		203
Total Bonus Credits		67
Total Credits		270

As is shown above, the Township fully addresses its prior round obligation of 270 units with a mix of senior rental units, family rental units, supportive/special needs housing units, family sale units, and rental bonus credits units.

When the prior round obligation of 270 is considered, it is determined that the Township has a rental obligation of 68 units (n.b., this represents a minimum of 25 percent, rounded up) and is entitled to 67 rental bonus credits, which cannot exceed the rental bonus obligation (pursuant to N.J.A.C. 5:93-5.15(d)). The senior cap for the prior round is 67 units (n.b., this represents a cap of 25 percent, rounded down).

Fulfillment of the Realistic Development Potential

As has been previously noted, Aberdeen Township's prospective need is 330 units. The Township is applying a Vacant Land Adjustment (VLA) to the prospective need. The VLA identifies a RDP of 212 units, of which 16 units are attributed to vacant land and 196 units result from proposed affordable housing sites that are not yet built. The Township intends to fully comply with its RDP of 212 units, as summarized in both Table 12 and Appendix C.

Table 12: RDP Compliance

	Unit Type	Credits
Site 1: South River Metals (Hudson Ridge Residences at Aberdeen)	Senior Rental	8
	Family Rental	28
	Family Rental Bonus Credits	28
Site 5: Glassworks / Somerset / Ingerman (The Willows at Glassworks)	Family Rental	110
	Family Rental Bonus Credits	25
Site 6: Highview / Silver Oak	Family Rental	34
Site 7: Montone Land Resources	Family Rental	16
Total Units		196
Total Bonus Credits		53
Total Credits		249
Surplus Units (to apply to unmet need)		37

As is shown above, the Township fully addresses, and in fact surpasses, its RDP of 212 units with a mix of senior rental units, family rental units, and rental bonus credits for family units pursuant to N.J.A.C.5:93-5.15(d)1. The Township has identified 249 total credits to address its RDP, leaving a surplus of 37 units to apply to the unmet need.

When the RDP of 212 units is considered, it is determined that the Township has a rental obligation of 53 units and is also entitled to 53 rental bonus credits. The senior cap for the Township's RDP is 53 units.

Fulfillment of Unmet Need

As has been previously noted, the Township has an unmet need of 118 units (Prospective Need Obligation of 330 - RDP of 212 = 118 units). As stated above, the Township is applying 37 surplus units from the prospective round to its unmet need, leaving a remaining unmet need of 81 units (Unmet Need of 118 - 37 surplus credits = 81 units of remaining unmet need).

In order to fulfill its remaining unmet need of 81, Aberdeen Township will adopt affordable housing overlay zones at locations outlined below and as mapped in Appendix B:

1. Site A: Lower Main Street (NC Zone) Mixed-Use Affordable Housing Overlay Zone:

This area comprises the entirety of the NC Neighborhood Commercial Zone district, a total area consisting of approximately 8.9 acres along the Lower Main Street corridor. The NC Zone extends from the intersection of Lower Main Street with Atlantic Avenue at the municipal boundary with Matawan Borough, to the north until the municipal boundary with Keyport Borough. Aberdeen Township will adopt an overlay zone that permits mixed-use development (including residential development above ground floor retail or office space), with a maximum permitted density of 16 units per acre and a maximum permitted building height of three (3) stories, while requiring a mandatory affordable housing set-aside as outlined below.

2. Site B: Industrial Site along Lloyd Road and Garden State Parkway:

These properties consist of Block 11, Lots 1 and 2, constituting a land area of approximately 7.9 acres. The properties are currently zoned LI Light Industrial. The Township will adopt an overlay zone permitting multi-family residential development with a maximum permitted density of 16 units per acre and an affordable housing set-aside requirement as outlined below.

3. Site C: Residential Properties Adjacent to Glassworks:

These properties consist of Block 155, Lots 2 through 5, constituting a land area of approximately 3 acres along Cliffwood Avenue and the Glassworks Redevelopment Area. The properties are currently zoned MFG Manufacturing. The Township will adopt an overlay zone permitting mixed used development (permitting residential development above ground floor retail) with a maximum permitted density of 16 units per acre and a maximum permitted building height of three (3) stories, while requiring a mandatory affordable housing set-aside requirement as outlined below.

4. Site D: Commercial Site along Route 35:

These properties (Block 231, Lots 2 through 4), home to the former Suburban Propane Site, constitute a land area of approximately 7.5 acres. The properties are currently zoned HC Highway Commercial. The Township will adopt an overlay zone permitting mixed use development (permitting residential development above ground floor retail) with a maximum permitted density of 16 units per acre and a maximum permitted building height of four (4) stories, while requiring a mandatory affordable housing set-aside requirement as outlined below.

5. Site E: Office Property along Line Road:

This property (Block 12, Lot 7.01), is approximately 3.61 acres in land area and is located in the RO Research/Office Zone District. The Township will adopt an overlay zone permitting multi-family residential development with a maximum permitted density of 12 units per acre and an affordable housing set-aside requirement as outlined below.

The aforementioned overlay zones will be subject to the following conditions:

1. A minimum of 15 percent of rental units and 20 percent of for-sale units shall be affordable to very low, low, and moderate-income households.
2. At least 50 percent of the affordable units shall be affordable to very low and low-income households. If only one (1) affordable unit is created in a project, the unit shall be a very low or low-income unit.
3. The units designated as very low, low, or moderate-income units may be rented or sold only to very low, low, or moderate-income households at the time of the initial occupancy.
4. The affordable units shall be affirmatively marketed to the housing region in accordance with the Township's Affirmative Marketing Plan.
5. Affordability controls shall be maintained for a minimum of 30 years.
6. Rental increases shall be in accordance with percentages approved by COAH or other applicable affordable housing authority or entity.
7. All affordable units shall be subject to the provisions of the Township's Affordable Housing Ordinance.

Additionally, Aberdeen Township will adopt a mandatory affordable housing requirement for new multi-family residential development covering the rest of the Township. This Township-wide ordinance will require any multifamily residential developments yielding more than five (5) new units at a density of six (6) units per acre or more to provide an affordable (i.e., very low, low, or moderate-income units) set-aside of either: 15 percent for rental units; or, 20 percent for for-sale units.

In the event a project subject to either the overlay zones or the mandatory set-aside requirements results in the creation of only one (1) affordable unit, that unit will be a very low or low-income unit.

Senior Cap

N.J.A.C. 5:97-3.10 stipulates that a maximum of 25 percent of a municipality's need may be met with age-restricted housing. As has been previously demonstrated in this Housing Element and Fair Share Plan, Aberdeen Township's prior round and prospective need compliance mechanisms comply with this limitation. The Township's overall obligation is 600 units (prior round obligation of 270 + prospective need obligation of 330 = 600). It follows that 150 (25 percent of 600 units) may be met with age-restricted housing. The total number of senior units in the plan is 75, including 67 units applied to the prior round and 8 units applied to the RDP.

Low Income Housing Requirement

Pursuant to 5:93-2.20 Low- and moderate-income split, the municipal calculated need obligation shall be divided equally between low- and moderate-income households. In other words, at least 50 percent of the completed units addressing the affordable housing obligation must be affordable to low-income households in accordance with the applicable rules and regulations. Based on the 85 completed affordable units, 43 low-income units are required (50 percent of 85, rounded up), whereas 63 low or very low units have been provided, as is shown in Table 13.

Table 13: Very Low, Low, and Moderate-Income Split: Completed Sites

		Total Units	Moderate / Low / Very Low				Senior / Family	
			Mod.	Low	Very Low		Senior	Family
					Very Low Total	Very Low Family		
Site 2	The Villages at Aberdeen / C&M Real Estate	8	4	4	0	0	0	8
Site 3	The Bluffs / RCM Group	37	18	19	0	0	0	37
Site 8	New Horizons in Autism (54 Idaho)	4	0	0	4	4	0	4
Site 9	Cerebral Palsy Association (105 Avondale)	5	0	0	5	5	0	5
Site 10	Manna House (640 Cliffwood)	9	0	0	9	9	0	9
Site 11	Center for Family Support NJ (291 Nathan)	3	0	0	3	3	0	3
Site 12	Center for Family Support NJ (474 Myrtle)	3	0	0	3	3	0	3
Site 13	Cerebral Palsy Association (15 Avondale)	4	0	0	4	4	0	4
Site 14	Eihab Human Services (60 Oxford)	4	0	0	4	4	0	4
Site 15	Eihab Human Services (370 Fairfield)	4	0	0	4	4	0	4
Site 16	Market to Affordable	4	0	4	0	0	0	4
Sum of Completed Sites		85	22	27	36	36	0	85

In addition, P.L. 2008, c. 46, creates a requirement that at least 13 percent of affordable housing units be reserved for occupancy by very low-income households with a gross household income of no more than 30 percent of the regional median household income. Based on the 315 affordable units that are proposed (not yet completed) and identified in this Housing Element and Fair Share Plan, a minimum of 41 very low-income units is required (13 percent of 315, rounded up), and a minimum of 117 low-income units is required (37 percent of 315, rounded up). These requirements as they relate to the five (5) proposed affordable housing sites (all of which have site suitability analyses, located in Appendix D) are shown in Table 14.

Table 14: Very Low, Low, and Moderate-Income Split: Proposed Sites

		Total Units	Moderate / Low / Very Low				Senior / Family	
			Mod.	Low	Very Low		Senior	Family
					Very Low Total	Very Low Family		
Site 1	South River Metals (Hudson Ridge Residences)	145	72	54	19	10	75	70
Site 4	241 Cliffwood Properties (Bruno Site)	10	5	3	2	2	0	10
Site 5	Glassworks / Somerset / Ingerman (The Willows)	110	55	42	13	13	0	110
Site 6	Highview / Silver Oak	34	17	12	5	5	0	34
Site 7	Montone Land Resources	16	8	5	3	3	0	16
Sum of Proposed Sites		315	157	116	42	33	75	240

Aberdeen Township notes that it is fully compliant with P.L. 2008, c. 46. Additionally, Aberdeen Township is committed to complying with its low- and very low-income housing requirement. Moving forward, the Township will require all affordable housing developments with more than eight (8) units to require a 13 percent very low-income set-aside.

Right to Additional Credits

Aberdeen Township reserves its right to identify and claim any additional credits to which it may be entitled pursuant to applicable law, rules and regulations. Such additional credits may include, but shall not be limited to, credits without controls, or credits for supportive and special needs housing.

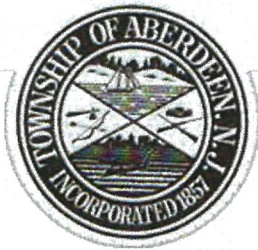
Appendix A: Vacant Land Adjustment

Vacant Land Analysis Inventory

Prepared December 2015

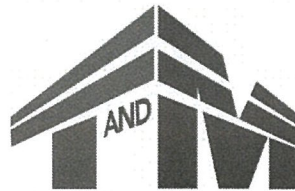
Revised April 2018

Prepared for:



Aberdeen Township
Monmouth County, New Jersey

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Introduction

COAH regulations permit municipalities to request an adjustment from their housing need due to a lack of available vacant and developable land. Pursuant to N.J.A.C. 5:93-4.2, municipalities requesting an adjustment of their fair share obligation due to lack of available land must submit an inventory of vacant and undeveloped parcels by lot and block, with property ownership and acreage. This document serves as Aberdeen Township's vacant land inventory and analysis to reflect the conditions in 2015.

Identification of Vacant Land

This inventory reviewed the 2015 MOD IV Tax Data records for Vacant (Property Class: 1), Public (Property Class 15C), and Farmland (Property Classes 3A and 3B) lands in Aberdeen Township. All Class 1, 3A/3B, and 15C properties in the Township are listed in the accompanying Vacant Land Inventory Table in Appendix A. Of the 7,342 MOD IV Tax Data records for properties in the Township, 348 are classified as Class 1/Vacant, 18 as 3A/3B/Farm, and 261 as 15C/public property. These sites were joined to available parcel data in a Geographic Information System (GIS) in order to review development capability and potential.

Permitted Exclusions

COAH regulations establish the criteria by which sites or portions of sites in a municipal vacant land inventory may be excluded from the calculation of the municipality's Realistic Development Potential (RDP). Environmentally sensitive areas may be excluded from consideration, including flood hazard areas, wetlands, and areas characterized by steep slopes (defined in COAH's regulations as slopes with a grade of greater than fifteen percent) that render a site or a portion of a site unsuitable for low and moderate income housing. In addition, small isolated lots having an insufficient acreage to generate an affordable housing set-aside as part of an inclusionary development may be excluded. Landlocked parcels or sites with limited or no access may also be excluded from the calculation of the RDP. Furthermore, properties identified on the Recreational and Open Space Inventory (ROSI) as part of the NJDEP Green Acres Program are also excluded.



Appendix B maps the individual environmental constraints described above in relation to all of the properties in the Township that were assessed as Class 1, 3A/3B, or 15C. Appendix A further outlines any applicable remarks pertaining to the need to exclude any of these properties from the Township's RDP and states a final calculation of developable acres for each property. These properties are numbered and coincide with the mapping in Appendix C.

Vacant Land as RDP

The assessment of vacant land and adequately applying permitted exclusions results in a preliminary RDP of 16 units. These 16 units are distributed among nine (9) scattered properties (consolidated into six (6) sites for this VLA where contiguous properties could be viewed as one developable site) throughout the Township and total 18.72 acres in area. To arrive at an RDP of 16 units for vacant land, a density of six (6) units per acre was applied to each site with a twenty percent set-aside, which is COAH's minimum presumptive density in calculating RDP. The six sites shown in Table 1 contribute to the Township's RDP and are also depicted in Appendix C, as identified by the map key in the table below:

Table 1: Class 1, 3A/3B, & 15C Lands Contributing to RDP

Map Key	Block	Lot	Property Address	Site Area (Acres)	Area Exclusions pursuant to N.J.A.C. 5:93-4.2(e)	Net Area Remaining / Developable Acres	20% Cap Pursuant to N.J.A.C. 5:93-4.2(f)	RDP
24	122	2	N/JAMESBURG RD	1.73	0.01	1.72	0.34	2
	122	3	42 TEXAS RD	5.30	0.49	4.81	0.96	5
27	127	13	172 WILSON AVE	4.82	0.68	4.13	0.83	4
40	198	12	MEINZER ST	3.56	1.33	2.23	0.45	2
42	237	2	HWY 35 & AMBOY AVE	0.28	0.00	0.28	0.31	1
	237	3	HWY 35 & AMBOY AVE	0.51	0.00	0.51		
	237	14	HWY 35 & AMBOY AVE	0.78	0.00	0.78		
43	241	1	369 HWY 35	0.85	0.00	0.85	0.17	1
49	273	4	15 LOWER MAIN ST	0.89	0.00	0.89	0.18	1
Subtotal:				18.72 acres	2.52 acres	16.21 acres	-	16 units



Proposed Affordable Housing as RDP

In addition to the calculation of Class 1, 3A/3B, and 15C properties (and the 16 units which said properties contribute to the RDP), this VLA also takes into consideration undeveloped redevelopment projects and proposed affordable housing sites in the calculation of the RDP. Aberdeen Township has a very active history of utilizing redevelopment to address its affordable housing obligation. While there are a number of designated Redevelopment Areas with completed affordable housing units in place, the Township can identify four (4) sites where affordable housing units are anticipated. These sites, listed below and as described in detail in the Township's "Summary of Plan" (compliance spreadsheets), contribute 196 credits to the RDP. The values for RDP for Redevelopment Areas and proposed affordable housing is not calculated based on property size, minimum presumptive set asides, and densities, as is the case with Class 1, 3A/3B, and 15C properties shown above. Instead, the RDP value for the Redevelopment Areas and proposed affordable housing sites reflects the proposed number of affordable housing units anticipated to be provided once the sites are redeveloped¹. RDP values for Redevelopment Areas are broken down as seen in Table 2.

Table 2: Redevelopment Areas Contributing to RDP

Map Key	Block	Lot	Redevelopment Area	Property Address	Site Area (Acres)	RDP
7	39	1	South River Metals	100 CHURCH ST	13.68	36
35	155	1	Anchor Glass / Glassworks	145 CLIFFWOOD AVE	50.50	110
45	259	1	Commerce and Transportation Center Redevelopment Area (Highview at Aberdeen / Silver Oak Properties)	S/S HARRISON AVE	0.48	34
	259	2		12 HARRISON AVE	0.32	
	263	2		NS HARRISON AVE	3.81	
	263	4		BROWN PL	0.35	
	263	5		BROWN PL	0.12	
	263	6		BROWN PL	0.12	
N/A	197	3.01	Montone Land Resources Site	357 COUNTY ROAD	9.75	16
Subtotal:					79.13 acres	196 units

¹ It is noted that the total count of anticipated/proposed affordable housing units at the South River Metals Redevelopment Area is 145. However, only 36 units are applied towards Aberdeen Township's RDP, while 109 units go towards the Township's compliance with its prior round obligation.



As these sites constitute Redevelopment Areas and proposed affordable housing sites where redevelopment has not yet been completed, the anticipated number of compliance mechanisms at these four sites is counted towards calculation of the RDP, as detailed in the table below.

RDP Calculation and Conclusion

This VLA identifies a final RDP of 212 units, calculated as described above and including Class 1, 3A/3B, and 15C properties, as well as redevelopment sites and proposed affordable housing sites that have not yet been completed. The sites listed below in Table 3 contribute to the Township's RDP and are also depicted in Appendix C, as identified by the map key in the table below.

Table 3: Total of Lands Contributing to RDP

Map Key	Block	Lot	Property Address	Site Area (Acres)	Area Exclusions pursuant to N.J.A.C. 5:93-4.2(e)	Net Area Remaining / Developable Acres	20% Cap Pursuant to N.J.A.C. 5:93-4.2(f)	RDP
7	39	1	100 CHURCH ST	13.68	7.82	5.85	-	36
24	122	2	N/JAMESBURG RD	1.73	0.01	1.72	0.34	2
	122	3	42 TEXAS RD	5.30	0.49	4.81	0.96	5
27	127	13	172 WILSON AVE	4.82	0.68	4.13	0.83	4
35	155	1	145 CLIFFWOOD AVE	50.50	0.00	50.50	-	110
40	198	12	MEINZER ST	3.56	1.33	2.23	0.45	2
42	237	2	HWY 35 & AMBOY AVE	0.28	0.00	0.28	0.31	1
	237	3	HWY 35 & AMBOY AVE	0.51	0.00	0.51		
	237	14	HWY 35 & AMBOY AVE	0.78	0.00	0.78		
43	241	1	369 HWY 35	0.85	0.00	0.85	0.17	1
45	259	1	S/S HARRISON AVE	0.48	0.00	0.48	-	34
	259	2	12 HARRISON AVE	0.32	0.00	0.32		
	263	2	NS HARRISON AVE	3.81	0.47	3.33		
	263	4	BROWN PL	0.35	0.06	0.30		
	263	5	BROWN PL	0.12	0.00	0.12		
	263	6	BROWN PL	0.12	0.00	0.12		
49	273	4	15 LOWER MAIN ST	0.89	0.00	0.89	0.18	1
N/A	197	3.01	357 COUNTY ROAD	9.75	3.70	6.05	-	16
Total:				97.85 acres	14.56 acres	83.29 acres	-	212 units

Appendix A: Vacant Land Inventory 2015

Map Key	Block	Lot	QCode	Property Class	Property Address	Owner	Site Area (Acres)	Area Exclusions pursuant to N.J.A.C. 5:93-4.2(e)	Net Area Remaining	Notes/Exclusions	Developable Acres	20% Cap Pursuant to N.J.A.C. 5:93-4.2(f)	RDP
1	1	15.01		1	ATLANTIC AVE	CROSSING @ ABERDEEN %HOMESTEAD MGMT	5.83	0.00	5.83	Common property; parking lot	0	0	0
2	5	4		15C	LLOYD & GERARD/H H TRAIL	COUNTY OF MONMOUTH RECREATION COMM	1.20	0.00	1.20	Henry Hudson Trail	0	0	0
3	10	2.18		1	NUTMEG RD	SANTE FE JUNCTION HOMEOWNERS INC	5.09	1.00	4.09	Wetland area; narrow, irregularly shaped lot	0	0	0
4	12	8.01		1	LINE RD	HEATHER GLEN ASSOC C/O J OCHMAN	4.65	3.04	1.60	Wetland area; flood hazard area; land locked	0	0	0
5	12	9.01	QFARM	3B	676 LLOYD RD	SAMAHA, JOHN A	4.73	1.57	3.16	Wetland area; flood hazard area; active commercial/farm site	0	0	0
	12	13	QFARM	3B	650 LLOYD RD	SAMAHA, RICHARD	7.74	2.06	5.68	Wetland area; flood hazard area; active commercial/farm site	0	0	0
6	14	50		15C	ANDOVER LN	TOWNSHIP OF ABERDEEN-UTILITIES DEPT	1.07	0.03	1.04	Aberdeen Township Utilities Department; wetland area; flood hazard area	0	0	0
7	39	1		15C	100 CHURCH ST	TOWNSHIP OF ABERDEEN	13.68	7.82	5.85	South River Metals Redevelopment Area; wetland area; flood hazard area; steep slope area	5.85	0	18
8	39	7		15C	130 CHURCH ST	TOWNSHIP OF ABERDEEN	0.07	0.00	0.07	Aberdeen Township Municipal Building	0	0	0
	39	8		15C	132 CHURCH ST	TOWNSHIP OF ABERDEEN	0.20	0.01	0.19	Aberdeen Township Municipal Building; wetland area	0	0	0
	39	9		15C	S CHURCH ST	TOWNSHIP OF ABERDEEN	0.44	0.03	0.41	Aberdeen Township Municipal Building; wetland area	0	0	0
	39	10		15C	144 CHURCH ST	TOWNSHIP OF ABERDEEN	0.42	0.03	0.39	Aberdeen Township Municipal Building; wetland area	0	0	0
	39	11		15C	ONE ABERDEEN SQ	TOWNSHIP OF ABERDEEN	3.53	0.67	2.86	Aberdeen Township Municipal Building; wetland area	0	0	0
9	45	1	QFARM	3B	171 CHURCH ST	CHEVALIER-BUSCH, ROBERT C. & LEAH C	4.74	0.38	4.36	Flood hazard area; active commercial/farm site	0	0	0
10	55	1		15C	490 LLOYD RD	BD OF FIRE COMMISSIONERS DIST I	0.98	0.00	0.98	Aberdeen Township Fire District	0	0	0
	55	2		15C	260 CHURCH ST	SOUTH MATAWAN FIRST/AID-EMS BUILDIN	0.53	0.00	0.53	Aberdeen Township Fire District	0	0	0
11	66	10		1	553 S ATLANTIC AVE	FLORENCE COURT @ ABERDEEN, INC	1.86	0.00	1.86	Newly subdivided townhomes	0	0	0
12	74	39		1	IVYHILL DR	NEW JERSEY AMERICAN WATER COMPANY	5.52	4.55	0.97	Wetland area; flood hazard area; stream; narrow, irregularly shaped lot	0	0	0

Appendix A: Vacant Land Inventory 2015

Map Key	Block	Lot	QCode	Property Class	Property Address	Owner	Site Area (Acres)	Area Exclusions pursuant to N.J.A.C. 5:93-4.2(e)	Net Area Remaining	Notes/Exclusions	Developable Acres	20% Cap Pursuant to N.J.A.C. 5:93-4.2(f)	RDP
13	78	22		1	IDLEBROOK LA	NEW JERSEY AMERICAN WATER COMPANY	1.02	0.00	1.02	New Jersey American Water Company (water tower)	0	0	0
14	96	15		15C	FORDHAM DR	TOWNSHIP OF ABERDEEN	1.50	0.43	1.07	Wetland area; stream; narrow, irregularly shaped lot	0	0	0
15	114	8		1	HIGHWAY 34	ERN & SONS LLC	2.55	0.33	2.21	Landlocked; steep slope area	0	0	0
16	114	4		1	1313 HIGHWAY 34	VILLAGES AT ABERDEEN	6.39	2.51	3.88	Common property/parking lot; steep slope area	0	0	0
17	114	6		1	1337 HIGHWAY 34	NEWBERRY HOLDINGS LLC	1.39	0.22	1.17	P/O Route 34 Redevelopment Area (envisions luxury apartments); steep slope area	0	0	0
	114	7.01	QFARM	3B	1355 HIGHWAY 34	NEWBERRY HOLDINGS LLC	7.49	4.94	2.55	P/O Route 34 Redevelopment Area (envisions luxury apartments); steep slope area	0	0	0
	114	13	QFARM	3B	S VAN BRACKLE RDF	NEWBERRY HOLDINGS LLC	18.62	6.56	12.06	P/O Route 34 Redevelopment Area (envisions luxury apartments); steep slope area	0	0	0
18	114	7.02		1	OFF HIGHWAY 34	NEW JERSEY AMERICAN WATER COMPANY	1.58	0.49	1.09	New Jersey American Water Company (water tower)	0	0	0
19	114	9	QFARM	3B	OFF HIGHWAY 34	MANZO BUSINESS VENTURES, LLC	26.61	14.70	11.92	Steep slope area; land locked	0	0	0
	114	11	QFARM	3B	218 VAN BRACKLE RD	MANZO BUSINESS VENTURES, LLC	10.79	7.54	3.25	Steep slope area; wetland area; unencumbered area is irregularly shaped	0	0	0
20	114.01	311		1	WYNDHAM ASSOCIATION	WYNDHAM ASSOCIATION	31.49	0.72	30.76	Common property/parking lot; steep slope area	0	0	0
21	115.01	11.01		1	1310 RANDALL WAY	RANDALLWOOD TOWNHOUSES ASSN	2.51	0.35	2.16	Common property/parking lot; steep slope area	0	0	0
22	117	18.01		1	WEST ASPEN WAY	KARA OF MONMOUTH, LLC	8.23	4.93	3.29	Common property/parking lot; steep slope area; wetland area	0	0	0
23	122	1.02		1	20 TEXAS RD	KDN, INC	3.09	0.00	3.09	Utilities; forested	0	0	0
24	122	2	QFARM	3B	N/JAMESBURG RD	MANZO BUSINESS VENTURES, LLC	1.73	0.01	1.72	Wetland area; forested/vacant	1.72	0.34	2
	122	3	QFARM	3B	42 TEXAS RD	MANZO BUSINESS VENTURES, LLC	5.30	0.49	4.81	Wetland area; forested/vacant	4.81	0.96	5

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Map Key	Block	Lot	QCode	Property Class	Property Address	Owner	Site Area (Acres)	Area Exclusions pursuant to N.J.A.C. 5:93-4.2(e)	Net Area Remaining	Notes/Exclusions	Developable Acres	20% Cap Pursuant to N.J.A.C. 5:93-4.2(f)	RDP
25	122	17	QFARM	3B	183 WILSON AVE	GUGLIELMO, MICHAEL E	7.66	0.61	7.05	Wetland area; active commercial/farm site	0	0	0
	122	18	QFARM	3B	WILSON AVE	GUGLIELMO, MICHAEL E	1.06	0.20	0.86	Wetland area; flood hazard area; active commercial/farm site	0	0	0
26	124	3		1	GREENWOOD AVE	CRINE REALTY INC	1.06	0.00	1.06	Landlocked	0	0	0
27	127	13		1	172 WILSON AVE	MANZO BUSINESS VENTURES, LLC	4.82	0.68	4.13	Wetland area	4.13	0.83	4
28	130	1		1	72 WILSON AVE	STULTZ, EST OF C/O BENNET, R EXECUTOR	10.20	3.92	6.28	Wetland area; stream; remaining area irregularly shaped	0	0	0
29	131	8		1	EUCLID AVE	MILLER, LUCIA C	0.17	0.00	0.17	Not sewered; not in common ownership; undersized lots for zoning requirements	0	0	0
	131	9		1	118 EUCLID AVE	MANCUSO, JESSE	0.11	0.00	0.11				
	131	12		1	102 EUCLID AVE	ROOT, BRIAN & YURIKO	0.16	0.00	0.16				
	131	13		1	107 GRAND AVE	FERNANDES, ANTONIO	0.33	0.00	0.33				
	131	14		1	GRAND AVE	FERNANDES, ANTONIO	0.17	0.00	0.17				
	131	15		1	105 WILLOW AVE	FERNANDES, ANTONIO	0.17	0.00	0.17				
	131	16		1	111 WILLOW AVE	FERNANDES, ANTONIO	0.11	0.00	0.11				
	131	17		1	WILLOW AVE	FERNANDES, ANTONIO	0.06	0.00	0.06				
30	136	1		1	10 WILLOW AVE	PREMIER INTERNATIONAL C/O FRIEDMAN	0.15	0.00	0.15	Not sewered; not in common ownership; undersized lots for zoning requirements	0	0	0
	136	2		1	205 HAMILTON AVE	PREMIER INTERNATIONAL C/O FRIEDMAN	0.14	0.00	0.14				
	136	3		1	209 HAMILTON AVE	FRIEDMAN, ROBERT E & JONATHAN A	0.14	0.00	0.14				
	136	4		1	9 ANNA AVE	FRIEDMAN, ROBERT E & JONATHAN A	0.15	0.00	0.15				
	136	5		1	19 ANNA AVE	KARA OF MADISON LLC	0.59	0.00	0.59				
	136	6		1	35 ANNA AVE	MANZO, MARY ANN ET ALS	0.30	0.00	0.30				
	136	7		1	47 ANNA AVE	MANZO, DOMINICK & CARMELLA	0.41	0.00	0.41				
	136	8		1	210 GRAND AVE	MANZO, DOMINICK & CARMELLA	0.17	0.00	0.17				
	136	9		1	212 GRAND AVE	MANZO, DOMINICK & CARMELLA	0.17	0.00	0.17				
	136	15		1	20 WILLOW AVE	KARA OF MADISON	0.57	0.00	0.57				
31	137	1		1	102 WILLOW AVE	KNEBEL, HAROLD & MARY	0.17	0.00	0.17	Not sewered; not in common ownership; undersized lots for zoning requirements	0	0	0
	137	2		1	205 GRAND AVE	MANZO, DOMINICK & CARMELLA	0.17	0.00	0.17				
	137	3		1	101 ANNA AVE	MANZO, DOMINICK & CARMELLA	0.34	0.00	0.34				
	137	4		1	111 ANNA AVE	MANZO, DOMINICK & CARMELLA	0.46	0.00	0.46				
	137	5		1	121 ANNA AVE	MANZO, DOMINICK & CARMELLA	0.28	0.00	0.28				
	137	6		1	129 ANNA AVE	MANZO, DOMINICK & CARMELLA	0.22	0.00	0.22				
	137	16		1	134 WILLOW AVE	HACKMANN, RICHARD J & SUSAN E	0.05	0.00	0.05				
	137	17		1	132 WILLOW AVE	HACKMANN, RICHARD J & SUSAN E	0.06	0.00	0.06				
	137	20		15C	116 WILLOW AVE	TOWNSHIP OF ABERDEEN	0.29	0.00	0.29				

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32	137	8		1	147 ANNA AVE	PRUSSING, KATHLEEN & JARETT	0.22	0.00	0.22	Wetland area; not sewerded; not in common ownership; undersized lots for zoning requirements; unencumbered area is narrow and irregularly shaped	0	0	0
	137	9		15C	ANNA AVE	TOWNSHIP OF ABERDEEN	0.15	0.02	0.13				
	137	10		15C	ANNA AVE	TOWNSHIP OF ABERDEEN	0.39	0.27	0.12				
	137	11.01		1	172 WILLOW AVE	EFSTATIOU, ATHAN A & MARY D	0.51	0.28	0.24				
	137	12.01		1	160 WILLOW AVE	EFSTATIOU, ATHAN & MARY	0.24	0.00	0.24				
	138	5		15C	CHARLES ST	TOWNSHIP OF ABERDEEN	0.07	0.06	0.00				
	138	6		15C	CHARLES ST	TOWNSHIP OF ABERDEEN	0.06	0.05	0.01				
	138	7		15C	137 CHARLES ST	TOWNSHIP OF ABERDEEN	0.25	0.24	0.01				
	138	8		15C	144 ANNA AVE	TOWNSHIP OF ABERDEEN	0.50	0.23	0.27				
	138	9		15C	ANNA AVE	TOWNSHIP OF ABERDEEN	0.11	0.00	0.11				
	138	10		1	132 ANNA AVE	MAYER, JOSEPH	0.11	0.01	0.10				
33	139	11		1	59 CHARLES ST	MANZO, DOMINICK & CARMELLA	0.09	0.00	0.09	Not sewerded; not in common ownership; undersized lots for zoning requirements	0	0	0
	139	12		1	306 GRAND AVE	MANZO, CARMELLA & DOMINICK F	0.42	0.00	0.42				
	139	13		1	52 ANNA AVE	PREMIER INTERNATIONAL C/O FRIEDMAN	0.22	0.00	0.22				
	139	14		1	46 ANNA AVE	MANZO, DOMINICK & CARMELLA	0.05	0.00	0.05				
	139	15		1	44 ANNA AVE	MANZO, DOMINICK & CARMELLA	0.08	0.00	0.08				
	139	16		1	40 ANNA AVE	MANZO, DOMINICK & CARMELLA	0.08	0.00	0.08				
	139	17		1	36 ANNA AVE	MANZO, DOMINICK & CARMELLA	0.15	0.00	0.15				
	139	18		1	26 ANNA AVE	FLEMING, GORDON M & SUSAN	0.33	0.00	0.33				
34	146	1		1	48 CHARLES ST	FERNANDES, ANTONIO & MARGARIDA	0.33	0.00	0.33	Not sewerded; not in common ownership; undersized lots for zoning requirements	0	0	0
	146	3		1	59 TAFT PL	KARA OF MADISON LLC	0.17	0.00	0.17				
	146	4		15C	GRAND AVE	TOWNSHIP OF ABERDEEN	0.08	0.00	0.08				
	146	5		1	60 CHARLES ST	KARA OF MADISON LLC	0.43	0.00	0.43				
35	155	1		4B	145 CLIFFWOOD AVE	SOMERSET ANCHOR LLC	50.50	0.00	50.50	Anchor Glass / Glassworks Redevelopment Area	50.5	0	110
36	167	10		15C	MONMOUTH ST	TOWNSHIP OF ABERDEEN	0.09	0.00	0.09	Stream	0.40	0.08	0
	167	11		15C	MONMOUTH ST	TOWNSHIP OF ABERDEEN	0.11	0.00	0.11	Stream			
	167	12		15C	MONMOUTH ST	TOWNSHIP OF ABERDEEN	0.06	0.00	0.06	Stream			
	167	13		15C	MONMOUTH ST	TOWNSHIP OF ABERDEEN	0.06	0.00	0.06	Stream			
	167	14		1	MONMOUTH ST	HAMMOND, TAMALA J	0.11	0.00	0.11	Stream			
	167	15		1	MONMOUTH ST	HAMMOND, TAMALA J	0.11	0.00	0.11	N/A			
	167	16		1	MONMOUTH ST	HAMMOND, TAMALA J	0.11	0.00	0.11	N/A			
	167	18		1	ROSE ST	HAMMOND, TAMALA J	0.09	0.00	0.09	N/A			
	167	19		15C	ROSE ST	TOWNSHIP OF ABERDEEN	0.09	0.00	0.09	N/A			
37	183.01	1		1	RETENTION BASIN	B. MEADOWS LLC/ORCH@ABER%IDEAL MGMT	1.43	0.00	1.43	Retention basin	0	0	0
38	184	1		1	268 CLIFFWOOD AVE	268 CLIFF AVE, % AMER REAL EST MGMT	4.09	1.07	3.01	Parking lot	0	0	0

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39	184	5		1	292 CLIFFWOOD AVE	SAKSINSKY, DAVID B. & SUSAN	0.77	0.00	0.77	Access driveway to adjacent property	0	0	0
	184	6		1	CLIFFWOOD AVE	SAKSINSKY, DAVID B. & SUSAN	1.02	0.47	0.55	Access driveway to adjacent property; wetland area; flood hazard area			
40	198	12		1	MEINZER ST	MEIZNER STREET DEVELOPMENT LLC	3.56	1.33	2.23	Wetland area; flood hazard area	2.23	0.45	2
41	226	1.01		1	189 HIGHWAY 35	FUTURE LAND INVESTMENT%CASIERO	0.87	0.00	0.87	Parking lot	0	0	0
42	237	2		1	HWY 35 & AMBOY AVE	CAL'S AUTO SERVICE INC	0.28	0.00	0.28	N/A	1.57	0.31	1
	237	3		1	HWY 35 & AMBOY AVE	CAL'S AUTO SERVICE INC	0.51	0.00	0.51				
	237	14		1	HWY 35 & AMBOY AVE	CAL'S AUTO SERVICE INC	0.78	0.00	0.78				
43	241	1.01		1	369 HWY 35	369 HIGHWAY 35, LLC	0.85	0.00	0.85	N/A	0.85	0.17	1
44	241	1.02		1	HWY 35	DUCK REALTY LLC,% VALLEY NATL BANK	5.70	2.48	3.21	Wetland area; flood hazard area; stream; part of existing adjacent commercial property/use	0	0	0
45	259	1		15C	S/S HARRISON AVE	TOWNSHIP OF ABERDEEN	0.48	0.00	0.48	Train Station Redevelopment Area (includes additional properties)	28	0	34
	259	2		1	12 HARRISON AVE	CIAGLIA CUSTOM BUILDERS, LLC	0.32	0.00	0.32				
	263	2		15C	NS HARRISON AVE	TOWNSHIP OF ABERDEEN	3.81	0.47	3.33				
	263	4		15C	BROWN PL	TOWNSHIP OF ABERDEEN	0.35	0.06	0.30				
	263	5		15C	BROWN PL	TOWNSHIP OF ABERDEEN	0.12	0.00	0.12				
	263	6		15C	BROWN PL	TOWNSHIP OF ABERDEEN	0.12	0.00	0.12				
46	260	1		15C	82 LOWER MAIN ST	NJ TRANSIT CORPORATION	5.15	0.00	5.15	Utilities	0	0	0
47	262	8.01		1	1000 CENTRAL AVE	MFREVF-ABERDEEN URBAN RENEWAL LLC	17.41	5.52	11.89	Wetland area; flood hazard area; common area/parking lot	0	0	0
48	269	3.02		15C	HENRY HUDSON TRAIL	COUNTY OF MONMOUTH RECREATION COMM	8.26	1.02	7.23	Henry Hudson Trail	0	0	0
49	273	4		1	15 LOWER MAIN ST	GRANATO REALTY GENERAL PARTNERSHIP	0.89	0.00	0.89	N/A	0.89	0.18	1
50	292	1		15C	651 PROSPECT AVE	TOWNSHIP OF ABERDEEN	1.33	0.00	1.33	Aberdeen Township First Aid & Rescue Squad	0	0	0

Appendix A: Vacant Land Inventory 2015

Map Key	Block	Lot	QCode	Property Class	Property Address	Owner	Site Area (Acres)	Area Exclusions pursuant to N.J.A.C. 5:93-4.2(e)	Net Area Remaining	Notes/Exclusions	Developable Acres	20% Cap Pursuant to N.J.A.C. 5:93-4.2(f)	RDP
51	307	1		15C	162 ORCHARD ST	TOWNSHIP OF ABERDEEN	0.46	0.00	0.46	Aberdeen Township Public Works; flood hazard area	0	0	0
	307	2		15C	172 ORCHARD ST	TOWNSHIP OF ABERDEEN	0.17	0.00	0.17				
	307	3		15C	178 ORCHARD ST	TOWNSHIP OF ABERDEEN	0.40	0.00	0.40				
	307	4		1	182 ORCHARD ST	PHILLIPS, JIMMIE SR & CAULLEY, D	0.16	0.00	0.16				
	307	9		15C	177 LENOX RD	TOWNSHIP OF ABERDEEN	0.12	0.00	0.12				
	307	10		15C	173 LENOX RD	TOWNSHIP OF ABERDEEN	0.18	0.00	0.18				
	307	11		15C	169 LENOX RD	TOWNSHIP OF ABERDEEN	0.06	0.00	0.06				
	307	12		15C	165 LENOX RD	TOWNSHIP OF ABERDEEN	0.41	0.00	0.41				
	307	13		15C	156 LENOX RD	TOWNSHIP OF ABERDEEN	0.11	0.00	0.11				
	307	14		15C	153 LENOX RD	TOWNSHIP OF ABERDEEN	0.12	0.00	0.12				
	307	15		15C	147 LENOX RD	TOWNSHIP OF ABERDEEN	0.46	0.02	0.45				
	307	16.1		15C	149 LENOX RD	TOWNSHIP OF ABERDEEN-FIRE-DIST I/II	2.00	1.60	0.40				
	TOTAL						342.89	86.03	256.86	-	100.97	-	178



Legend

- Tax Parcel (Class 1)
- Tax Parcel (Class 3A/3B)
- Tax Parcel (Class 15C)
- Tax Parcel (Other Classes)
- Stream
- Flood Hazard Area
- Wetland Area
- Steep Slope Area
- Known ROSI in Class 1, 3A/3B, or 15C Parcels

Roadways

- Interstate or Toll Route
- US or State Route
- County Route
- Local Road

Old Bridge Township

Keyport Borough

Hazlet Township

Matawan Borough

Holmdel Township

Marlboro Township



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11 Tindall Road
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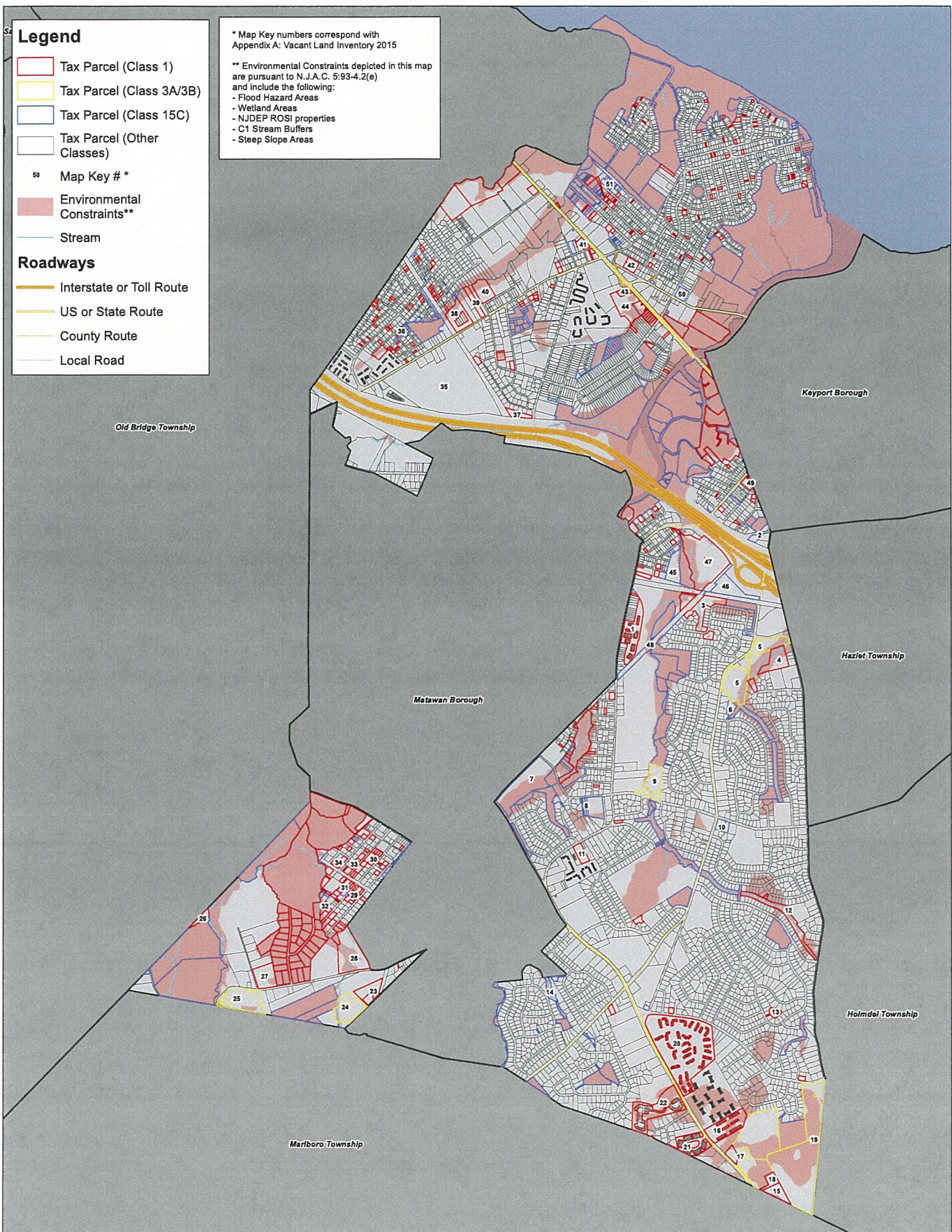
Prepared by: JAC, 10/27/2015
Source: NJDEP, NJSADC, FEMA,
Monmouth County, Township of Aberdeen, T&M Associates
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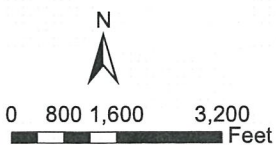
Class 1, Class 15C, Class 3A/3B Parcels Township of Aberdeen Monmouth County, New Jersey

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



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Fax: 732-671-7365

Prepared by: JAC, 12/11/2015
Source: NJDEP, NJSADC, FEMA,
Monmouth County, Township of Aberdeen, T&M Associates
H:\ABDN\01740\GIS\Projects\Aberdeen Vacant Land Inventory 2015.mxd



Class 1, Class 15C, Class 3A/3B Parcels Township of Aberdeen Monmouth County, New Jersey

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

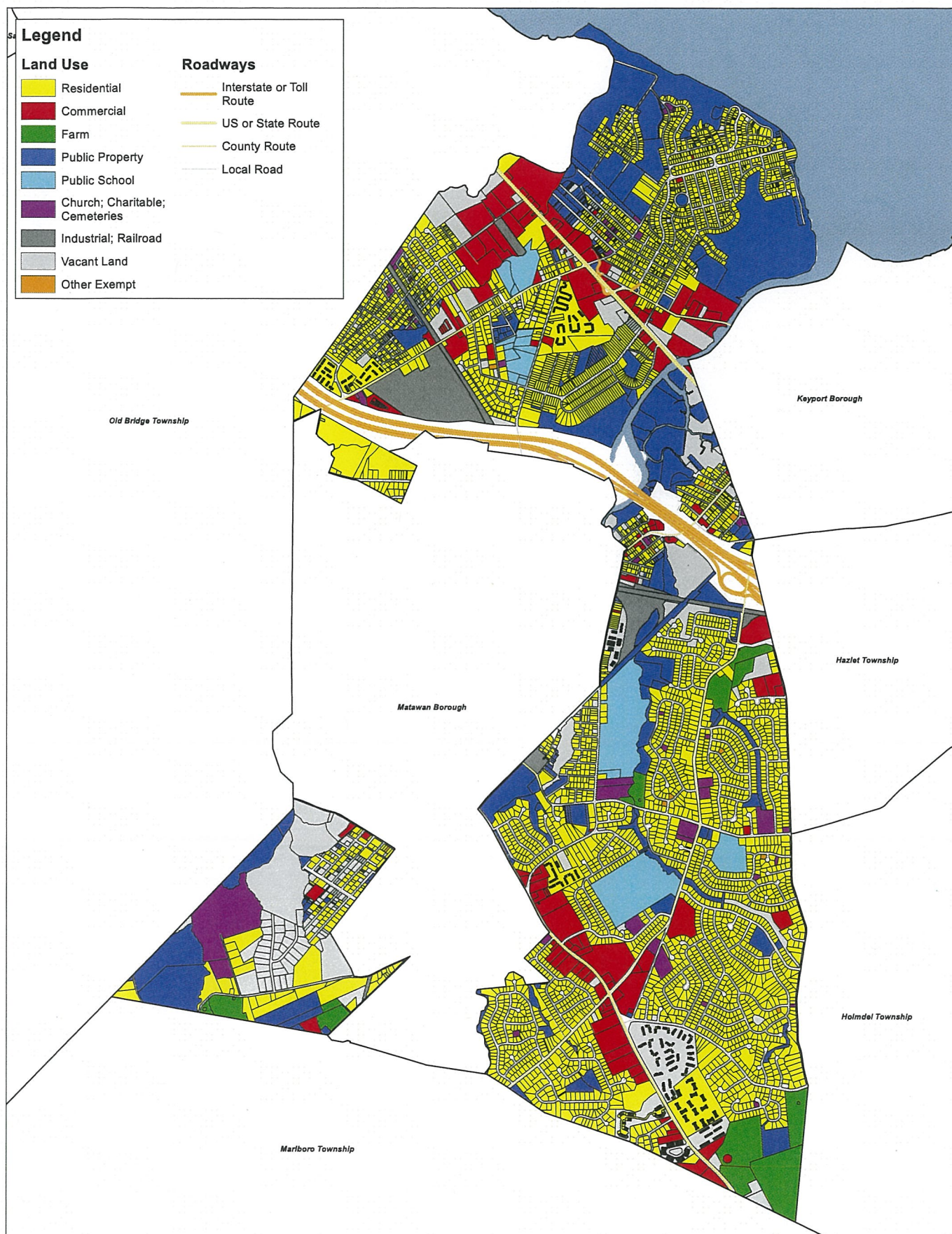
Legend

Land Use

- Residential
- Commercial
- Farm
- Public Property
- Public School
- Church; Charitable; Cemeteries
- Industrial; Railroad
- Vacant Land
- Other Exempt

Roadways

- Interstate or Toll Route
- US or State Route
- County Route
- Local Road



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Prepared by: JAC, 10/27/2015
Source: NJDEP, NJSADC, FEMA,
Monmouth County, Township of Aberdeen, T&M Associates
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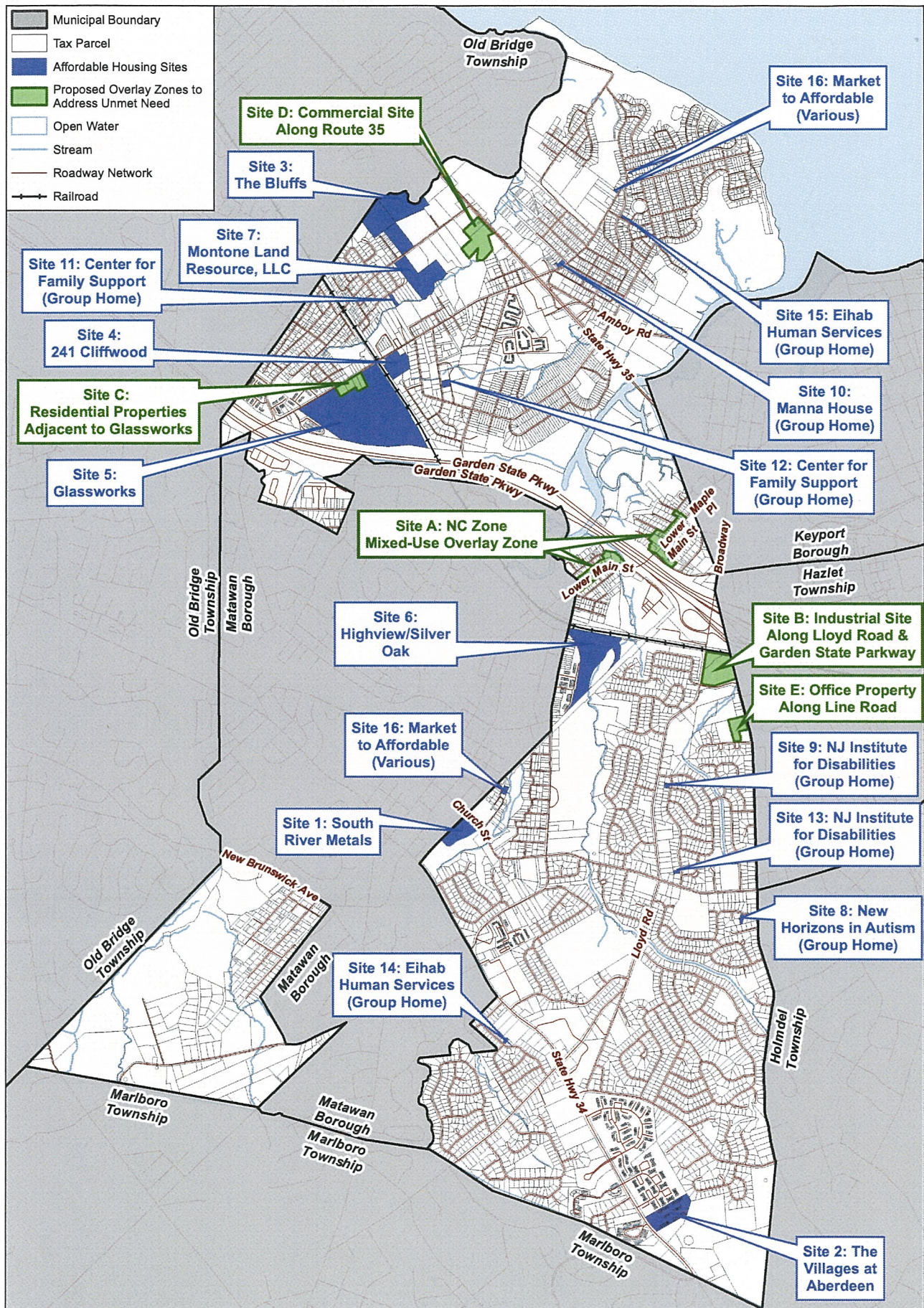
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2015 Existing Land Use / MOD IV Property Class Assessment Township of Aberdeen Monmouth County, New Jersey

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

Appendix B: Affordable Housing Sites Map





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Affordable Housing Sites Housing Element and Fair Share Plan Township of Aberdeen Monmouth County, New Jersey



Appendix C: Credit Tabulation

Credit Tabulation
Aberdeen Township, Monmouth County, New Jersey

PRIOR ROUND (1987-1999)		PROSPECTIVE (1999-2025)		TOTAL PRIOR + PROSPECTIVE	UNMET NEED	
OBLIGATION		OBLIGATION		TOTALS	OBLIGATION	
Prior Round Obligation	270	Prospective Need Obligation	330	600	Unmet Need	118
		Realistic Development Potential (RDP)	212		(Prospective Need - RDP)	
BONUSES/CAPS		BONUSES/CAPS		TOTALS	BONUSES/CAPS	
Senior Cap (25% of Obligation, rounded down)	67	Senior Cap (25% of RDP, rounded down)	53	120	Senior Cap (25% of unmet need, rounded down)	29
Rental Bonus Cap (25% of Obligation, rounded down)	67	Rental Bonus Cap (25% of RDP, rounded down)	53	120	Rental Bonus Cap	N/A
Rental Obligation (25% of Obligation, rounded up)	68	Rental Obligation (25% of Obligation Rounded up)	53	121	Rental Obligation	N/A
COMPLIANCE MECHANISMS		COMPLIANCE MECHANISMS		TOTALS	COMPLIANCE MECHANISMS	
Senior Rental Units	67	Senior Rental Units	8	75	Senior Rental Units	0
Site 1 South River Metals (Hudson Ridge Residences)	67	Site 1 South River Metals (Hudson Ridge Residences)	8			
Family Rental Units	97	Family Rental Units	188	285	Family Rental Units	37
Site 1 South River Metals (Hudson Ridge Residences)	42	Site 1 South River Metals (Hudson Ridge Residences)	28		Surplus Units from Prospective Need	37
Site 2 The Villages at Aberdeen/C&M Real Estate	8	Site 5 Glassworks / Somerset/The Willows at Glasswork	110			
Site 3 The Bluffs/RCM Group	37	Site 6 Highview / Silver Oak	34			
Site 4 241 Cliffwood Properties LLC	10	Site 7 Montone Land Resources	16			
Group Homes	35	Group Homes	0	35	Group Homes	0
Site 8 New Horizons in Autism Inc. (54 Idaho)	3					
Site 9 NJ Institute for Disabilities (105 Avondale)	5					
Site 10 Manna House (640 Cliffwood)	9					
Site 11 Center for Family Support, NJ Inc (291 Nathan)	3					
Site 12 Center for Family Support, NJ Inc (474 Myrtle)	3					
Site 13 NJ Institute for Disabilities (15 Avondale)	4					
Site 14 Eihab Human Services (60 Oxford)	4					
Site 15 Eihab Human Services (370 Fairfield)	4					
Family Sale Units	4	Family Sale Units	0	4	Family Sale Units	0
Site 16 Market to Affordable	4					
TOTALS		TOTALS		TOTALS	TOTALS	
Total Unit Count	203	Total Unit Count	196	399	Unmet Need	118
Rental Bonus Credits Applied	67	Rental Bonus Credits Applied	53	120	Rental Bonuses Credits Applied	N/A
Total Compliance Credits (Units + Bonuses)	270	Total Compliance Credits (Units + Bonuses)	249	519	Total Compliance Credits	37
		Surplus Units (Total Compliance Credits - RDP)	37	N/A	Remaining Unmet Need	81

Calculation of Realistic Development Potential	
16	Vacant Land
36	South River Metals Site
110	Anchor Glass / Glassworks Site
34	Highview / Silver Oak Site
16	Montone Land Resources Site
+	212 RDP

Appendix D: Site Suitability Analyses



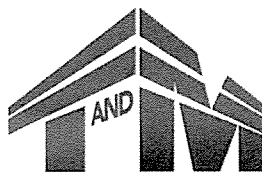
Site Suitability Analysis Report
Proposed Affordable Housing
South River Metals Site
Block 39, Lots 1.02 & 1.03

Prepared April 2018 for:



Aberdeen Township
Monmouth County, New Jersey

Prepared by:



T&M Associates
11 Tindall Road
Middletown, NJ 07748

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Steep Slopes.....	2
Sites or Districts Listed on the New Jersey or National Registers of Historic Places	2
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Presence of Known Contaminated Sites	2
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Approvable Site	3
Zoning and Land Use	3
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APPENDIX A: Site Suitability Map



INTRODUCTION

Aberdeen Township has reviewed Block 39, Lots 1.02 and 1.03, also referred to as the South River Metals site or the Hudson Ridge Residences at Aberdeen (hereinafter referred to as the "subject property"), which contains a total of 5.11 acres and is mapped in Appendix A, as a potential site for the development of affordable housing in accordance with the recommendations of the Aberdeen Township Housing Plan Element and Fair Share Plan. The New Jersey Council on Affordable Housing (COAH) requires that sites designated to produce affordable housing conform to the site suitability criteria of N.J.A.C. 5:97-3.13. COAH requires 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.

COAH regulations require 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 Aberdeen Township, T&M Associates has reviewed the subject property for conformance to COAH's site suitability criteria. 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 site is located in both Planning Areas 1 and 5 (PA 1: Metropolitan Planning Area; PA 5: Environmentally Sensitive). The portion of the subject property located in PA5 is limited to a strip of land in the southern portion of the lot; the proposed development is to be located within the portion of the subject property within PA1. As indicated by N.J.A.C. 5:97-3.13(b)1, the areas contained by Planning Area 1 are the preferred location for a municipality to address its fair share obligation.



*Site Suitability Analysis ~ Block 39, Lot 1
South River Metals Site / Hudson Ridge Residences at Aberdeen
Aberdeen Township, Monmouth County, New Jersey*

Special Planning Areas

The proposed site is not located within an area that is regulated by the Pinelands Commission, Highlands Water Protection and Planning Council, Division of Coastal Resources of the New Jersey Department of Environmental Protection (NJDEP), or the New Jersey Meadowlands Commission.

Wetlands

The site is not located within a mapped wetland area.

Flood Hazards

This site is not located within a mapped flood hazard area.

Category 1 Waterways

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

Steep Slopes

Pursuant to N.J.A.C. 5:97-3.13(b)4, the portions of sites designated for construction shall adhere to 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. As a result, Aberdeen Township has considered steep slopes in its analysis of the subject property. According to data compiled by the National Resource Conservation Service, the areas in the southern portion of the subject property are within an area of slopes ranging between 15 and 25 percent. However, none of the area subject to the proposed development are constrained by steep slopes.

Sites or Districts 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 A.

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 A.

Availability of Infrastructure

The proposed site has frontage on Church Street, which is a public and improved roadway. In addition, the site is located within the public water and sewer service area of the Bayshore Regional Sewerage Authority. Sewer and water lines can be extended to service the site.

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 2017 Known Contaminated Sites List of the NJDEP indicates that there are no known contaminated sites



*Site Suitability Analysis ~ Block 39, Lot 1
South River Metals Site / Hudson Ridge Residences at Aberdeen
Aberdeen Township, Monmouth County, New Jersey*

located on the subject property. There is a KCSL in the adjacent Lot 1.01, though this property was subdivided in 2017, and the proposed development is not impacted by the contaminated portion of Lot 3.01.

Access to Appropriate Streets

The proposed site has frontage and direct access to Church Street, 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 properties at this site are owned by Aberdeen Township. 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. Indeed, the subject site is already under construction and is being developed with the affordable housing units in accordance with Aberdeen Township's Housing Element and Fair Share Plan.

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 presently located within the ARAH Redevelopment Zone District and is adjacent to industrial uses to the north across Church Street, to forested and wetlands to the east and south (with residential uses located further to the south), and to civic and residential uses to the west in Matawan. The Aberdeen Township Planning Board has amended the Master Plan Housing Plan Element and Fair Share Plan to recommend this site for development of affordable housing.

SUMMARY AND CONCLUSION

The subject site is located predominantly within State Planning Area 1 and contains approximately 5.11 acres of land area. The site contains no flood hazard areas, Category 1 waterways, or wetland areas. As stated above, the site is under construction and has been found to be suitable for affordable housing development. Further, the site is located within a public water and sewer service area, and extension of sewer and water lines is part of the site's development approvals. Finally, the subject site has frontage and access on public and improved roadways.

Based on the above, the subject site (Block 39, Lots 1.02 and 1.03) meets the site suitability planning criteria of N.J.A.C. 5:97-3.13 for the development of affordable housing.



Total Area:	5.11 Acres
Total Encumbered Area:	.65 Acres (Steep Slope)
Wetland Area:	0 Acres
Floodplain Area:	.01 Acres
Stream Corridor Area (Non-C1):	No
Stream Corridor Area (C1):	No
State Planning Area:	Metropolitan (PA 1), Environmentally Sensitive (PA 5)
Zone District:	ARAH Zone
Sewer Service Area:	Yes
Special Planning Areas:	None
Historic Site:	Yes
	Affordable Housing Site
	Municipal Boundary
	Parcel Boundary
	Point of Known Contamination
	Stream
	Wetlands
	Flood Hazard Area
	Steep Slope


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 Middletown, NJ 07748
 Phone: 732-671-6400

Prepared by: JAC, January 16, 2018
 Source: USFWS, USGS, NJDEP, FEMA, Monmouth County GIS, Aberdeen Township, NJOSG, T&M Associates
 File Path: I:\Projects\ABDN\01740\GIS\Projects\Site Suitability 2018 South River Metals.mxd

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Appendix A: Affordable Housing Suitability South River Metals (Block 39, Lots 1.02 & 1.03) Aberdeen Township, Monmouth County, New Jersey

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

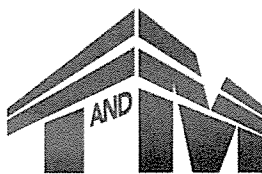
Site Suitability Analysis Report
Proposed Affordable Housing
241 Cliffwood Avenue
Block 183, Lot 11.01

Prepared April 2018 for:



Aberdeen Township
Monmouth County, New Jersey

Prepared by:



T&M Associates
11 Tindall Road
Middletown, NJ 07748

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APPENDIX A: Site Suitability Map



INTRODUCTION

Aberdeen Township has reviewed Block 183, Lot 11.01, also referred to as the 241 Cliffwood site (hereinafter referred to as the “subject property”), which contains a total of 4.55 acres and is mapped in Appendix A, as a potential site for the development of affordable housing in accordance with the recommendations of the Aberdeen Township Housing Plan Element and Fair Share Plan. The New Jersey Council on Affordable Housing (COAH) requires that sites designated to produce affordable housing conform to the site suitability criteria of N.J.A.C. 5:97-3.13. COAH requires 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.

COAH regulations require 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 Aberdeen Township, T&M Associates has reviewed the subject property for conformance to COAH’s site suitability criteria. 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 site is located entirely within Planning Area 1 (PA 1: Metropolitan Planning Area). As indicated by N.J.A.C. 5:97-3.13(b)1, the areas contained by Planning Area 1 are the preferred location for a municipality to address its fair share obligation.

Special Planning Areas

The proposed site is not located within an area that is regulated by the Pinelands Commission, Highlands Water Protection and Planning Council, Division of Coastal Resources of the New



*Site Suitability Analysis ~ Block 183, Lot 11.01
241 Cliffwood Site
Aberdeen Township, Monmouth County, New Jersey*

Jersey Department of Environmental Protection (NJDEP), or the New Jersey Meadowlands Commission.

Wetlands

The site is not located within a mapped wetland area.

Flood Hazards

This site is not located within a mapped flood hazard area.

Category 1 Waterways

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

Steep Slopes

Pursuant to N.J.A.C. 5:97-3.13(b)4, the portions of sites designated for construction shall adhere to 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. As a result, Aberdeen Township has considered steep slopes in its analysis of the subject property. According to data compiled by the National Resource Conservation Service, the subject property is not constrained by steep slopes.

Sites or Districts 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 A.

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 A.

Availability of Infrastructure

The proposed site has frontage on Cliffwood Avenue, which is a public and improved roadway. In addition, the site is located within the public water and sewer service area of the Bayshore Regional Sewerage Authority. Sewer and water lines can be extended to service the site.

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 2017 Known Contaminated Sites List of the NJDEP indicates that there are no known contaminated sites located on the subject property.

Access to Appropriate Streets

The proposed site has frontage and direct access to Cliffwood Avenue, which is a public and improved roadway.



*Site Suitability Analysis ~ Block 183, Lot 11.01
241 Cliffwood Site
Aberdeen Township, Monmouth County, New Jersey*

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 properties at this site are 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 in accordance with Aberdeen Township's Housing Element and Fair Share Plan.

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 split-zoned; the half of the property fronting on Cliffwood Avenue is located in the NC Neighborhood Commercial Zone, and the rear half of the property is located in the R-100 Residential zone. The site is adjacent to single family residential properties to the east and south, the NJ Transit North Jersey Coast Line to the west (beyond which is the Glassworks Redevelopment Area), and commercial uses to the north across Cliffwood Avenue. The Aberdeen Township Planning Board has amended the Master Plan Housing Plan Element and Fair Share Plan to recommend this site for development of affordable housing.

SUMMARY AND CONCLUSION

The subject site is located within State Planning Area 1 and contains approximately 4.55 acres of land area. The site contains no flood hazard areas, Category 1 waterways, or wetland areas. As stated above, the site has been found to be suitable for affordable housing development. Further, the site is located within a public water and sewer service area, and extension of sewer and water lines is part of the site's development approvals. Finally, the subject site has frontage and access on public and improved roadways.

Based on the above, the subject site (Block 183, Lot 11.01) meets the site suitability planning criteria of N.J.A.C. 5:97-3.13 for the development of affordable housing.

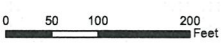


Total Area:	4.55 Acres
Total Encumbered Area:	0 Acres
Wetland Area:	0.0 Acres
Floodplain Area:	0.0 Acres
Stream Corridor Area (Non-C1):	No
Stream Corridor Area (C1):	No
State Planning Area:	Metropolitan (PA 1)
Zone District:	NC/R-100 Zone
Sewer Service Area:	Yes
Special Planning Areas:	None
Historic Site:	No

- Affordable Housing Site
- Parcel Boundary
- Stream
- Wetlands
- Flood Hazard Area
- Historic Fill

 T&M Associates
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Middletown, NJ 07748-2792
Phone: 732-671-6400

Prepared by: JAC, January 16, 2018
Source: USFWS, USGS, NJDEP, FEMA, Monmouth County GIS, Aberdeen Township, NJOSG, T&M Associates
Path: \\Projects\\ABDN\\01740\\GIS\\Projects\\Site Suitability 2018 241 Cliffwood Avenue.mxd



Appendix A: Affordable Housing Suitability 241 Cliffwood Ave (Block 183, Lot 11.01) Aberdeen Township, Monmouth County, New Jersey

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

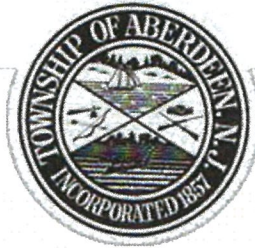
Site Suitability Analysis Report

Proposed Affordable Housing

Glassworks Redevelopment Site

Block 155, Lot 1

Prepared April 2018 for:



Aberdeen Township
Monmouth County, New Jersey

Prepared by:



T&M Associates
11 Tindall Road
Middletown, NJ 07748

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APPENDIX A: Site Suitability Map



INTRODUCTION

Aberdeen Township has reviewed Block 155, Lot 1, also referred to as the Glassworks site or the Willows at Glassworks (hereinafter referred to as the “subject property”), which contains a total of 51.29 acres and is mapped in Appendix A, as a potential site for the development of affordable housing in accordance with the recommendations of the Aberdeen Township Housing Plan Element and Fair Share Plan. The New Jersey Council on Affordable Housing (COAH) requires that sites designated to produce affordable housing conform to the site suitability criteria of N.J.A.C. 5:97-3.13. COAH requires 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.

COAH regulations require 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 Aberdeen Township, T&M Associates has reviewed the subject property for conformance to COAH’s site suitability criteria. 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 site is located in Planning Area 1 (PA 1: Metropolitan Planning Area). As indicated by N.J.A.C. 5:97-3.13(b)1, the areas contained by Planning Area 1 are the preferred location for a municipality to address its fair share obligation.

Special Planning Areas

The proposed site is not located within an area that is regulated by the Pinelands Commission, Highlands Water Protection and Planning Council, Division of Coastal Resources of the New



*Site Suitability Analysis ~ Block 155, Lot 1
Glassworks / Somerset (The Willows at Glassworks)
Aberdeen Township, Monmouth County, New Jersey*

Jersey Department of Environmental Protection (NJDEP), or the New Jersey Meadowlands Commission.

Wetlands

The site is not located within a mapped wetland area.

Flood Hazards

This site is not located within a mapped flood hazard area.

Category 1 Waterways

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

Steep Slopes

Pursuant to N.J.A.C. 5:97-3.13(b)4, the portions of sites designated for construction shall adhere to 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. As a result, Aberdeen Township has considered steep slopes in its analysis of the subject property. According to data compiled by the National Resource Conservation Service, there are no steep slope areas on the subject site.

Sites or Districts 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 A.

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 A.

Availability of Infrastructure

The proposed site has frontage on Cliffwood Avenue, which is a public and improved roadway. In addition, the site is located within the public water and sewer service area of the Bayshore Regional Sewerage Authority. Sewer and water lines can be extended to service the site.

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 2017 Known Contaminated Sites List of the NJDEP indicates that there is one contaminated sites located on the subject property for the old Anchor Glass site. This site is currently under clean up, and in fact the project site is already under construction and is in compliance with NJDEP requirements.



Access to Appropriate Streets

The proposed site has frontage and direct access to Cliffwood Avenue, 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 properties 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. Indeed, the subject site is already under construction and is being developed with the affordable housing units in accordance with Aberdeen Township's Housing Element and Fair Share Plan.

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 presently located within the MFG Manufacturing Zone District and the Glassworks Redevelopment Plan Area. The site is adjacent to the NJ Transit rail line and residential uses to the northeast, the Garden State Parkway to the south, and residential uses to the north and across Cliffwood Avenue. The Aberdeen Township Planning Board has amended the Master Plan Housing Plan Element and Fair Share Plan to recommend this site for development of affordable housing.

SUMMARY AND CONCLUSION

The subject site is located predominantly within State Planning Area 1 and contains approximately 51.29 acres of land area. The site contains no flood hazard areas, Category 1 waterways, or wetland areas. As stated above, the site is under construction and has been found to be suitable for affordable housing development. Further, the site is located within a public water and sewer service area, and extension of sewer and water lines is part of the site's development approvals. Finally, the subject site has frontage and access on public and improved roadways.

Based on the above, the subject site (Block 155, Lot 1) meets the site suitability planning criteria of N.J.A.C. 5:97-3.13 for the development of affordable housing.



Total Area: 51.29 Acres
Total Encumbered Area: 0 Acres
Wetland Area: 0.0 Acres
Floodplain Area: 0.0 Acres
Stream Corridor Area (Non-C1): No
Stream Corridor Area (C1): No
State Planning Area: Metropolitan (PA 1)
Zone District: MFG Zone
Sewer Service Area: Yes
Special Planning Areas: None
Historic Site: No

- Glassworks
- Municipal Boundary
- Point of Known Contamination
- Stream
- Wetlands
- Flood Hazard Area

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Prepared by: JAC, January 16, 2018
Source: USFWS, USGS, NJDEP, FEMA, Monmouth County GIS, Aberdeen Township, NJOSG, T&M Associates
Path: \\Projects\\ABDN\\01740\\GIS\\Projects\\Site Suitability 2018 Glassworks.mxd

0 115 230 460 Feet



Appendix A: Affordable Housing Suitability Glassworks Redevelopment (Block 155, Lot 1 Aberdeen Township, Monmouth County, New Jersey)

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

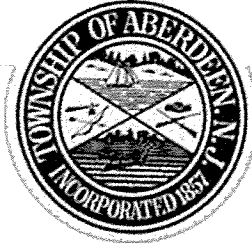
Site Suitability Analysis Report

Proposed Affordable Housing

Highview/Silver Oak

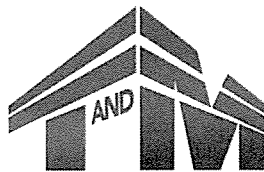
Block 2, Lot 1 & Part of Lot 2

Prepared April 2018 for:



Aberdeen Township
Monmouth County, New Jersey

Prepared by:



T&M Associates
11 Tindall Road
Middletown, NJ 07748

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APPENDIX A: Site Suitability Map



INTRODUCTION

Aberdeen Township has reviewed Block 2, Lot 1 and part of Lot 2, also referred to as the Highview/Silver Oak site (hereinafter referred to as the “subject property”), which contains a total of approximately 6.1 acres and is mapped in Appendix A, as a potential site for the development of affordable housing in accordance with the recommendations of the Aberdeen Township Housing Plan Element and Fair Share Plan. The New Jersey Council on Affordable Housing (COAH) requires that sites designated to produce affordable housing conform to the site suitability criteria of N.J.A.C. 5:97-3.13. COAH requires 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.

COAH regulations require 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 Aberdeen Township, T&M Associates has reviewed the subject property for conformance to COAH’s site suitability criteria. 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 site is located in Planning Area 1 (PA 1: Metropolitan Planning Area). As indicated by N.J.A.C. 5:97-3.13(b)1, the areas in Planning Area 1 are the preferred location for a municipality to address its fair share obligation.



Special Planning Areas

The proposed site is not located within an area that is regulated by the Pinelands Commission, Highlands Water Protection and Planning Council, Division of Coastal Resources of the New Jersey Department of Environmental Protection (NJDEP), or the New Jersey Meadowlands Commission.

Wetlands

There are no mapped wetland areas in the subject property.

Flood Hazards

There are no mapped flood hazard areas in the subject property.

Category 1 Waterways

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

Steep Slopes

Pursuant to N.J.A.C. 5:97-3.13(b)4, the portions of sites designated for construction shall adhere to 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. As a result, Aberdeen Township has considered steep slopes in its analysis of the subject property. According to data compiled by the National Resource Conservation Service, the subject property is not constrained by steep slopes.

Sites or Districts 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 A.

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 A.

Availability of Infrastructure

The proposed site has frontage on Atlantic Avenue, which is a public and improved roadway. In addition, the site is located within the public water and sewer service area of the Bayshore Regional Sewerage Authority. Sewer and water lines can be extended to service the site.

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 2017 Known Contaminated Sites List of the NJDEP indicates that there are no known contaminated sites located on the subject property.



*Site Suitability Analysis ~ Block 2, Lot 1, Part of Lot 2
Highview/Silver Oak
Aberdeen Township, Monmouth County, New Jersey*

Access to Appropriate Streets

The proposed site has frontage and direct access to Atlantic Avenue, 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 properties at this site are 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 in accordance with Aberdeen Township's Housing Element and Fair Share Plan.

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 in the LI Light Industrial Zone and is also subject to the Commerce and Transportation Center Redevelopment Area (serving as an overlay to zoning). The site is adjacent to mixed use residential properties to the north across from the NJ Transit train tracks, wetland and forested areas to the east and south, and properties used for residential and transit/parking uses to the east. The Aberdeen Township Planning Board has amended the Master Plan Housing Plan Element and Fair Share Plan to recommend this site for development of affordable housing.

SUMMARY AND CONCLUSION

The subject site is located within State Planning Area 1 and contains approximately 6.1 acres of land area. The site contains no wetlands areas, flood hazard areas, Category 1 waterways, or known contaminated sites. As stated above, the site has been found to be suitable for affordable housing development. Further, the site is located within a public water and sewer service area, and extension of sewer and water lines is part of the site's development approvals. Finally, the subject site has frontage and access on public and improved roadways.

Based on the above, the subject site (Block 2, Lot 1 and part of Lot 2) meets the site suitability planning criteria of N.J.A.C. 5:97-3.13 for the development of affordable housing.

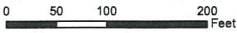


Total Area: 6.1 Acres
Total Encumbered Area: 0 Acres
Wetland Area: 0.0 Acres
Floodplain Area: 0.0 Acres
Stream Corridor Area (Non-C1): No
Stream Corridor Area (C1): No
State Planning Area: Metropolitan (PA 1)
Zone District: LI Zone / Commerce and Transp. Center Redevelopment
Sewer Service Area: Yes
Special Planning Areas: None
Historic Site: No

- Affordable Housing Site
- Municipal Boundary
- Parcel Boundary
- Stream
- Wetlands
- Flood Hazard Area
- Historic Fill

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 Fax: 732-671-7365

Prepared by: JAC, April 23, 2018
 Source: USFWS, USGS, NJDEP, FEMA, Monmouth County GIS, Aberdeen Township, NJOSG, T&M Associates
 Path: \Projects\ABDN01740\GIS\Projects\Site Suitability 2018 Highview - Silver Oak.mxd



Appendix A: Block 2, Lot 1 & Part of Lot 2 Affordable Housing Suitability: Highview/Silver Oak Aberdeen Township, Monmouth County, New Jersey

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

Site Suitability Analysis Report

Proposed Affordable Housing

Montone Land Resources Site

Block 197, Lot 3.01

Prepared April 2018 for:



Aberdeen Township
Monmouth County, New Jersey

Prepared by:



T&M Associates
11 Tindall Road
Middletown, NJ 07748

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APPENDIX A: Site Suitability Map



INTRODUCTION

Aberdeen Township has reviewed Block 197, Lot 3.01, also referred to as the Montone Land Resources site (hereinafter referred to as the “subject property”), which contains a total of 9.75 acres and is mapped in Appendix A, as a potential site for the development of affordable housing in accordance with the recommendations of the Aberdeen Township Housing Plan Element and Fair Share Plan. The New Jersey Council on Affordable Housing (COAH) requires that sites designated to produce affordable housing conform to the site suitability criteria of N.J.A.C. 5:97-3.13. COAH requires 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.

COAH regulations require 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 Aberdeen Township, T&M Associates has reviewed the subject property for conformance to COAH’s site suitability criteria. 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 site is located in both Planning Areas 1 and 5 (PA 1: Metropolitan Planning Area; PA 5: Environmentally Sensitive). The portion of the subject property located in PA5 is in the southern/rear portion of the lot. As indicated by N.J.A.C. 5:97-3.13(b)1, the areas in Planning Area 1 are the preferred location for a municipality to address its fair share obligation. The portions of the property in the flood hazard area will adhere to relevant requirements, but a portion of the development is envisioned to extend into the northernmost portion of the PA5 section of the subject lot.



Special Planning Areas

The proposed site is not located within an area that is regulated by the Pinelands Commission, Highlands Water Protection and Planning Council, Division of Coastal Resources of the New Jersey Department of Environmental Protection (NJDEP), or the New Jersey Meadowlands Commission.

Wetlands

There are approximately 0.84 acres of wetland areas in the subject property, located in the southern portion of the property close to the stream corridor.

Flood Hazards

There are approximately 3.70 acres of flood hazard areas in the subject property, located in the southern portion of the property close to the stream corridor.

Category 1 Waterways

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

Steep Slopes

Pursuant to N.J.A.C. 5:97-3.13(b)4, the portions of sites designated for construction shall adhere to 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. As a result, Aberdeen Township has considered steep slopes in its analysis of the subject property. According to data compiled by the National Resource Conservation Service, the subject property is not constrained by steep slopes.

Sites or Districts 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 A.

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 A.

Availability of Infrastructure

The proposed site has frontage on County Road, which is a public and improved roadway. In addition, the site is located within the public water and sewer service area of the Bayshore Regional Sewerage Authority. Sewer and water lines can be extended to service the site.

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 2017 Known



Site Suitability Analysis ~ Block 197, Lot 3.01
Montone Land Resources
Aberdeen Township, Monmouth County, New Jersey

Contaminated Sites List of the NJDEP indicates that there are no known contaminated sites located on the subject property.

Access to Appropriate Streets

The proposed site has frontage and direct access to County Road, 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 properties at this site are 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 in accordance with Aberdeen Township's Housing Element and Fair Share Plan.

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.

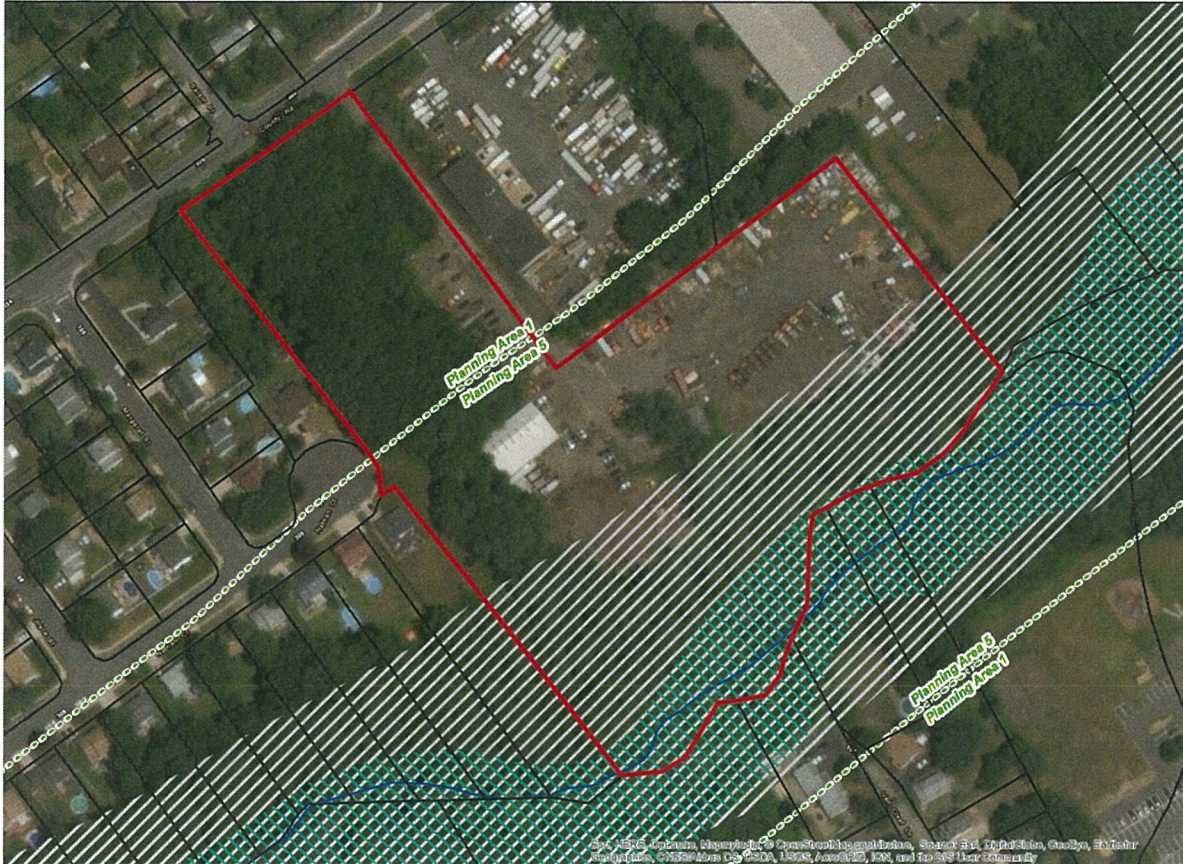
ZONING AND LAND USE

The site is located in the LI Light Industrial Zone. The site is adjacent to properties used for industrial purposes to the east, the Long Neck Creek to the south, residential properties to the west, and residential properties to the north across County Road. The Aberdeen Township Planning Board has amended the Master Plan Housing Plan Element and Fair Share Plan to recommend this site for development of affordable housing.

SUMMARY AND CONCLUSION

The subject site is located within State Planning Areas 1 and 5 and contains approximately 9.75 acres of land area. The site contains no Category 1 waterways or known contaminated sites, and a portion of the lot area encumbered by wetlands and flood hazard areas. As stated above, the site has been found to be suitable for affordable housing development. Further, the site is located within a public water and sewer service area, and extension of sewer and water lines is part of the site's development approvals. Finally, the subject site has frontage and access on public and improved roadways.

Based on the above, the subject site (Block 197, Lot 3.01) meets the site suitability planning criteria of N.J.A.C. 5:97-3.13 for the development of affordable housing.



Total Area: 9.75 Acres
Total Encumbered Area: 3.70 Acres
Wetland Area: 0.84 Acres
Floodplain Area: 3.70 Acres
Stream Corridor Area (Non-C1): Yes
Stream Corridor Area (C1): No
State Planning Area: Metropolitan (PA 1), Environmentally Sensitive (PA 5)
Zone District: LI Light Industrial
Sewer Service Area: Yes
Special Planning Areas: None
Historic Site: No

-  Affordable Housing Sites
-  Parcel Boundary
-  State Planning Areas
-  Stream
-  Wetlands
-  Flood Hazard Area


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 Phone: 732-671-6400

Prepared by: JAC, January 17, 2018
 Source: USFWS, USGS, NJDEP, FEMA, Monmouth County GIS, Aberdeen Township, NJOSG, T&M Associates
 Path: I:\Projects\ABDN\01740\GIS\Projects\Site Suitability 2018 Montone Land Resources.mxd

0 50 100 200 Feet



Appendix A: Affordable Housing Suitability Montone Land Resources, LLC (Block 197, Lot 3.01) Aberdeen Township, Monmouth County, New Jersey

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