

**TOWNSHIP OF ABERDEEN,
MONMOUTH COUNTY, NEW JERSEY**
Housing Plan Element & Fair Share Plan
Fourth Round (2025 – 2035)



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Prepared by:



**Consulting & Municipal
ENGINEERS**

CME Associates

1 Market Street, Suite 1F
Camden, NJ 08102
732-410-2651

Christopher N. Dochney, PP, AICP
NJ Professional Planner License # 6225

*The original document was appropriately signed and sealed in accordance with the Chapter 41
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ACKNOWLEDGMENTS:

Aberdeen Mayor and Council

Fred Tagliarini – Mayor
Margaret Montone – Deputy Mayor
Joseph J. Martucci – Councilman
Concetta B. Kelley – Councilwoman
Greg Cannon – Councilman
Arthur Hirsch – Councilman
Robert L. Swindle – Councilman

Aberdeen Planning Board

Fred Tagliarini, Mayor – Class I
Duane Patterson – Class II
Margaret Montone, Councilwoman – Class III
William Shenton, Chair – Class IV
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Akin Awofolaju
Marc Lemberg
Robyn Williams
Vincent Vinci – Alternate Number 1
Rich Caruso — Alternate Number 2

Marc Leckstein, Esq. – Board Attorney
Bruce Koch, PE – Board Engineer
Stuart Wiser, AICP/PP – Board Planner
Eric Walker – Board Secretary

Ronald Gordon, Esq. – Affordable Housing Attorney
Christopher Zingaro, Esq. – Affordable Housing Attorney

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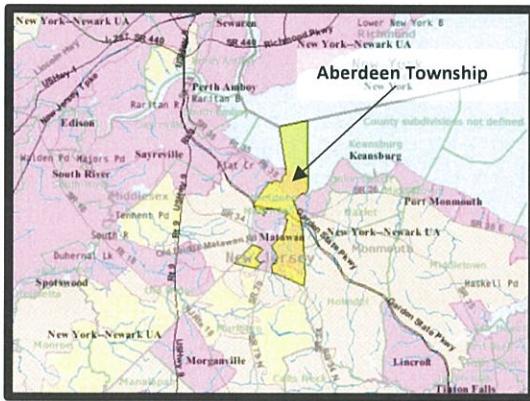
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INTRODUCTION

Location and Context

Aberdeen Township is a Township approximately 5.4 square miles, located in northern Monmouth County along the Raritan Bay. The Township is borders the municipalities of Hazlet, Holmdel, Keansburg, Keyport, Marlboro and Matawan in Monmouth County; and Old Bridge in Middlesex County. The Township is located within the New York City metropolitan region, just 21 miles south of the tip of Manhattan Borough in New York City.



Map 1 Township of Aberdeen Census Map



Map 2 Monmouth County Census Map

Aberdeen Township was initially inhabited by the Lenni Lenape, and the first attempt of European settlement was in 1650, when the New Netherland Colony purchased the south side of the Raritan Bay from the Lenni Lenape. The Township has had modest growth for much of its history. The first subdivision of 10,000 acres occurred in 1692. Following that many new roads were laid out from the late 1700's to the mid 1800's. Then on March 5th, 1851 Monmouth County Plank Rd. Co. was authorized to construct a rail road and on March 30th 1865 the Monmouth and Middlesex RR. was incorporated. The Township's modest growth continued with the first recorded public school in 1858; and in 1864 the school system grew into six districts, in which enrollment totaled 628 students. Following the establishment of public schools, the Town continued to improve public services, in 1890 the Township passed a health ordinance and appropriated funds to pave roads. Seven years later, in December 1897 the Township approved a resolution to authorize electric power on Matawan and Keyport Street RR to facilitate transportation throughout the County. The automobile's increased popularity during the early 20th century led to State level roadway investments, in May 1929, construction began on State Route 34 and 35 opened and improved accessibility to the region. The Township experienced rapid development and consistent with planning trends and legislation nationwide, the Township formed its first Planning Board in 1948. As the community grew, in 1977, residents of Matawan Township voted to change the name to Aberdeen Township to create a distinct community identity from Matawan Borough.

In 2006, Aberdeen, along with eight other municipalities in Monmouth County, participated in the Bayshore Regional Strategic Plan (BRSP) to redevelop traditional downtowns, preserve maritime history and the natural beauty of the Raritan Bay. The BRSP has helped the successful development and implementation of many notable public and private investments into the region.

For example, the 24-mile Henry Hudson Trail, connects Aberdeen, and five other municipalities, to Atlantic Highlands and natural areas.

The Township now has a population of 19,329 people according to 2020 Census population data. This is an increase from the 2010 Census count of 18,210, but the rate of increase is now much smaller than in previous decades. Population growth increased the most from 1940 to 1970, when the population increased from 2,633 to 17,680 or by 571.48%. Population growth is projected to decline for the next several decades. Population projections from the North Jersey Transportation Planning Authority (NJTPA) show that the Township will remain to just under 20,000 people at 19,226 by 2050.

Census data also indicates a median household income of approximately \$124,074 (2023 ACS 5-Year estimate) for the Township. This is a relatively high household income given that the median income for the state of New Jersey is approximately \$100,000

Affordable Housing

In 1975 the New Jersey Supreme Court determined, in *So. Burlington County. NAACP v. Township Mount Laurel* (“Mount Laurel I”) that every developing municipality in New Jersey had an affirmative obligation to provide a “realistic opportunity” for its fair share of low- and moderate-income housing. In 1983, frustrated with the lack of voluntary compliance, the Supreme Court sought to create an incentive for voluntary compliance in its “Mount Laurel II” decision. In this decision, the Court exposed municipalities that refused to comply voluntarily to the possibility of builder’s remedy relief. The Court also called for the state legislature to enact legislation that would save municipalities from the inefficiency of having the courts determine their affordable housing needs.

First and Second Rounds

In 1985 the Legislature adopted the Fair Housing Act (N.J.S.A. 52:27D-301 et. seq.) (“FHA”). The FHA created the New Jersey Council on Affordable Housing (COAH) and charged COAH with the responsibility of adopting regulations by which municipalities could determine their fair share responsibilities and the means by which they could satisfy those responsibilities. The Legislature also sought to promote voluntary compliance and empowered municipalities to submit to COAH’s jurisdiction and voluntarily comply under the protections of the COAH process.

Pursuant to the FHA, COAH adopted regulations for the first housing cycle in 1986; which covered the years 1987 through 1993 (“First Round”) and for the second housing cycle in 1994; which covered the years 1993 through 1999 (“Second Round”). Under both the First and Second Rounds, COAH utilized what is commonly referred to as the “fair share” methodology. COAH utilized a different methodology, known as “growth share,” beginning with its efforts to prepare Third Round housing-need numbers.

Third Round

COAH first adopted the Third Round rules in 2004; which were to cover the years 1999 through 2014. The “growth share” approach created a nexus between the production of affordable housing and future residential and non-residential development within a municipality, based on the

principle that municipalities should provide affordable housing opportunities proportionate to their market rate residential growth, and that along with employment opportunities there should be proportionate opportunities for affordable housing. Each municipality was required to project the amount of residential and nonresidential growth that would occur during the period 2004 through 2014 and prepare a plan to provide proportionate affordable housing opportunities. The regulations were challenged and in January 2007, the New Jersey Appellate Division invalidated key aspects of COAH's third round rules and ordered COAH to propose and adopt amendments to its rules to address the deficiencies it had identified.

COAH adopted new Third Round rules in May of 2008 and subsequently adopted amendments that became effective on October 20, 2008. Changes to the Fair Housing Act were also adopted in July of 2008 (P.L. 2008 c. 46 on July 17, 2008). The COAH rules and regulations adopted in 2008 were subsequently challenged, and in an October 2010 decision the Appellate Division invalidated the "Growth Share" methodology, and also indicated that COAH should adopt regulations pursuant to the "Fair Share" methodology utilized in the First and Second Rounds. The Supreme Court affirmed this decision in September 2013, invalidating the third iteration of the Third Round regulations and sustaining the invalidation of growth share, and directing COAH to adopt new regulations pursuant to the methodology utilized in the First and Second Rounds. In October of 2014 COAH was deadlocked and failed to adopt their newly revised Third Round regulations. Fair Share Housing Center, who was a party in the earlier cases, responded by filing a motion in aid of litigants' rights with the New Jersey Supreme Court. On March 20, 2015, the Court ruled that COAH was effectively dysfunctional, and consequently returned jurisdiction of affordable housing issues back to the trial courts as it had been prior to the creation of COAH in 1986.

Since the 2015 Mt. Laurel IV decision, municipalities turned to the courts to seek a declaratory judgement of their Third Round housing plans to determine whether they met their constitutional affordable housing obligations, and were granted immunity from any "builder's remedy" lawsuits. With no COAH functioning and providing guidance to municipalities to determine their municipal fair share of statewide and regional obligations, a number of independent groups produced their own reports to determine individual obligations across the state. In several court decisions in 2016 and 2018, judges in Middlesex and Mercer County developed a methodology following closely one proposed by Fair Share Housing Center to determine municipal obligations. In the 2018 decision by Judge Jacobson, it was further determined that the initial period of the Third Round which had not been addressed (1999 – 2015) known as the "gap period" is to be included in each municipality's Third Round fair share calculations.

To achieve Third Round Compliance, municipalities addressed the obligations of the period from 1999 – 2015 through the courts, and through private settlement agreements with Fair Share Housing Center, ultimately leading to a judgement of compliance and repose from the courts for municipalities that could demonstrate full compliance with the requirements of the Fair Housing Act. Due to the ongoing litigation throughout the Third Round, many municipalities achieved this substantive certification from the courts well into the period.

Fourth Round

In March of 2024, P.L. 2024, c.2 was signed into law establishing new procedures for determining statewide needs and municipal obligations for low- and moderate-income housing. This new law

formally abolished COAH and established a new “Program” for resolving affordable housing disputes, as well as the authority to review and certify municipal fair share housing plans. The law required municipalities to determine their own fair share obligations by applying the methodology of the Jacobsen decision in Mercer County as it related to the Third Round, and adopt a binding resolution setting those obligation numbers. The law also provided revisions to the crediting structures for affordable units, with changes to the types of affordable units that are permitted to be granted bonus credits. The law established timelines for submission of documents to demonstrate compliance with the Fair Housing Act.

In addition to the revisions to low- and moderate-income housing crediting, the amended law established a new Affordable Housing Alternative Dispute Resolution Program. The Program is intended to adjudicate any disputes in affordable housing, and function as the administrative body responsible for reviewing and certifying municipal compliance with the Fair Housing Act. Through the Program and the Administrative Office of the Courts, municipalities seeking a judgment of compliance with Affordable Housing regulations must submit a motion for a declaratory judgment from the Program to retain immunity from any potential builder’s remedy lawsuits.

Aberdeen’s Compliance History

The Township first sought a declaratory judgment of compliance with the Fair Housing Act during the initial stages of the Third Round, and adopted a Housing Plan in November of 2008, and further amended the plan in July of 2010. Shortly after the adoption of the amended Housing Plan in 2010, COAH’s methodology for determining Third Round obligations was deemed invalid by the Courts, and the Township’s adopted Third Round plan at the time also became invalid, as it was prepared to address the growth share methodology that was no longer valid.

Following COAH’s dissolution and the Court’s assumption of affordable housing judgments, on June 23rd, 2015, the Township filed a Declaratory Judgment action seeking a declaration of compliance with the Mount Laurel doctrine and Fair Housing Act. In response to the Court’s Omnibus Order #4, dated December 2, 2015, the Township filed immunity from builder’s remedy lawsuits, while the Township prepared the draft 2018 Housing Element and Fair Share Plan. Later, the Township entered into a Settlement Agreement with Fair Share Housing Center and others on February 16th 2017 regarding the Third Round obligations. This settlement was later approved by the Court on September 14, 2017. The 2018 Housing Element and Fair Share Plan was prepared in accordance with the Settlement Agreement and was approved by the Township’s Planning Board on June 7th, 2018.

A copy of the Township’s Third Round Settlement Agreement with Fair Share Housing Center can be found in Appendix A-1.

A copy of the Third Round Judgment of Compliance can be found in Appendix A-2.

In January of 2025, the Township Council adopted Resolution 2025-38 establishing its Fourth Round obligation numbers in accordance with the amended Fair Housing Act adopted by the Legislature and signed by the Governor in March of 2024. The resolution establishing Fourth Round obligation numbers was submitted to the Program through a declaratory judgment action, beginning the process of demonstrating and certifying the Township’s compliance with the Fourth Round of affordable housing obligations. The Township’s determination of a 99 unit prospective

Township of Aberdeen – Fourth Round Housing Plan Element & Fair Share Plan

need obligation represented a reduction of 2 from the numbers that were calculated by NJDCA for the entirety of the state, and the Township's determination was challenged by the New Jersey Builders Association. The Township and the NJ Builders Association decided to settle on a prospective need obligation of 100 units for Aberdeen.

A copy of Resolution 2025-38 determining the Township's Fourth Round obligations can be found in Appendix B-1.

A copy of the Settlement with the New Jersey Builders Association can be found in Appendix B-2.

A copy of the Court Order Fixing Municipal Obligations can be found in Appendix B-3.

The Township has prepared this Housing Plan Element and Fair Share Plan in accordance with all requirements of the Municipal Land Use Law, and the Amended Fair Housing Act.

HOUSING PLAN ELEMENT

According to the Municipal Land Use Law (MLUL) (40:55D-28.b(3)), a municipality is required to adopt a Housing Plan Element of the Master Plan, as well as a Fair Share Plan for addressing its low and moderate income housing obligations in accordance with the Fair Housing Act (FHA).

The Amended Fair Housing Act defines a “Housing Element” as:

“that portion of a municipality’s master plan consisting of reports, statements, proposals, maps, diagrams, and text designed to meet the municipality’s fair share of its region’s present and prospective housing needs, particularly with regard to low- and moderate-income housing, and which shall contain the municipal present and prospective obligation for affordable housing, determined pursuant to subsection f. of section 3 of P.L.2024, c. 2.”

[N.J.S.A.52:27D-304.1]

Pursuant to the Fair Housing Act, Section 10 of P.L. 1985, c. 222 (C. 52:27D-310), a municipality’s housing plan element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with attention to low- and moderate-income housing. This updated Housing Plan Element and Fair Share Plan for the Township Aberdeen has been prepared in a manner that is consistent with the FHA and MLUL requirements, and contains the following, as spelled out in the FHA:

- a. *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;*
- b. *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;*
- c. *An analysis of the municipality’s demographic characteristics, including but not necessarily limited to, household size, income level and age;*
- d. *An analysis of the existing and probable future employment characteristics of the municipality;*
- e. *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, as established pursuant to section 3 of P.L.2024, c. 2 (C.52:27D-304.1);*

- f. 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;*
- g. An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c. 273 (C.52:27D-329.20);*
- h. For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, established pursuant to section 4 of P.L.2004, c. 120 (C.13:20-4), an analysis of compliance of the housing element with the Highlands Regional Master Plan of lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands-conforming municipalities. This analysis shall include consideration of the municipality's most recent Highlands Municipal Build Out Report, consideration of opportunities for redevelopment of existing developed lands into inclusionary or 100 percent affordable housing, or both, and opportunities for 100 percent affordable housing in both the Highlands Planning Area and Highlands Preservation Area that are consistent with the Highlands regional master plan; and*
- i. An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.*

[N.J.S.A.52:27D-310]

This Housing Plan Element and Fair Share Plan will address the Township's obligations to provide a realistic opportunity for the construction of low- and moderate-income housing in accordance with the Fair Housing Act, and the MLUL for the Fourth Round period of 2025 – 2035. The preparation of a Housing Plan Element and Fair Share Plan is the first step in petitioning the court for Substantive Certification and Judgement of Repose.

Demographics

Population Trends

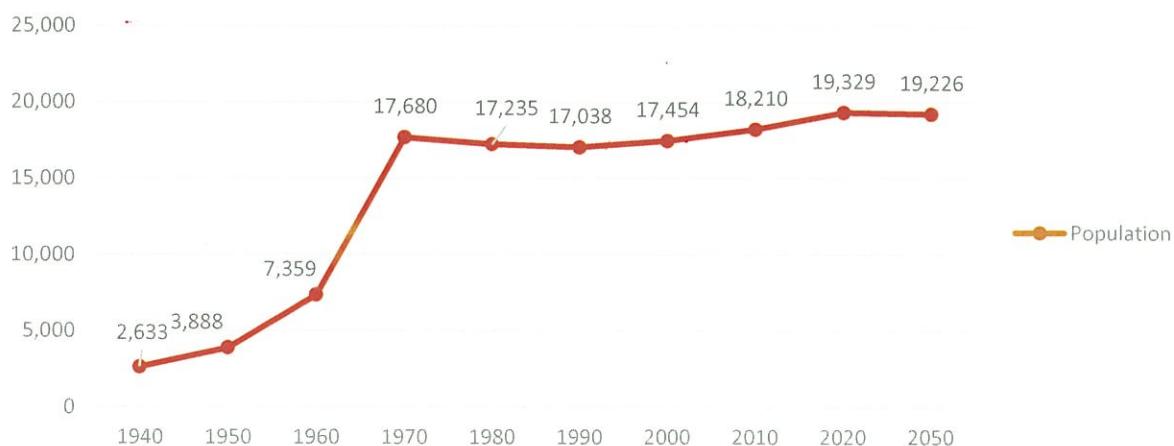
Aberdeen Township has experienced consistent growth over the past few decades. According to the 2020 U.S Census, the Township population stood at 19,329 residents. This marks a 6.14 percent increase from the 18,210 residents recorded in 2010, which already reflected a 4.33 percent growth from the 2000 U.S. Census population figure of 17,454 residents. By comparison, Monmouth County's population grew at a slower rate, increasing by 2.45 percent from 2000 to 2010 and by 2.09 percent from 2010 and 2020. Table 1 below illustrates the population growth trends for both Aberdeen Township and Monmouth County from 2000 through 2020

Table 1: Population Trends, 2000 - 2020					
	2000	2010	2020	% Change 2000-2010	% Change 2010-2020
Aberdeen Township	17,454	18,210	19,329	4.33%	6.14%
Monmouth County	615,301	630,380	643,615	2.45%	2.09%

Source: US Census Bureau Decennial Census (Table DP-1)

Aberdeen Township's population growth over time is illustrated in Figure 1 below, which shows that the largest population growth between 1940 and 2020 occurred between 1960 and 1970, and that the Township's experienced a small population decrease between 1970 and 1990. Though the population increased slightly between 1990 and 2000, the 17,454 residents within the Township as of 2000 was less than the previous highpoint of 17,680 as of 1970. Beginning in 2010 Aberdeen's population exceeded the previous census high recorded in 1970. Current demographic forecasts project that Aberdeen's Township's population will decrease slightly from 19,329 (2020 Census) to 19,226 by 2050.

Figure 1: Population over time in Aberdeen, NJ



Source: US Census Bureau, Decennial Census, North Jersey Transportation Planning Authority Demographic Forecasts

Population Composition by Age

The age composition of Aberdeen has shifted noticeably since 2000, as illustrated in Table 2 below. According to the U.S. Census Bureau's Decennial Census Estimates, significant changes occurred in many age groups. The number of elementary and pre-school-aged children has decreased significantly over this time period, as has the number of adults aged 35 to 44 years. Conversely, the Township has seen increases in the number of teenagers and young adults between the ages of 15 to 34 years, as well as the 45-54-year-old cohort. The Township saw a significant increase in the number of residents aged 55 years and older. The greatest percentage increase occurred in the 85 years and over cohort, which grew by 117.83 percent, and in the 60 to 64 age cohort, which increased by 94.53 percent over the same timeframe.

Table 2: Population by Age Cohort, Aberdeen Township, 2000 - 2020

Population and Cohort Type	2000		2020		% Change 2000-2020
	Number	Percent	Number	Percent	
Total population	17,454	100%	19,329	100%	10.74%
Under 5 years	1,211	6.94%	1,029	5.32%	-15.03%
5 to 9 years	1,257	7.20%	956	4.95%	-23.95%
10 to 14 years	1,145	6.56%	1,083	5.60%	-5.41%
15 to 19 years	975	5.59%	1,067	5.52%	9.44%
20 to 24 years	761	4.36%	1,070	5.54%	40.60%
25 to 34 years	2,723	15.60%	3,133	16.21%	15.06%
35 to 44 years	3,381	19.37%	2,539	13.14%	-24.90%
45 to 54 years	2,488	14.25%	2,614	13.52%	5.06%
55 to 59 years	989	5.67%	1,664	8.61%	68.25%
60 to 64 years	713	4.09%	1,387	7.18%	94.53%
65 to 74 years	1,143	6.55%	1,738	8.99%	52.06%
75 to 84 years	539	3.09%	768	3.97%	42.49%
85 years and over	129	0.74%	281	1.45%	117.83%

Source: US Census Bureau, Decennial Census (Table DP-1)

Monmouth County also saw notable shifts in the age composition of its population over the past two decades. There was a significant decline in the number of elementary and middle school-aged populations, as well as those between the ages of 25 to 54 age groups as indicated in Table 3 below. In contrast, the percentage of the County's population between those aged 55 to 85 and older grew steadily between 2000 and 2020. The Township's 25-34 and 45-54 age cohorts increased while the County's population in these group decreased. Notwithstanding these small differences, the overall trend is that both the Township and County are experiencing an overall aging population.

Table 3: Population by Age Cohort, Monmouth County, 2000 - 2020

	2000		2020		% Change 2000-2020
	Number	Percent	Number	Percent	
Total population	615,301	100%	643,615	100%	4.60%
Under 5 years	42,231	6.86%	29,562	4.59%	-30.00%
5 to 9 years	46,966	7.63%	34,713	5.39%	-26.09%
10 to 14 years	46,312	7.53%	41,010	6.37%	-11.45%
15 to 19 years	38,109	6.19%	42,053	6.53%	10.35%
20 to 24 years	29,297	4.76%	37,764	5.87%	28.90%
25 to 34 years	75,308	12.24%	72,466	11.26%	-3.77%
35 to 44 years	111,681	18.15%	75,549	11.74%	-32.35%
45 to 54 years	92,239	14.99%	89,310	13.88%	-3.18%
55 to 59 years	32,655	5.31%	53,121	8.25%	62.67%
60 to 64 years	23,580	3.83%	49,235	7.65%	108.80%
65 to 74 years	40,084	6.51%	69,315	10.77%	72.92%
75 to 84 years	27,025	4.39%	33,894	5.27%	25.42%
85 years and over	9,814	1.59%	15,623	2.43%	59.19%

Source: US Census Bureau, Decennial Census (Table DP-1)

The median age of Aberdeen Township residents was 40 as of the 2020 census, which reflects an 8.11 percent increase from the median age of 37 as of 2020. This is similar to the statewide median age of 39.9 as of 2020, reflecting an 8.72 percent over the statewide median age of 36.7 as of 2000 as indicated in Table 4 below. In contrast, Monmouth County's median age increased 15.38 percent during this same time period, with the median age increasing from 37.7 in 2020 to 43.5 in 2020. Overall, this reflects a broader trend, as the Baby Boomer generation continues to age and are not being replaced by younger cohorts. Monmouth County saw the most substantial rise, and now has a median age significantly higher than both the Township and State as a whole.

Table 4: Median Age, 2000 – 2020

	2000	2020	Percent Change
Aberdeen Township	37	40	8.11%
Monmouth County	37.7	43.5	15.38%
New Jersey	36.7	39.9	8.72%

Source: US Census Bureau, Decennial Census (Table DP-1)

Households

Table 5 provides number of households and household sizes within the Township and County. A household is defined as one or more individuals, related or not, living together in a single

housing unit. According to the 2023 ACS 5-Year estimates, there were approximately 7,956 households in the Township. Of these, 39.23 % were households of two people, the largest percentage, followed by 23.63 % with one person, 20.29 % with 4 or more people, and 16.86 % with three people.

In comparison, the County recorded 32.49% two-person households, 26.61% one-person households, 24.54% four-person households, and 16.36% three-person households. The Township's average household size was 2.41 people, which is less than both the County's average of 2.55 and New Jersey's average of 2.61, according to the ACS estimates.

Table 5: Household Characteristics Aberdeen Twp. Monmouth County and New Jersey

	Aberdeen Township		Monmouth County		New Jersey	
	Number	Percent	Number	Percent	Number	Percent
Total Households	7,956	100%	250,195	100%	3,478,355	100%
1-person	1,880	23.63%	66,589	26.61%	918,897	26.42%
2-persons	3,121	39.23%	81,289	32.49%	1,081,842	31.10%
3-persons	1,341	16.86%	40,929	16.36%	594,946	17.10%
4 or more persons	1,614	20.29%	61,388	24.54%	882,670	25.38%
Average Household Size	2.41 people		2.55 people		2.61 people	

Source: US Census Bureau, ACS 5-year Estimates 2019 to 2023 (Table S2501& B25010)

Family households are defined as two or more individuals living together in the same residence, related by blood, marriage, or adoption. Of the total 7,956 households in the Township, 5,357 (67.33%) are family households, while 2,599 (32.67%) are non-family households. In contrast, Monmouth County has 67.87% family households and 32.13% non-family households.

Within the Township, approximately 78.78% of family households consist of married couple householders. Among the remaining family households, 5.79 % are headed by a single male householder, and 5.61 % are headed by a single female householder. The average family size in the Township is 2.92 persons. In comparison, Monmouth County has a slightly higher percentage of married couple households, at 80.9%, with 5.61% male householders and 13.49% female householders. Further, 7.8 % of the Township's households are comprised of individuals aged 65 or older, totaling 621 households, whereas in comparison, Monmouth County has a higher proportion, with 13.3% of households headed by individuals aged 65 or older.

Table 6: Household by Type, Aberdeen and Monmouth County

	Aberdeen Township		Monmouth County	
	Number	Percent	Number	Percent
Total Households	7,956	100.00%	250,195	100.00%

Average Household Size	2.41 people	2.55 people		
Total Families	5,357	67.33%	169,816	67.87%
Average Family Size	2.92 people		3.12 people	
Married Couple Family	4,220	78.78%	137,379	80.90%
With own children under 18 years	1,585	37.56%	55,206	40.19%
No children under 18 years	2,635	62.44%	82,173	59.81%
Male householder, no wife present	310	5.79%	9,534	5.61%
With own children under 18 years	108	34.84%	3,423	35.90%
No own children under 18 years	202	65.16%	6,111	64.10%
Female householder, no husband present	827	15.44%	22,903	13.49%
With own children under 18 years	254	30.71%	10,267	44.83%
No own children under 18 years	573	69.29%	12,636	55.17%
Nonfamily Households	2,599	32.67%	80,379	32.13%
65 years and over	621	7.80%	33,276	13.30%

Source: US Census Bureau, American Community Survey 5-year Estimates 2019 to 2023 (Table S1101)

Existing Housing Conditions

Aberdeen's housing stock is predominantly owner-occupied, as indicated in Table 7. According to 2023 ACS estimates, the Township has a total of 8,104 housing units, of which 5,651 units (98.17 %) are occupied, and 148 (1.83%) are vacant. Among the occupied units, the majority (5,651 or 71.03 %) are owner-occupied, while 2,305 (28.97 %) are renter-occupied.

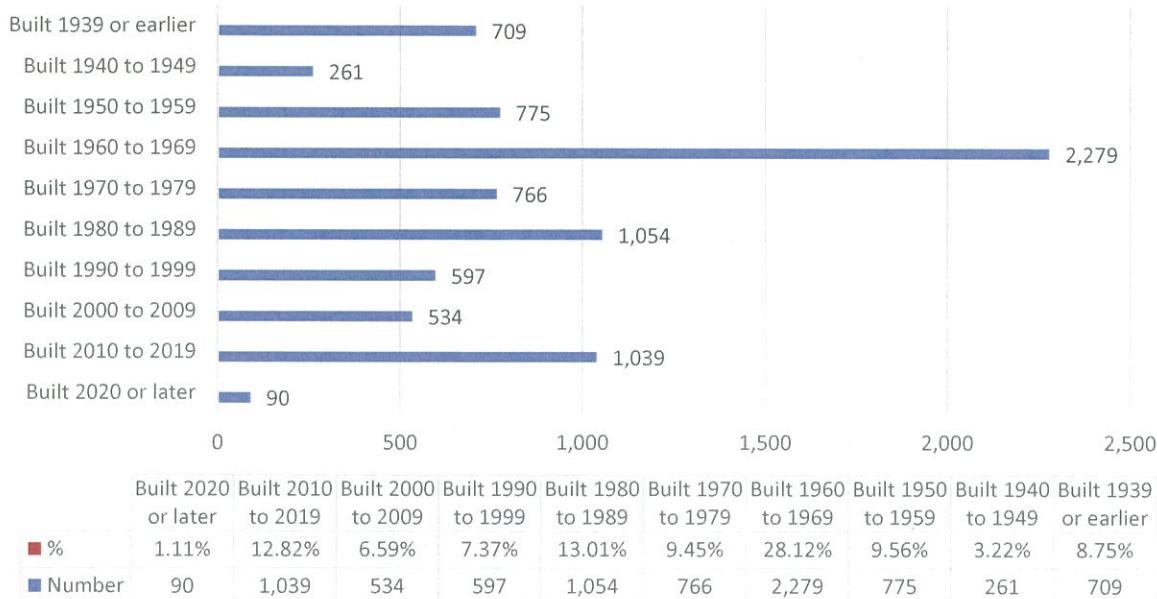
Table 7: Housing Units in Aberdeen Township

	Number	Percent
Total Housing Units	8,104	100.00%
Occupied Housing Units	7,956	98.17%
Owner Occupied	5,651	71.03%
Renter Occupied	2,305	28.97%
Vacant Housing Units	148	1.83%
For Rent/Rented Not Occupied	44	29.73%
For Sale Only	23	15.54%
For Seasonal, Recreational or Occasional use	44	29.73%
Other Vacant	37	25.00%

Source: US Census Bureau, ACS 5-year Estimates 2019 to 2023 (Tables DP04 and B25004)

As indicated in Figure 2, 2,279 housing units (28.12 % of existing housing stock) was built between 1960-1969, which represents the largest amount of housing stock within Aberdeen.

Figure 2: Age of Housing Stock



Source: US Census Bureau, ACS 5-year Estimates 2019 to 2023 (Tables DP04)

Housing Type and Size

Aberdeen's housing stock is predominantly comprised of one-unit detached homes, making up an estimated 60.03 % of the Township's total housing units as indicated in Table 8 below. The next highest housing type is those consisting of 20 or more units, which makes up 11.71 % of all housing units. A plurality of Township's housing inventory is made up of 3-bedroom homes, which comprise 37.75 % of all units, followed by 2-bedroom homes at 21.21 % and 1-bedroom homes at 19.47%.

Table 8: Housing Units by Type: Aberdeen Township

	Number	Percent
Total Housing Units	8,104	100.00%
1-unit detached	4,865	60.03%
1-unit, attached	785	9.69%
2 units	145	1.79%
3 or 4 units	375	4.63%
5 to 9 units	435	5.37%
10 to 19 units	535	6.60%

Township of Aberdeen – Fourth Round Housing Plan Element & Fair Share Plan

20 or more units	949	11.71%
Mobile home	15	0.19%
Boat, RV, Van etc	0	0.00%
Bedrooms		
No bedroom	16	0.20%
1 bedroom	1578	19.47%
2 bedrooms	1,719	21.21%
3 bedrooms	3,059	37.75%
4 bedrooms	1,518	18.73%
5 or more bedrooms	214	2.64%

Source: US Census Bureau, ACS 5-year Estimates 2019 to 2023 (Tables DP04)

Housing Values and Contract Rents

According to the ACS 5-Year Estimates, the majority of housing units in Aberdeen (52.5 %) were valued between \$300,000 - \$499,000, reflecting a higher percentage compared to the County average of 29.23 %. Table 9 provides a detailed breakdown of home values for owner-occupied units within the Township. 1.43 % of Aberdeen's owner-occupied homes were valued at between \$50,000 and \$99,999, with 1.7 % valued at less than \$50,000. The median value of an owner-occupied home in the Township was \$ 424,000, which exceeds the County's median of \$565,000. A factor in this difference is that 81.28 % of all homes in the Township were valued above \$500,000, as compared to the County's 87.68 %.

Table 9: Value of Owner-Occupied Housing Units, 2019 -2023

	Aberdeen Township		Monmouth County	
	Number	Percent	Number	Percent
Total	5,651	100.00%	188,578	100.00%
Less than \$50,000	60	1.06%	3,202	1.70%
\$50,000 to \$99,999	22	0.39%	2,703	1.43%
\$100,000 to \$149,999	23	0.41%	1,760	0.93%
\$150,000 to \$199,999	82	1.45%	2,797	1.48%
\$200,000 to \$299,999	871	15.41%	12,780	6.78%
\$300,000 to \$499,999	2,967	52.50%	55,119	29.23%
\$500,000 to \$999,999	1,531	27.09%	88,909	47.15%
\$1,000,000 and greater	95	1.68%	21,308	11.30%
Median Value	\$424,200		\$566,500	

Source: US Census Bureau, ACS 5-year Estimates 2019 to 2023 (Tables DP04)

The majority of rental prices in Aberdeen (62.6 %) are between \$1,500 to \$ 2,499. Table 10 provides a detailed breakdown of gross rent paid within the Township. According to the ACS 5-Year Estimates, the median gross rent in Aberdeen was \$1,971, which is slightly higher than the County median of \$1,771. The largest share of renter-occupied units in Aberdeen (37.31%) had rent between \$2,500 and \$2,999, which is also the largest share of the County's renter occupied units, (26.17 %). Aberdeen had 29 units with rents under \$500 per month (1.28 % of all units), while ACS estimates indicate the 6.83 % of County rental units had rents below this threshold. Additionally, an estimated 35 Aberdeen units did not require cash rent payments, compared to 2,394 such units across the County.

Table 10: Gross Rent Paid, 2019 - 2023

	Aberdeen Township		Monmouth County	
	Number	Percent	Number	Percent
Total	2,270	100.00%	59,223	100.00%
Less than \$500	29	1.28%	4,045	6.83%
\$500 to \$999	52	2.29%	3,453	5.83%
\$1,000 to \$1,499	256	11.28%	13,711	23.15%
\$1,500 to \$1,999	847	37.31%	15,499	26.17%
\$2,000 to \$2,499	574	25.29%	10,920	18.44%
\$2,500 to \$2,999	347	15.29%	6,150	10.38%
\$3,000 or more	165	7.27%	5,445	9.19%
No rent paid	35		2,394	
Median Contract Rent	\$1,971		\$1,771	

Source: US Census Bureau, ACS 5-year Estimates 2019 to 2023 (Tables DP04)

Housing Conditions

Housing Deficiencies

Overcrowding is minimal in Aberdeen, with approximately 0.6 % (14 units) of owner-occupied units and no renter-occupied units exceeding one person per room. As outlined in Table 11 below, a small number of units in the Township lacking complete plumbing or kitchen facilities, comprising 0.14 % (11 units) of total units, respectively. Housing deficiencies are often key factors in assessing overall housing conditions across the Township and determining municipal rehabilitation needs.

Table 11: Housing Deficiency Characteristics, Aberdeen Township 2023

Housing Units with 1.01 or More Persons Per Room		
Overcrowding	Count	Percent
Owner-Occupied	34	0.60%
Renter-Occupied	0	0.00%

Plumbing Facilities		
Total Occupied Housing Units	7,956	100.00%
Lacking complete plumbing facilities	11	0.14%
Kitchen Equipment		
Total Occupied Housing Units	7,956	100.00%
Lacking complete kitchen facilities	11	0.14%

Source: US Census Bureau, ACS 5-year Estimates 2019 to 2023 (Tables B25014, S2504)

Building Permits

Aberdeen Township issued building permits for 1,297 new residential units between January 2013 and December 2023 as indicated in Table 12 below, which is based upon data provided by the NJ Department of Consumer Affairs. A total of 55 residential demolition permits were issued during this time period. Subtracting the demolition permits from the construction permits reveals a net increase of 1,232 residential units over the same timeframe.

The Township's multi-family housing stock saw significant growth between 2016-2012, when a total of 836 permits were issued, as compared to 51 total permits issued for all other years during this time period. In comparison, permits for 1 and 2 family homes were much more evenly dispersed, with the highest amount (95) issued in 2013. These trends indicate a steady growing housing market for 1 & 2 family homes within the Township.

Table 12: Building Permits and Demolition Permits Issued 2013 - 2023

Year	1&2 Family	Multi Family	Mixed Use	Total New Construction	Total Demolitions	Net Units
2013	95	17	0	112	4	108
2014	48	15	0	63	3	60
2015	19	19	0	38	19	19
2016	15	579	0	594	10	584
2017	5	151	0	156	5	151
2018	8	106	0	114	2	112
2019	20	0	0	20	4	16
2020	12	0	0	12	2	10
2021	66	0	0	66	2	64
2022	74	0	0	74	3	71
2023	38	0	0	38	1	37
Total	400	887	0	1287	55	1232

Source: NJ DCA, Construction Reporter 2013 to 2023

Economic Data

Employment Status

ACS estimates provide data on the work activity of residents aged 16 and older. Aberdeen Township's working-age population was 16,246, with approximately 11,604 residents in the labor force as indicated in Table 13 below. Approximately 28.57 % of the Township's working-age residents were not participating in the labor force at the time of the 5-year ACS estimates, which is lower than the County's 33.54 % non-participation rate. All of the Township's labor force were employed in civilian jobs, with no residents reported as members of the armed forces. Aberdeen's 3.72 % unemployment rate is slightly higher than that of the County's rate of 3.48 %.

Table 13: Employment Status, 2023

	Aberdeen Township		Monmouth County	
	Number	Percent	Number	Percent
Population 16 years and over	16,246	100.00%	526,352	100.00%
In labor force	11,604	71.43%	349,815	66.46%
Civilian Labor Force	11,604	71.43%	349,355	66.37%
Employed	10,999	67.70%	331,018	62.89%
Unemployed	605	3.72%	18,337	3.48%
Armed Forces	0	0.00%	460	0.09%
Not in Labor Force	4,642	28.57%	176,537	33.54%

Source: US Census Bureau, ACS 5-year Estimates 2019-2023 (Table DP03)

Worker Classification

Approximately 81.6 % of Aberdeen Township's workers were employed in private wage and salary positions, while 3.36 % were self-employed as indicated in Table 14 below. Government employees made up 15.7% of the workforce, with unpaid family workers representing 0.2%.

Table 14: Classification of Workers, Aberdeen Township, 2023

	Number	Percent
Total	10,999	100.00%
Private Wage and Salary Worker	8,927	81.16%
Government Worker	1,680	15.27%
Self-Employed Worker	370	3.36%
Unpaid Family Worker	22	0.20%

Source: US Census Bureau, ACS 5-year Estimates 2019-2023 (Table DP03)

Workforce by Sector

An analysis of employed individuals over the age of 16 by economic sector reveals while there is a diverse range of industries in which Aberdeen's working-age population is engaged, four (4) sectors comprise 60.52 % of the overall total: educational services, healthcare, and social assistance (25.07 %, or 2,757 employees), professional, scientific, management, administrative, and waste management services (12.97 %, or 1,427 employees), Retail Trade (11.46 %, or 1,611 employees), and finance and insurance/real estate rental and leasing (11.02%, or 1,212 employees).

Table 15: Workforce by Sector, Aberdeen Township, 2023

Industry	Number	Percent
Civilian employed population 16 years and over	10,999	100.00%
Agriculture, forestry, fishing and hunting and mining	20	0.18%
Construction	457	4.15%
Manufacturing	662	6.02%
Wholesale trade	217	1.97%
Retail trade	1,261	11.46%
Transportation and warehousing, and utilities	637	5.79%
Information	524	4.76%
Finance and insurance, and real estate and rental and leasing	1,212	11.02%
Professional, scientific, and management, and administration and waste management services	1,427	12.97%
Educational services, health care and social assistance	2,757	25.07%
Arts, entertainment, and recreation, and accommodation and food services	913	8.30%
Other services, except public administration	574	5.22%
Public administration	338	3.07%

Source: US Census Bureau, ACS 5-year Estimates 2019-2023 (Table DP03)

Occupations by Type

Table 16 presents a breakdown of occupations by type within the Township's employed civilian labor force. The largest segment, comprising more than half (51.2 %, of 5,831 employees), are engaged in management, business, science, and arts occupations. Sales and office occupations follow, employing nearly one-fifth (2,034 %, or 2,237 employees) of the labor force. Service occupations account for 15.2 % (1,672 employees) of the total workforce. The sectors with the smallest share are production, transportation, and material moving occupations (7.55 %, or 830 employees) and natural resources, construction, and maintenance occupations (5.72 %, or 629 employees) of the labor force.

Table 16: Occupations by Type, Aberdeen Township, 2023

	Number	Percent
Employed Civilian population 16 years and over	10,999	100.00%
Management, business, science, and arts occupations	5,631	51.20%
Service occupations	1,672	15.20%
Sales and office occupations	2,237	20.34%
Natural resources, construction and maintenance occupations	629	5.72%
Production, transportation, and material moving occupations	830	7.55%

Source: US Census Bureau, ACS 5-year Estimates 2019-2023 (Table DP03)

Commuting to Work

As shown in Table 17, the vast majority of residents (71.95 %, or 7,788 employees) commuting to work rely on private automobiles, which is higher than the County's 66.77%. 8.47 % (916 employees) rely on public transportation (excluding taxicabs), while walking to work is the least common commuting method, accounting for only 0.64% (or 4,775 employees), as compared to 1.47 % County-wide. 1,833 residents (12.79 %) work from home, lower than the County rate of 16.83 %.

Table 17: Means of Commute, Aberdeen Township, 2023

	Aberdeen Township		Monmouth County	
	Number	Percent	Number	Percent
Workers 16 years and over	10,810	100.00%	325,092	100.00%
Car, truck, van - Drove Alone	7,778	71.95%	217,077	66.77%
Car, truck, van - Carpooled	465	4.30%	23,553	7.25%
Public transportation (excluding taxicab)	916	8.47%	17,981	5.53%
Walked	69	0.64%	4,775	1.47%
Other means	199	1.84%	6,996	2.15%
Worked from home	1,383	12.79%	54,710	16.83%

Source: US Census Bureau, ACS 5-year Estimates 2019-2023 (Table DP03)

As indicated in Table 18 below, 51.31 % (or 4,837) residents have a commute of more than 30 minutes, which is slightly more than the significantly less than county's 46.12 %. In contrast, only 29.85 % (or 2,814) residents have a commute of less than 20 minutes, less than the 37.03 % for the County.

Table 18: Travel Time to Work, 2023

	Aberdeen Township	Monmouth County

Township of Aberdeen – Fourth Round Housing Plan Element & Fair Share Plan

	Number	Percent	Number	Percent
Less than 10 minutes	795	8.43%	30,713	11.36%
10 to 19 minutes	2,019	21.42%	69,405	25.67%
20 to 29 minutes	1,776	18.84%	45,566	16.85%
30 to 44 minutes	2,230	23.66%	52,025	19.24%
45 to 59 minutes	898	9.53%	25,519	9.44%
60 to 89 minutes	1,131	12.00%	27,152	10.04%
90 or more minutes	578	6.13%	20,002	7.40%
Mean travel time to work (minutes)	34.2		32.8	
Source: US Census Bureau, ACS 5-year Estimates 2019-2023 (Table DP03, B08303)				

FAIR SHARE PLAN

A Fair Share Plan has been defined by the Amended Fair Housing Act at N.J.A.C. 52:27D-304 as:

“Fair Share Plan” means the plan or proposal that is in a form which may readily be adopted, with accompanying ordinances and resolutions, pursuant to subsection f. of section 3 of P.L.2024, c.2 (C.52:27D-304.1), by which a municipality proposes 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 the municipal housing element, and addresses the development regulations necessary to implement the housing element, including, but not limited to, inclusionary requirements and development fees, and the elimination of unnecessary housing cost-generating features from the municipal land use ordinances and regulations.

The Fair Share Plan for the Township Aberdeen is broken up into four sections;

- Present Need or Rehabilitation Obligation;
- Prior Round / First and Second Round (1987-1999);
- Third Round (1999-2025) Prospective Need Obligation;
- Fourth Round (2025-2035) Prospective Need Obligation;

The Township's Fair Share Plan specifically describes the completed and proposed mechanisms to address the present need (rehabilitation) obligation, First and Second Round (Prior Round) obligation, Third Round obligation, and Fourth Round obligation.

The Township's Prior Round obligations were determined by COAH, and the Third Round obligation was a negotiated settlement with Fair Share Housing Center which was approved by the Court. The Township's Fourth Round obligation numbers were determined through a settlement agreement with the New Jersey Builders Association, which was approved by the Courts.

Consideration of Lands Suitable for Affordable Housing

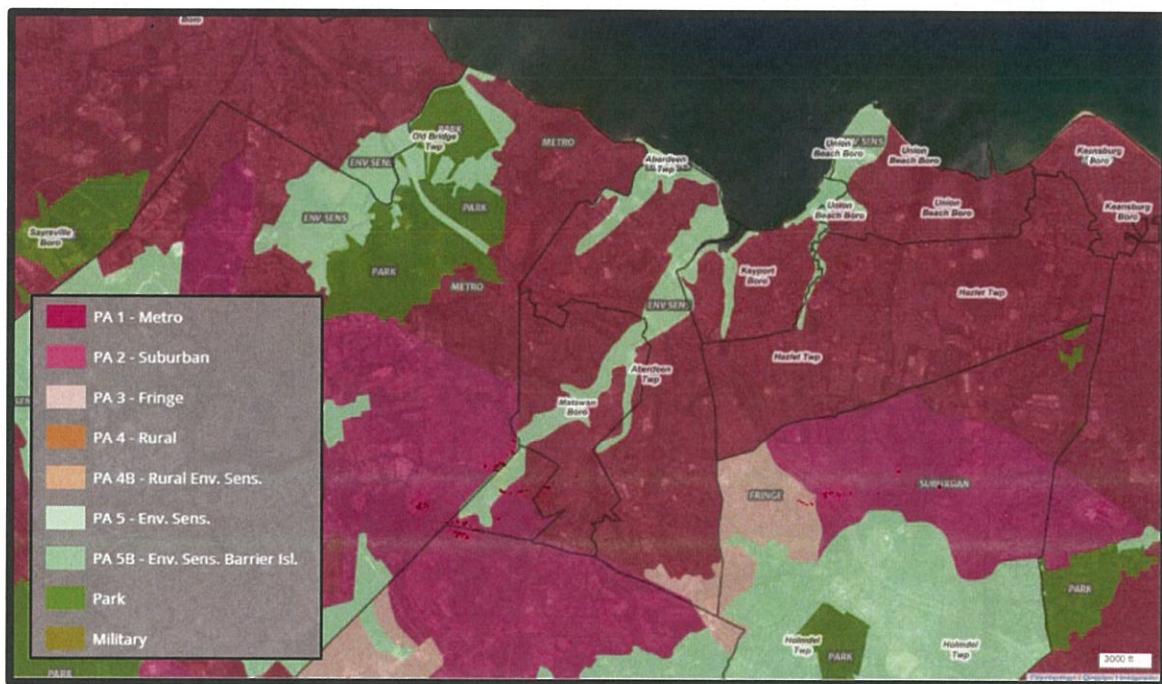
The New Jersey Fair Housing Act (N.J.S.A. 52:27D-310(f)) requires that the Housing Element provide a narrative that includes “a consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or 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.”

Within Aberdeen, the lands most suitable for development are those within existing developed areas around the Train Station, Main Street, Route 35, and Route 34. This primarily consists of tracts of land within proximity to public transportation, commercial and civic services, and recreational amenities.

Township of Aberdeen – Fourth Round Housing Plan Element & Fair Share Plan

As a nearly fully built-out suburban community, there is limited vacant and available land that could accommodate any new development. As a result, the Township has reviewed and analyzed many sites for their potential for revitalization of existing developed lands that may be underutilized or are seeing patterns of vacancy. These include office buildings, tracts of small-scale commercial uses, and other lands that are ripe for redevelopment or new uses.

The New Jersey State Development and Redevelopment Plan places the majority of the Township into Planning Area 1 – the Metropolitan Planning Area, where development and redevelopment is encouraged. However, southeastern end of the Township is noted as the Fringe Planning Area (PA3), where the State Plan advocates for redevelopment and development within designated centers and preservation within the Environs. Additionally, the northern boundaries of the Township along the Raritan Bay, are subject to Flood Hazards, are noted as the Environmentally Sensitive Planning Areas (PA5), where state policy is to discourage new development. The Township has focused its efforts on identifying tracts for development located within the Metropolitan Planning Area rather than the Environmentally Sensitive Planning Area, and within the sewer service area and proximity to existing infrastructure, public transportation, commercial services, civic services. In doing so, the Township ensures consistency with its past planning and zoning, and consistency with State policy objectives.



Map 3 Aberdeen Township State Plan Policy Map

All properties in the Township where a developer has approached staff or officials and expressed an interest in building affordable housing have been considered in the preparation of this Plan. The Township remains open to all opportunities for providing housing if any new developers or property owners express interest in any particular property or tract of land.

Site Suitability

As per previous COAH regulations, the Fair Share Plan must demonstrate site suitability for proposed new units that are not yet fully approved, as required by N.J.A.C. 5:93-5.3.

- A. An “available site” is a site with clear title, and that is free of encumbrances which preclude development for low- and moderate-income housing.
 - All unbuilt sites in the compliance plan are “available”.
- B. A “developable site” is a site that has access to appropriate water and sewer infrastructure and is consistent with the applicable area-wide water quality management plan and wastewater management plan.
 - All unbuilt sites in the compliance plan are “developable”. All sites are within the sewer service area and will be served by the Township’s Sewer Division.
- C. A “suitable site” is a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4 (not in wetlands, flood hazard areas, steep slopes).
 - All proposed sites in the compliance plan are “suitable”. All of the proposed sites are not encumbered by wetlands, flood hazard areas, or steep slopes.
- D. An “approvable site” is a site that may be developed for low- and moderate-income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing.
 - All sites in the compliance plan are “approvable”. All projects noted in the Prior Round and Third Round plans are either completed, have been approved, or have appropriate zoning regulations in place to make them completely approvable should a developer seek to build affordable housing on those parcels.
 - Projects included for the Fourth Round are proposed at this time, and appropriate zoning regulations will be adopted to implement the recommendations of this Housing Plan.

Multigenerational Family Housing Continuity

The FHA requires the Housing Element and Fair Share Plan to provide an analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of 23 section 1 of P.L.2021, c.273 (C.52:27D-329.20).

A review of the Township code indicates that there are no regulations or restrictions in place that would specifically create a detraction from meeting the Commission’s goal of allowing

senior citizens to reside at the homes of their extended families. The ordinances in Aberdeen do not detract from the multigenerational family continuity goal.

Fair Share Obligations

Affordable housing obligations are broken down into two distinct categories: “present need” or the rehabilitation obligation; and “prospective need” or the new construction obligation.

Present Need

“Present need” is not a specifically defined term in the amended Fair Housing Act. The municipal “present need” obligation is determined by estimating the current amount of homes in the Township that are likely occupied by low or moderate income households, and are deficient in some way, meaning that the house is over 50 years old and overcrowded, lacks complete plumbing facilities, or lacks a complete kitchen. More specifically:

“A municipality’s present need obligation shall be determined by estimating the existing deficient housing units currently occupied by low- and moderate-income households within the municipality, following a methodology comparable to the methodology used to determine third round present need, through the use of datasets made available through the federal decennial census and the American Community Survey, including the Comprehensive Housing Affordability Strategy dataset thereof.”

(N.J.A.C. 52:27D-304.3.7.b)

The present need, or rehabilitation obligation is the estimate of the need for substantial repairs to existing homes in the Township that are currently occupied by low or moderate income households.

Prospective Need

The FHA at N.J.A.C. 52:27D-304 defines “prospective need” as:

“Prospective need” means a projection of housing needs based on development and growth which is reasonably likely to occur in a region or a municipality, as the case may be, as a result of actual determination of public and private entities. Prospective need shall be determined by the methodology set forth pursuant to sections 6 and 7 of P.L.2024, c.2 (C.52:27D-304.2 and C.52:27D-304.3) for the fourth round and all future rounds of housing obligations.

Aberdeen Township has the following cumulative obligations:

- Rehabilitation / Present Need = 0 Units
- Prior Round / First and Second Round (1987-1999) Prospective Need = 270 units
- Third Round (1999-2025) Prospective Need = 330 units
- Fourth Round (2025-2035) Prospective Need = 100 units

A map of all sites to satisfy these obligations can be found in Appendix D-1.

Present Need (Rehabilitation) Obligation

Aberdeen Township does not have a present need obligation that was identified. As such, no homes are required to be rehabilitated by the Township between 2025 and 2035. However, all residents of Aberdeen who may be low or moderate income may be eligible to participate in the Monmouth County Home Improvement Program if repairs to major systems are needed.

Prior Round Obligation (1987-1999)

The Township has a Prior Round obligation of 270 units. In accordance with previous COAH rules found at N.J.A.C. 5:93, the Township must meet the following minimum and maximum requirements in addressing the 270 total unit obligation.

- **Age Restricted Units:** Up to 25% of the credits can come from senior or age restricted units.
 - $270 \times 0.25 = 67.5$
 - A maximum of 67 credits may come from age-restricted senior housing
- **Rental Units:** At least 25% of the Township's credits must come from rental units.
 - $270 \times 0.25 = 67.5$
 - A minimum of 68 units must be rental units.
- **Rental Bonus Credits:** The maximum number of bonus credits shall be equal to the Township's rental obligation.
 - 67 bonus credits may be claimed for rental units.

Prior Round Compliance Mechanisms

The following affordable housing projects were credited to the Township's Prior Round obligations:

Prior Round Compliance Mechanisms				
Project	Type	Credits	Bonus	Total
South River Metals	Senior Rental	67	0	67
South River Metals	Family Renal	42	42	84
Villages at Aberdeen	Family Rental	8	8	16
The Bluffs / RCM Group	Family Rental	37	17	54
Aberdeen Place / Cliffwood	Family Rental	10	0	10
Group Homes (8)	Special Needs	35	0	35
Market to Affordable	Family for Sale	4	0	4
Totals		203	67	270

The Township's Prior Round obligation of 270 is completely satisfied through the projects listed above. Descriptions of each prior round project and mechanism are included below:

SENIOR RENTAL

South River Metals / Hudson Ridge: 67 credits

Block 39, Lots 1.02, 1.03

Church Street at Gravely Road

Status: Completed

The former South River Metals industrial complex on Church Street has been redeveloped into a multi-family inclusionary development. The project consists of 75 affordable senior rental units (67 one-bedroom, 8 two-bedroom); and 70 affordable family rental units (14 one-bedroom, 37 two-bedroom, and 19 three-bedroom), for a total of 145 affordable units on the property. The Township will claim 67 senior credits from this project towards the Prior Rounds, as that is the maximum permissible. The remaining 8 senior rental credits will be applied towards the Third Round obligation.

The project was completed in 2019, with a 30 year deed restriction being placed on the property.

FAMILY RENTAL

South River Metals / Hudson Ridge: 42 credits + 42 bonus credits

Block 39, Lots 1.02, 1.03

Church Street at Gravely Road

Status: Completed

As described above, the South River Metals project included both senior rentals and family rentals. 42 units of the 70 family rental units will be applied as credits to the Prior Round, with the remaining 28 family rental credits being applied to the Third Round. The Township will also claim 42 family rental bonus credits from this project.

The Villages at Aberdeen: 8 credits + 8 bonus credits

Blocks 114, Lot 4

Route 34 / Whispering Way

Status: Completed

This project is located on Route 34 in the southern end of the Township. The site is developed with a 54 unit townhouse project that includes 8 affordable family rentals. The site is constructed and occupied. The Township claims 8 credits and 8 family rental bonus credits from the project.

The Bluffs: 37 credits + 17 bonus credits

Block 228, Lot 1

Phillip E. Frank Way

Status: Completed

This project located on the north side of County Road in the northern end of the Township consists of 115 total townhouses and includes 37 affordable family rental units. The project is

complete and occupied at this time. The Township will claim 37 credits and 17 rental bonus credits from the project.

Aberdeen Place / Cliffwood: 10 credits

Block 183, Lot 11.01

North Cliffwood Avenue / Athens Way

Status: Completed

This project located on Cliffwood Avenue just east of the railroad tracks consists of a total of 52 townhouses with a set aside of 10 units of affordable family rentals. The project is completed and occupied. The Township will claim 10 credits from this project.

FAMILY FOR SALE

Market to Affordable Program: 4 credits

Various Locations

Status: Completed

The Township has completed four market to affordable conversions of single family for sale homes. These conversions were at the following properties:

- 6 Water Street – Block 33, Lot 4.01
- 8 Water Street – Block 33, Lot 5.01
- 817 North Concourse – Block 351, Lot 9
- 788 Cliffwood Avenue – Block 328, Lot 6

SUPPORTIVE / SPECIAL NEEDS HOUSING

There are 8 different supportive housing projects in Aberdeen, that together have 35 bedrooms of special needs housing. The following supportive or special needs housing developments are located in Aberdeen, and are counted towards the Township's Prior Round obligations:

Group Homes / Special Needs Housing				
Project Name	Block	Lot	Location	Units
New Horizons in Autism	56	33	54 Idaho	3
NJ Institute for Disabilities	17	13	105 Avondale	5
Manna House	303	12	640 Cliffwood	9
Center for Family Support	197	2.07	291 Nathan	3
Center for Family Support	208	8	474 Myrtle	3
NJ Institute for Disabilities	49	12	15 Avondale	4
EIHAB Human Services	89	24	60 Oxford	4
EIHAB Human Services	330	22	370 Fairfield	4
Total				35

Third Round Obligation (1999-2025)

The Township has a Third Round prospective need obligation of 330 affordable housing units. This obligation was reduced to a 212 unit Realistic Development Potential through a Vacant Land Adjustment. With up to 53 bonus credits available, the Township must provide at least 159 actual units. The Township must meet the following minimum and maximum requirements in satisfying the 212 unit RDP for the Third Round:

- **Low/Moderate Income Split**: at least fifty percent (50%) of the actual units addressing the Third Round RDP shall be affordable to very-low-income and low-income households with the remainder affordable to moderate-income households.
 - $159 \text{ units} \times 0.5 = 79.5$
 - A minimum of 80 units must be affordable to low income households.
- **Very Low Income Units**: Thirteen percent (13%) of all affordable units shall be affordable for very low income households, with half of the very-low-income units being available to families.
 - The Township has an obligation to provide at least 21 units for very-low-income households, with at least 11 of those units being available to families.
- **Family Units**: A minimum of fifty percent (50%) of the actual units addressing the Third Round RDP must be non-age restricted affordable units available to families.
 - $159 \times 0.5 = 79.5$
 - A minimum of 80 units must be available to families.
- **Rental Units**: At least twenty-five percent (25%) of the units addressing the Third Round RDP shall be met through rental units, including at least half in non-age-restricted rental units available to families.
 - $159 \times 0.25 = 39.75$
 - A minimum of 40 units must be rental units, and at least 20 of those units must be non-age-restricted units that are available to families.
- **Age Restricted Units**: A maximum of 25 percent (25%) of the Township's units addressing the RDP can be from age-restricted senior units.
 - $159 \times 0.25 = 39.75$
 - The Township may claim a maximum of 39 credits from senior units.
- **Rental Bonus Credits**: The Township may claim bonus credits for rental units in accordance with N.J.A.C. 5:93-5.15(d), at up to 25% of the total obligation.
 - The Township can claim a maximum of 53 bonus credits.

Third Round Compliance Mechanisms

The Township was previously approved by the Courts to satisfy its 212 unit Third Round Realistic Development Potential through the following mechanisms:

Third Round Compliance Mechanisms				
Project	Type	Credits	Bonus	Total
South River Metals	Senior Rental	8	0	8
South River Metals	Family Renal	28	28	56
Glassworks / The Willows	Family Rental	73	25	98
Highview / Silver Oak / The Link	Family Rental	34	0	34
Mautone Land	Family Rental	16	0	16
Totals		159	53	212

The Township's Third Round RDP of 212 is completely satisfied through the projects listed above.

A copy of the Township's Third Round Final Judgment of Compliance, approving of the Prior Round and Third Round Fair Share Plans can be found in Appendix A-2.

SENIOR RENTAL

South River Metals / Hudson Ridge: 8 credits

Block 39, Lots 1.02, 1.03

Location

Status: Completed

The South River Metals project included 8 senior credits beyond the maximum that could be applied to the Prior Rounds. As a result, those 8 additional credits for senior rental affordable units are being applied to the Third Round.

FAMILY RENTAL

South River Metals / Hudson Ridge: 28 credits + 28 bonus credits

Block 39, Lots 1.02, 1.03

Location

Status: Completed

Of the 145 total affordable units, there were 28 surplus credits from the South River Metals project discussed in the Prior Round. Those 28 family rental surplus credits will be applied to the Township's Third Round obligation, and the Township will also claim 28 family rental bonus credits from the project.

Highview / Silver Oak / The Link: 34 credits

Block 259, Lot 1-7; Block 263 Lot 2

Schindler Drive

Status: Completed

The Silver Oak site is an inclusionary development adjacent to the Aberdeen / Matawan Train Station. The project includes 34 affordable family rental units as a part of the third phase of the larger redevelopment of the site.

Mautone Land: 16 credits

Block 197, Lots 3.01

357 County Road

Status: Proposed

The Mautone Land tract is a 9.75 acre parcel located on County Road in the northern end of the Township near State Route 35. The property is located in between a residential area and several small scale light industrial uses, and was previously zoned for light industrial use. As a part of the Third Round compliance plan, the Township rezoned the property to an inclusionary multi-family affordable housing district. A concept plan previously provided by the owner of the site called for 80 dwellings with a 20% set aside for 16 affordable family rental units.

Glassworks / The Willows: 73 credits + 25 bonus credits

Block 155, Lots 1

Cliffwood Avenue

Status: Completed / Under Construction

The former Anchor Glass manufacturing facility was designated by the Township as a redevelopment area, and a redevelopment plan adopted to create an inclusionary mixed use development zone as a part of the Third Round compliance plan. Currently under construction for this site is a 500 unit residential development consisting of a mixture of townhouses and apartments. The initial phase of the development is complete, while a second phase is under construction. 110 of the units will be affordable family rental units. The Township will apply 73 credits of affordable family rentals to its Third Round obligation, and the remaining 37 credits to its Fourth Round obligation.

Fourth Round Obligation (2025-2035)

Aberdeen has a Fourth Round prospective need (new construction) obligation of 100 affordable housing units. Through a Vacant Land Adjustment, the Township has identified that it has limited vacant or publicly owned lands of a size sufficient to realistically produce affordable housing. Therefore, a Realistic Development Potential of 49 has been determined. However, the Township does propose sufficient affordable housing units to create 57 actual units through proposed projects.

A copy of the Township's Vacant Land Adjustment Report can be found in Appendix B-4.

The Township must meet the following minimum and maximum requirements in addressing the 49 unit RDP obligation, in accordance with N.J.A.C.52:27D-311.l., for the purposes of this Plan, the requirements are being applied to the total number of actual units proposed (57) rather than only the 49 unit RDP.

- **Low/Moderate Income Split**: at least fifty percent (50%) of the actual units shall be affordable to very-low-income and low-income households with the remainder affordable to moderate-income households.
 - $57 \text{ total units} \times 0.5 = 28.5$ (29)
 - A minimum of 29 units must be affordable to low income households.
- **Very Low Income Units**: Thirteen percent (13%) of all affordable units must be affordable to very low income households, with half of the very-low-income units being available to families.
 - $57 \text{ total units} \times 0.13 = 7.41$ (8)
 - A minimum of 8 of the units to be constructed must be available to very low income households.
- **Family Units**: A minimum of fifty percent (50%) of the actual units must be non-age restricted affordable units available to families.
 - $57 \text{ total units} \times 0.5 = 28.5$ (29)
 - A minimum of 29 units must be available to families.
- **Rental Units**: At least twenty-five percent (25%) of the actual units to be constructed shall be met through rental units, including at least half in non-age-restricted rental units available to families.
 - $57 \text{ total units} \times 0.25 = 14.25$ (15)
 - A minimum of 15 units must be rental units, and at least 8 of those units must be non-age-restricted units that are available to families.
- **Age Restricted Units**: A maximum of 30 percent (30%) of the Township's credits can be from age-restricted senior units.

- $57 \times 0.3 = 17.1$ (17)
- The Township may claim a maximum of 17 credits from age-restricted senior units.
- **Bonus Credits:** The Township may claim bonus credits for a maximum of 25% of the RDP obligation.
 - $49 \times 0.25 = 12.25$ (12)
 - The Township may claim a maximum of 12 bonus credits.

In accordance with N.J.A.C.52:27D-311.k, bonus credits may be claimed for the following types of affordable units:

1. 1.0 bonus credits for special needs housing or permanent supportive housing;
2. 0.5 bonus credits for any affordable housing created in partnership with a non-profit housing developer;
3. 0.5 bonus credits for affordable housing created within $\frac{1}{2}$ mile of a transit station, or within 1 mile of a transit station if the site is located within a garden state growth zone.
4. 0.5 bonus credits for age-restricted housing, provided that no more than 10% of the age restricted housing receives bonus credit.
5. 0.5 bonus credits for each three-bedroom affordable unit beyond the minimum requirement for three-bedroom units.
6. 0.5 bonus credits for each affordable unit constructed on land that was previously developed and utilized for retail, office, or commercial space;
7. 0.5 bonus credits for each affordable rental unit that has its affordability controls extended for a new term of affordability, and the municipality contributes funding towards the costs necessary for this preservation.
8. 1.0 bonus credit for each affordable unit in a 100% affordable development in which the municipality contributes toward the costs of the project, either from financial donations, property donations, provided that the municipality funds at least 3% of the cost of the project.
9. 0.5 bonus credits for each affordable unit for very low income families beyond the 13% minimum requirement.
10. 1.0 bonus credits for each market rate unit that is converted to an affordable unit.

Fourth Round Compliance Mechanisms

Aberdeen has a Fourth Round Prospective Need obligation of 100 affordable units. This prospective need has been adjusted through a Vacant Land Adjustment to a Realistic Development Potential of 49 units.

The Township proposes to satisfy its 49 unit RDP obligation through the following projects:

Fourth Round Compliance Mechanisms				
Project	Type of Unit	Units	Bonus	Total
Church Street Warehouse Site	Senior Rental	14	7	21
Texas Road Junkyard Site	Family Rental	6	3	9
Glassworks / Willows	Family Rental	37	0	37
Overall Totals		57	10	67

SENIOR RENTAL

Church Street Warehouse: 14 credits + 7 bonus credits

Block 34, Lot 8

Church Street

Status: Proposed

Located on Church Street at the border with Matawan Township, and across the street from the South River Metals project, is another aging warehouse facility that has been proposed to be redeveloped. Proposed for the +/- 3 acre property is an inclusionary senior rental development that would have at least 14 affordable senior rentals. The Township will claim 14 credits for the senior rentals, as well as 7 bonus credits from the redevelopment of a former commercial property into affordable housing.

A draft ordinance to amend the zoning for this project site can be found in Appendix E-2.

FAMILY RENTAL

Glassworks / The Willows: 37 credits

Block 155, Lots 1

Cliffwood Avenue

Status: Completed / Under Construction

The former Anchor Glass manufacturing facility was designated by the Township as a redevelopment area, and a redevelopment plan adopted to create an inclusionary mixed use development zone as a part of the Third Round compliance plan. Currently under construction for this site is a 500 unit residential development consisting of a mixture of townhouses and apartments. The initial phase of the development is complete, while a second phase is under construction. 110 of the units will be affordable family rental units. The Township will apply 73

credits of affordable family rentals to its Third Round obligation, and the remaining 37 credits to its Fourth Round obligation.

Texas Road Junkyard Site: 6 credits

Block 122, Lot 4

Texas Road / (Marlboro Border)

Status: Proposed

The site of the Aberdeen Auto Salvage yard on Texas Road in the southern end of the Township on the border with Marlboro will be rezoned to permit inclusionary multi-family housing on the site. The property is located with approximately 2/3 of the land in Aberdeen, and approximately 1/3 in Marlboro. The site is only accessible from the Marlboro frontage of Texas Road. Within Marlboro, the site has been designated as an area in need of redevelopment, and a redevelopment plan for the property has been adopted that permits multi-family housing at a density of up to 12 units per acre. Aberdeen proposes to match the permitted uses and density already provided for in Marlboro, making the site feasible for development in both municipalities.

With 2.5 acres of land developed at 12 units per acre, that would yield 30 total dwellings, and with a 20% set of aside would provide 6 affordable units. The Township will claim 6 credits for the site, and 3 bonus credits from developing a commercial property into an inclusionary affordable housing site.

A draft inclusionary zoning ordinance for this site can be found in Appendix E-1.

Unmet Need

The Township has Third Round unmet need of 118 units, and a Fourth Round unmet need of 51 units, for a cumulative unmet need of 169 units.

As per N.J.A.C. 52:27D-310.1

Any municipality that receives an adjustment of its prospective need obligations for the fourth round or subsequent rounds based on a lack of vacant land shall as part of the process of adopting and implementing its housing element and fair share plan identify sufficient parcels likely to redevelop during the current round of obligations to address at least 25 percent of the prospective need obligation that has been adjusted.

The courts have previously determined that a municipality's responsibility to satisfy its unmet need is much less than the obligation for RDP. Judge Padavano stated in the Saddle River case:

"The court notes that while COAH's Second Round and Third Round rules require all municipalities to satisfy their RDP, the rules do not require municipalities to "satisfy" their unmet need - the rules only require municipalities to "address" the unmet need through the use of certain mechanisms specified in the rules. See N.J.A.C. 5:93-4.2(-f) (COAH's Second Round rule); N.J.A.C. 5:97-5.3(b) (COAH's Third Round rule). Significantly, none of the mechanisms specified in the rules require zoning exclusively for affordable housing (overlay zoning which offers an option for affordable housing is one of the mechanisms). Additionally, no rule requires a municipally sponsored affordable housing development, let alone a 100% affordable municipally sponsored development, which will result in the guarantee of construction of affordable units. N.J.S.A. 52:27D-3 1d provides: "Nothing in ... C.52:27D-301 et al. [the FHA] shall require a municipality to raise or expend municipal revenues in order to provide low and moderate-income housing." As set forth above, the court finds the fact that the amended settlement will produce the actual construction of 42% of the Borough's unmet need quite compelling and leads the court to find that the amended settlement agreement will result in construction of a substantial number of affordable units."

(Rider to Saddle River Judgment of Repose, dated April 28, 2023).

The Township satisfies both its RDP of 220 units in the Third Round, and 49 unit RDP in the Fourth Round through the credits discussed in this Plan.

The Township adopted overlay zoning on several sites as a part of the Third Round compliance plan to address unmet need. The ordinance adopted permitted multi-family development at up to 16 units per acre, and up to three stories in building height for typical garden apartment style dwellings.

The Township proposes to address the remaining 169 unit cumulative unmet need through increasing the permitted density on several of the existing overlay district sites from 16 units per acre to 20 units per acre, and expansion of the overlay districts to include additional properties.

The township proposes an inclusionary overlay zoning on the following sites:

Affordable Housing Overlay Sites				
Location	Block	Lot(s)	Acres	AH Units
Lower Main Street / NC Zone		Multiple	8.9	36
Suburban Propane	231	2, 3, 4	7.5	30
Line Road Office Properties	12	7.01	3.6	14
Route 35 / Quality First	220; 241	7.01; 1.01, 1.02	5.5	22
County Road Light Industrial	228; 229	3, 4 ; 2-7	14	56
County Road bus depot	227	5.01	3.25	13
Totals				171

Below is a discussion on each of the proposed inclusionary overlay district sites:

Lower Main Street

NC District

The entirety of the Neighborhood Commercial zoning district of the Township, located along Lower Main Street on each side of the Garden State Parkway was included in an overlay district as a part of the Third Round compliance plan. The overlay zoning adopted with the Third Round plan permitted mixed use development with residential at a density of up to 16 units per acre. In total, the area is 8.9 acres of lands. With a proposed increase in the permitted density of the tract to 20 units per acre, this would represent a potential of up to 178 dwellings, and with a 20% set aside could yield up to 36 affordable family units.

Suburban Propane Site

Route 35

Block 231, Lots 2,3,4

This former light industrial tract on Route 35 was the home of Suburban Propane. The site is 7.5 acres and was included in the Third Round overlay sites that were developed at the time to address unmet need. The tract was included in the overlay district that permitted up to 16 units per acre and required a mandatory 20% set aside. With the proposed increase in density to 20 units per acre this tract could yield a total of 30 affordable units.

Line Road Office Site

Line Road

Block 12, Lot 7.01

This property is a 3.6 acre tract that is currently developed with underutilized office buildings. This site was also included in the initial overlay zoning that permitted development at up to 16 units per acre. With the proposed increase in density to 20 units per acre, this tract could accommodate up to 72 total dwellings, and an affordable set aside of 14 units.

Route 35 Commercial Site

Block 220, Lot 7.01; Block 241, Lots 1.01 and 1.02

Route 35 at Amboy Avenue

This tract consists of several properties located on the south side of Route 35 near Amboy Avenue. The site is adjacent to the Sprouts supermarket shopping center and adjacent to an existing multi-family residential development. The tract overall is approximately 11 acres in area, but the eastern portions are encumbered by wetlands. Accounting for the wetlands leaves approximately 5.5 acres of developable area on the site. With the proposed density of 20 units per acre for the overlay, this could accommodate a total of 22 affordable units on site.

County Road Light Industrial Sites

Block 228, Lots 3-4; Block 229, Lots 2-7

County Road at Route 35

Along County Road in the northern end of the Township is a strip of small scale commercial uses including a self storage facility, contractors storage yard, and a Union meeting hall. The tract altogether is approximately 14 acres of developable lands when taking into account the small amount of wetlands in the western end of the tract. If developed at up to 20 units per acre, this tract could yield 280 residential dwellings with a set aside of 56 affordable units.

County Road Bus Depot

Block 227, Lot 5.01

County Road

This tract consists of one parcel located on County Road just south of the intersection with Phillip E Frank Way. The 3.25 acre property appears to be free of any wetlands constraints per NJDEP online mapping. The site is suitable for multi-family affordable housing development, as it has the Bluffs project across the street, and to the west and south of the site is the Mautone Land project, which has also been rezoned to permit affordable housing. With this site being included in the affordable housing overlay district, it could accommodate up to 65 total dwellings and 13 affordable units.

With these six overlay district sites together permitting up to 20 units per acre, this could accommodate a total of up to 171 affordable units, which more than satisfies the cumulative unmet need obligation of Aberdeen for both the Third Round and Fourth Round.

A copy of the draft ordinance to amend the current AHO-1 and AHO-2 districts can be found in Appendix E-3.

A map of the proposed inclusionary housing sites can be found in Appendix D-2.

Summary of Fair Share Plan

PRIOR ROUND SUMMARY

The Township has a requirement of 270-unit obligation for the Prior Round, which is completely satisfied through the following projects:

- South River Metals: 67 senior rental + 42 family rental + 42 bonus credits = 151 credits
- The Villages: 8 family rental + 8 bonus credits = 16 credits
- The Bluffs: 37 family rental + 17 bonus credits = 54 credits
- Aberdeen Place: 10 credits
- Group Homes: 35 credits
- **Total Credits: 270**

The following requirements apply to the Prior Round obligation:

- **Age Restricted Units:** The Township can claim a maximum of 67 credits from age restricted units. The following projects include age restricted senior credits:
 - South River Metals – 67 units
- **Rental Units:** At least 68 credits must come from rental units, with half of them being from family rentals. The following projects include rental units
 - South River Metals (Senior) – 67 Units
 - South River Metals – 42 units
 - Villages at Aberdeen – 8 units
 - The Bluffs / RCM Group – 37 units
 - Aberdeen Place / Cliffwood – 10 units
 - Total Rental Credits = 164 rental credits / 97 family rental credits
- **Bonus Credits:** The Township can claim a maximum of 67 bonus credits. The following bonus credits for rental units are being claimed:
 - South River Metals – 42 bonus credits
 - Villages at Aberdeen – 8 bonus credits
 - The Bluffs – 17 bonus credits
 - Total bonus credits – 67 bonus credits

THIRD ROUND SUMMARY

The Township has a Third Round obligation of 330 units, which has been reduced to a RDP of 212 units. Aberdeen satisfies its Third Round 212 unit RDP through the following projects:

- South River Metals: 8 senior rental + 28 family rental + 28 bonus = 64 credits
- Glassworks: 73 credits + 25 bonus = 98 credits
- Highview / Silver Oak: 34 credits
- Mautone Land: 16 credits
- **Total Credits: 212**
- **Age Restricted Units**: A maximum of 39 credits can come from age restricted units.
 - South River Metals – 8 credits
- **Family Units**: A minimum of 80 units must be available to families.
 - South River Metals – 28 units
 - Glassworks / The Willows – 73 units
 - Highview / Silver Oak / The Link – 34 units
 - Mautone Land – 16 units
 - **Total family units = 141**
- **Rental Units**: A minimum of 40 rental units must be provided, with at least half of those (20) available to families.
 - South River Metals – 8 units (senior) 28 units (family)
 - Glassworks / The Willows – 73 units (family)
 - Highview / Silver Oak / The Link – 34 units (family)
 - Mautone Land – 16 units (family)
 - **Total rental units = 159 (151 family)**
- **Low/Moderate Income Split**: A minimum of 80 units must be reserved for low income households, with 21 for very low income households.
 - Glassworks – 33 low income / 4 very low income
 - South River Metals – 12 low income / 5 very low income
 - Highview – 13 low income / 4 very low income
 - Mautone – 6 low income / 3 very low income
 - **Total Low Income = 80 (64 low income / 16 very low income)**

- **Rental Bonus Credits:** The Township may claim a maximum of 53 bonus credits from rental units. The following rental projects will be claimed for bonus credits:
 - South River Metals – 28 bonus credits
 - Glassworks / The Willows – 25 bonus credits
 - **Total bonus credits = 53**

FOURTH ROUND SUMMARY

The Township has Fourth Round prospective need obligation of 100 units, which has been reduced to a 49 unit RDP. Aberdeen satisfies its 49 unit RDP through the following projects:

- Glassworks: 37 credits
- Texas Road Junkyard: 6 credits + 3 bonus credits
- Church Street Warehouse: 14 credits + 7 bonus credits
- **Total Credits: 67 credits (18 surplus)**
- **Low/Moderate Income Split:** At least 29 units must be available to low income households, with at least 8 of those units available to very low income households.
 - Glassworks - 17 low income / 2 very low income
 - Church Street Warehouse - 5 low income / 2 very low income
 - Texas Road Junkyard - 2 low income / 1 very low income
 - **Total low income units = 29 (24 low income / 5 very low income)** Although this is 3 units short of the minimum requirement, we note that the Bluffs project which is credited to the Prior Round, includes 18 very low income units within a 37 unit project, which makes up for the gap.
- **Age Restricted Units:** No age-restricted or senior units are being claimed towards the Fourth Round at this time.
- **Family Units:** At least 29 units must be available to families with children.
 - All 57 units credited to the Fourth Round are intended to be family units.
- **Rental Units:** The Township must provide a minimum of 40 rental units, including half of those (20) being available to families. The following housing units are proposed as rental credits:
 - All 57 units credited to the Fourth Round are anticipated to be rental units.
- **Bonus Credits:** The Township can claim a maximum of 12 bonus credits:
 - Church Street Warehouse – 7 bonus credits as a commercial use being converted to affordable housing
 - Texas Road – 3 bonus credits as a commercial site being converted to affordable housing.
 - **Total bonus credits = 10**
- **Unmet Need:** The Township has a cumulative unmet need of 169 credits
 - The overlay zoning provides for up to 171 units

AFFORDABLE HOUSING ADMINISTRATION

Affordable Housing Ordinances

Through the Township's Zoning Ordinance at Chapter 25-6.7, Aberdeen provides requirements and standards for low and moderate income housing consistent with the requirements of the Fair Housing Act and the Uniform Housing Affordability Controls (UHAC).

If necessary, the Township will prepare and adopt any comprehensive amendments to the Affordable Housing ordinances to ensure that all current and proposed affordable housing projects are compliant with the requirements for affirmative marketing, administration, income and bedroom distribution, monitoring of projects, and reporting, in accordance with the Fair Housing Act and the UHAC.

The Township has also adopted a Development Fee Ordinance that requires all non-residential developments and residential developments that do not provide affordable housing to make contributions to the Township's Affordable Housing Trust Fund at the time of construction and occupancy of new developments.

Affordable Housing Trust Fund

The Township currently collects development fees from both residential and non-residential projects that are deposited into an interest bearing account. All funds collected from these fees will be spent on projects that will support affordable housing within the Township, as identified in this Housing Plan Element and in a Spending Plan.

The AHTF Spending Plan is intended to demonstrate commitment of the funds in the Affordable Housing Trust Fund within four years of the date of collection as required by P.L. 2008 c.46, and to outline the Township's plan to utilize the funds in support of proposed and existing affordable housing within the Township. The adopted spending plans and the draft Spending Plan provides a specific plan for the expenditure of the monies collected as of December 31, 2024 and also for anticipated revenue during the Fourth Round through 2035.

Revenues from the AHTF will be used to fund housing programs, affordability assistance, and administrative costs.

The Spending Plan will be amended as needed to respond to emerging opportunities and to adjust for unanticipated revenues or shortfalls.

A draft of the Spending Plan is provided in Appendix C-3.

Municipal Housing Liaison

The Township has appointed Eric Walker as the municipal housing liaison.

See Appendix C-1 for a copy of the resolution appointing the MHL.

Administrative Agent

The Township has appointed CGP&H as its administrative agent although some existing projects are administered independently by qualified administrative agents.

The administrative agent will be responsible for ensuring that all affordable housing units in the Township are affirmatively marketed and either sold or leased to income-qualified households of the appropriate size in accordance with all UHAC and other applicable regulations.

See Appendix C-2 for a copy of the resolution appointing the Administrative Agent.

Income Levels

Aberdeen Township is in COAH's Region 4, which includes Mercer, Monmouth, and Ocean counties. Moderate-income households are those earning between 50% and 80% of the regional median income. Low-income households are those with annual incomes that are between 30% and 50% of the regional median income. Very-low income households are a subset of "low income" households, and are defined as households earning 30% or less of the regional median income.

APPENDICES

A. Prior Compliance Documents

1. Settlement Agreement with Fair Share Housing Center
2. Third Round Final Judgement of Compliance

B. Fourth Round Obligations

1. Resolution 2025-38 Establishing Fourth Round Obligations
2. Settlement with NJ Builders Association on Fourth Round Obligations
3. Order Fixing Municipal Obligation
4. Vacant Land Adjustment Report

C. Administrative Documents

1. Resolution Appointing Municipal Housing Liaison
2. Resolution Appointing Administrative Agent
3. DRAFT Affordable Housing Trust Fund Spending Plan

D. Affordable Housing Maps

1. Affordable Housing Projects
2. Unmet Need Overlay Sites

E. Crediting Documents

1. Zoning Ordinance – Junkyard Site
2. Zoning Ordinance – Church Street Warehouse Site
3. Zoning Ordinance – Inclusionary Overlay Sites

APPENDIX A-1

Settlement Agreement with Fair Share Housing Center



Peter J. O'Connor, Esq.
Kevin D. Walsh, Esq.
Adam M. Gordon, Esq.
Laura Smith-Denker, Esq.
David T. Rammier, Esq.
Joshua D. Bauers, Esq.

February 16, 2017

Ronald H. Gordon, Esq.
DeCotiis, FitzPatrick, & Cole, LLP
Glenpointe Center West
500 Frank W. Burr Blvd.
Teaneck, New Jersey 07666

Re: In the Matter of the Township of Aberdeen, County of Monmouth,
Docket No. MON-L-2362-15

Dear Mr. Gordon:

This letter memorializes the terms of an agreement reached between the Township of Aberdeen (the Township), the declaratory judgment plaintiff, and Fair Share Housing Center (FSHC), a Supreme Court-designated interested party in this matter in accordance with In re N.J.A.C. 5:96 and 5:97, 221 N.J. 1, 30 (2015)(Mount Laurel IV) and, through this settlement, a defendant in this proceeding.

Background

Aberdeen filed the above-captioned matter on July 6, 2015 seeking a declaration of its compliance with the Mount Laurel doctrine and Fair Housing Act of 1985, N.J.S.A. 52:27D-301 et seq. in accordance with In re N.J.A.C. 5:96 and 5:97, supra. FSHC and the Township engaged in mediation in an attempt to resolve this matter. Through that process, the Township and FSHC agreed to settle the litigation and to present that settlement to the trial court with jurisdiction over this matter to review, recognizing that the settlement of Mount Laurel litigation is favored because it avoids delays and the expense of trial and results more quickly in the construction of homes for lower-income households.

Settlement terms

The Township and FSHC hereby agree to the following terms:

1. FSHC agrees that the Township, through the crediting described in this Agreement and shown in the attached Housing Element and Fair Share Plan ("Plan") and the implementation of the Plan and this agreement, satisfies its obligations under the Mount Laurel doctrine and Fair Housing Act of 1985, N.J.S.A. 52:27D-301 et seq., for the Prior Round (1987-1999) and Third Round (1999-2025).
2. At this time and at this particular point in the process resulting from the Supreme Court's Mount Laurel IV decision, when fair share obligations have yet to be definitively determined, it is appropriate for the parties to arrive at a settlement regarding a municipality's Third Round present and prospective need instead of doing so through plenary adjudication of the present and prospective need.
3. FSHC and Aberdeen Township hereby agree that Aberdeen's affordable housing obligations are as follows:

Rehabilitation Share (per Kinsey Report ¹)	64
Prior Round Obligation (pursuant to N.J.A.C. 5:93)	270
Third Round (1999-2025) Prospective Need (per Kinsey Report, as adjusted through this settlement agreement)	330

For purposes of this Agreement, the Third Round Prospective Need shall be deemed to include the gap period present need, which is a measure of households formed from 1999-2015 that need affordable housing, as recognized by the Supreme Court in its January 18, 2017, decision in *In re Declaratory Judgment Actions Filed by Various Municipalities, ___ N.J.____*, 2017 WL 192895 (Jan. 18, 2017).

4. The Township's efforts to meet its present need include the following: To address its present need obligation of 64 units, the Township will engage a qualified professional affordable housing consultant to initiate and administer a housing rehabilitation program that adheres to the regulatory requirements for housing rehabilitations (incl., the rehabilitation of rental units). The rehabilitation program will be funded by the use of development fee trust fund monies. The Township reserves the right to contract with the housing rehabilitation program administered and operated by the Monmouth County Community Development Program (within the County Division of Planning). (In prior years Aberdeen Township contracted with the County to operate a housing rehabilitation program using Township funds.)

The Aberdeen Township Rehabilitation Program will be available to low and moderate income homeowners as well as property owners of properties occupied by low and moderate income tenants. The Township will provide the appropriate crediting documentation.

This is sufficient to satisfy the Township's present need obligation of 64 units.

5. As noted above, the Township has a Prior Round prospective need of 270 units, which is met through the following compliance mechanisms:

Development	Units	Bonus	Credits
Inclusionary Zoning	55	55	110
The Villages at Aberdeen	8	8	16
The Bluffs	37	37	74
241 Cliffwood Properties	10	10	20
100% Affordable Units – South River Metals	127	12	139
Write Down-Buy Down/Market to Affordable –	4	0	4
817 North Concourse	1	0	1

¹ David N. Kinsey, PhD, PP, FAICP, NEW JERSEY LOW AND MODERATE INCOME HOUSING OBLIGATIONS FOR 1999-2025 CALCULATED USING THE NJ COAH PRIOR ROUND (1987-1999) METHODOLOGY, May 2016.

788 Cliffwood Avenue	1	0	1
8 Water Street (AKA 8 Bank Street)	1	0	1
6 Water Street	1	0	1
Alternative Living/Supportive & Special Needs	17	0	17
New Horizons in Autism, Inc.	4	0	4
Cerebral Palsy Association	4	0	4
Manna House	9	0	9
Total	203	67	270

6. The Township has a Third Round realistic development potential (RDP) of 178 units. That RDP will be satisfied as follows:

Development	Units	Bonus	Credits
Inclusionary Zoning	144	0	188
The Glassworks	110	44	154
Highview at Aberdeen	34	0	34
100% Affordable Units – South River Metals	18	0	18
Total	162	44	206

The RDP of 178, subtracted from the Third Round obligation of 330 units, results in an unmet need of 152 units. Additionally, after the Township complies with its RDP of 178, it remains with 28 units of compliance mechanisms that can be applied to its unmet need (206 total third round credits – RDP of 178 = 28 units to apply to unmet need). Once the remaining 28 units of compliance mechanisms are applied to the unmet need, the Township is left with an unaddressed unmet need of 124 units, which shall be addressed through the following mechanisms described in the Township's December 14, 2015 plan submission to the Court:

Development	Potential Affordable Units
Redevelopment	
Industrial Site near the South River Metals Redevelopment Area	60
Residential Properties adjacent to the Glassworks Redevelopment Area	7
Overlay Zoning	57
Commercial Strip Mall along Route 35	20
Industrial Site near Garden State Parkway	19

Mixed-Use Overlay Zone along the Neighborhood Commercial (NC) Zone along Lower Main Street	18
--	----

7. The Township agrees to require 13% of all units referenced in this plan, with the exception of units constructed as of July 1, 2008, and units subject to preliminary or final site plan approval, to be very low income units, with half of the very low income units being available to families. The municipality will comply with those requirements as follows:

Development	Very Low Income Units
South River Metals	14
The Glassworks	11

In addition, the Township shall require as part of the unmet need mechanisms referenced above that for all developments developed as rental housing a minimum of 13 percent of the affordable units are very low income units.

8. The Township shall meet its Third Round Prospective Need in accordance with the following standards as agreed to by the Parties and reflected in the table in paragraph 6 above:
- a. Third Round bonuses will be applied in accordance with N.J.A.C. 5:93-5.15(d).
 - b. At least 50 percent of the units addressing the Third Round Prospective Need shall be affordable to very-low-income and low-income households with the remainder affordable to moderate-income households.
 - c. At least twenty-five percent of the Third Round Prospective Need shall be met through rental units, including at least half in rental units available to families.
 - d. At least half of the units addressing the Third Round Prospective Need in total must be available to families.
 - e. The Township agrees to comply with an age-restricted cap of 25% and to not request a waiver of that requirement. This shall be understood to mean that in no circumstance may the municipality claim credit toward its fair share obligation for age-restricted units that exceed 25% of all units developed or planned to meet its cumulative prior round and third round fair share obligation.
9. The Township shall add to the list of community and regional organizations in its affirmative marketing plan, pursuant to N.J.A.C. 5:80-26.15(f)(5), Fair Share Housing Center, the New Jersey State Conference of the NAACP, the Latino Action Network, the Greater Red Bank, Asbury Park/Neptune, Bayshore, Greater Freehold, and Greater Long Branch Branches of the NAACP, and the Supportive Housing Association, and shall, as part of its regional affirmative marketing strategies during its implementation of this plan, provide notice to those organizations of all available affordable housing units. The Township also agrees to require any other entities, including developers or persons or companies retained to do affirmative marketing, to comply with this paragraph.

10. All units shall include the required bedroom distribution, be governed by controls on affordability and affirmatively marketed in conformance with the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et. seq. or any successor regulation, with the exception that in lieu of 10 percent of affordable units in rental projects being required to be at 35 percent of median income, 13 percent of affordable units in such projects shall be required to be at 30 percent of median income, and all other applicable law. The Township as part of its HEFSP shall adopt and/or update appropriate implementing ordinances in conformance with standard ordinances and guidelines developed by COAH to ensure that this provision is satisfied. All new construction units shall be adaptable in conformance with P.L.2005, c.350/N.J.S.A. 52:27D-311a and -311b and all other applicable law.
11. As an essential term of this settlement, within one hundred and twenty (120) days of Court's approval of this Settlement Agreement, the Township shall introduce and adopt a revised Housing Element and Fair Share Plan in accordance with the terms of this settlement agreement and an ordinance providing for the amendment of the Township's Affordable Housing Ordinance and Zoning Ordinance to implement the terms of this settlement agreement and the zoning including redevelopment and overlay zoning for unmet need mechanisms contemplated herein.
12. The parties agree that if a decision of a court of competent jurisdiction in Monmouth County, or a determination by an administrative agency responsible for implementing the Fair Housing Act, or an action by the New Jersey Legislature, would result in a calculation of an obligation for the Township for the period 1999-2025 that would be lower by more than twenty (20%) percent than the total prospective Third Round need obligation established in this agreement, and if that calculation is memorialized in an unappealable final judgment, the Township may seek to amend the judgment in this matter to reduce its fair share obligation accordingly. Notwithstanding any such reduction, the Township shall be obligated to implement the fair share plan attached hereto, including by leaving in place any site specific zoning adopted or relied upon in connection with the Plan approved pursuant to this settlement agreement; taking all steps necessary to support the development of any 100% affordable developments referenced herein; maintaining all mechanisms to address unmet need; and otherwise fulfilling fully the fair share obligations as established herein. The reduction of the Township's/Township's obligation below that established in this agreement does not provide a basis for seeking leave to amend this agreement or seeking leave to amend an order or judgment pursuant to R. 4:50-1. If the Township prevails in reducing its prospective need for the Third Round, the Township may carry over any resulting extra credits to future rounds in conformance with the then-applicable law.
13. The Township will prepare a revised spending plan within 120 days of the Court's approval of this Settlement Agreement for submission to the Court for review and approval. The Township reserves the right to request the Court's approval that the expenditures of funds under the revised spending plan constitute "commitment" for expenditure pursuant to N.J.S.A. 52:27D-329.2 and -329.3, and FSHC reserves the right to respond to such request and comment on the revised spending plan. The parties agree that any funds deemed "committed" by the Court shall have the four-year time period for expenditure designated pursuant to N.J.S.A. 52:27D-329.2 and -329.3 begin to run with the entry of a final judgment approving this settlement in accordance with the provisions of In re Tp. Of Monroe, 442 N.J. Super. 565 (Law Div. 2015) (aff'd 442 N.J. Super. 563). On the first

anniversary of the execution of this agreement, and every anniversary thereafter through the end of this agreement, the Township agrees to provide annual reporting of trust fund activity to the New Jersey Department of Community Affairs, Council on Affordable Housing, or Local Government Services, or other entity designated by the State of New Jersey, with a copy provided to Fair Share Housing Center and posted on the municipal website, using forms developed for this purpose by the New Jersey Department of Community Affairs, Council on Affordable Housing, or Local Government Services. The reporting shall include an accounting of all housing trust fund activity, including the source and amount of funds collected and the amount and purpose for which any funds have been expended.

14. On the first anniversary of the execution of this agreement, and every anniversary thereafter through the end of this agreement, the Township agrees to provide annual reporting of the status of all affordable housing activity within the municipality through posting on the municipal website with a copy of such posting provided to Fair Share Housing Center, using forms previously developed for this purpose by the Council on Affordable Housing or any other forms endorsed by the Special Master and FSHC.
15. The Fair Housing Act includes two provisions regarding action to be taken by the Township during the ten-year period of protection provided in this agreement. The Township agrees to comply with those provisions as follows:
 - a. For the midpoint realistic opportunity review due on July 1, 2020, as required pursuant to N.J.S.A. 52:27D-313, the Township will post on its municipal website, with a copy provided to Fair Share Housing Center, a status report as to its implementation of its Plan and an analysis of whether any unbuilt sites or unfulfilled mechanisms continue to present a realistic opportunity and whether any mechanisms to meet unmet need should be revised or supplemented. Such posting shall invite any interested party to submit comments to the municipality, with a copy to Fair Share Housing Center, regarding whether any sites no longer present a realistic opportunity and should be replaced and whether any mechanisms to meet unmet need should be revised or supplemented. Any interested party may by motion request a hearing before the court regarding these issues.
 - b. For the review of very low income housing requirements required by N.J.S.A. 52:27D-329.1, within 30 days of the third anniversary of this agreement, and every third year thereafter, the Township will post on its municipal website, with a copy provided to Fair Share Housing Center, a status report as to its satisfaction of its very low income requirements, including the family very low income requirements referenced herein. Such posting shall invite any interested party to submit comments to the municipality and Fair Share Housing Center on the issue of whether the municipality has complied with its very low income housing obligation under the terms of this settlement.
16. FSHC is hereby deemed to have party status in this matter and to have intervened in this matter as a defendant without the need to file a motion to intervene or an answer or other pleading. The parties to this agreement agree to request the Court to enter an order declaring FSHC is an intervenor, but the absence of such an order shall not impact FSHC's rights.
17. Prior to becoming effective, this settlement agreement must be approved by the Court following a fairness hearing as required by Morris Cty. Fair Hous. Council v. Boonton Twp.,

197 N.J. Super. 359, 367-69 (Law Div. 1984), aff'd o.b., 209 N.J. Super. 108 (App. Div. 1986); East/West Venture v. Borough of Fort Lee, 286 N.J. Super. 311, 328-29 (App. Div. 1996). The Township shall present its planner as a witness at this hearing. FSHC agrees not to challenge the attached Plan (Exh. A) at the fairness hearing. In the event the Court approves this proposed settlement, the parties contemplate the municipality will receive "the judicial equivalent of substantive certification and accompanying protection as provided under the FHA," as addressed in the Supreme Court's decision in In re N.J.A.C. 5:96 & 5:97, 221 N.J. 1, 36 (2015). The "accompanying protection" shall remain in effect through July 1, 2025. If the settlement agreement is rejected by the Court at a fairness hearing it shall be null and void.

18. If an appeal is filed of the Court's approval or rejection of the Settlement Agreement, the Parties agree to defend the Agreement on appeal, including in proceedings before the Superior Court, Appellate Division and New Jersey Supreme Court, and to continue to implement the terms of the Settlement Agreement if the Agreement is approved before the trial court unless and until an appeal of the trial court's approval is successful at which point, the Parties reserve their right to rescind any action taken in anticipation of the trial court's approval. All Parties shall have an obligation to fulfill the intent and purpose of this Agreement.
19. This settlement agreement may be enforced through a motion to enforce litigant's rights or a separate action filed in Superior Court, Monmouth County. A prevailing movant or plaintiff in such a motion or separate action may be entitled to reasonable attorney's fees.
20. Unless otherwise specified, it is intended that the provisions of this Agreement are to be severable. The validity of any article, section, clause or provision of this Agreement shall not affect the validity of the remaining articles, sections, clauses or provisions hereof. If any section of this Agreement shall be adjudged by a court to be invalid, illegal, or unenforceable in any respect, such determination shall not affect the remaining sections.
21. This Agreement shall be governed by and construed by the laws of the State of New Jersey.
22. This Agreement may not be modified, amended or altered in any way except by a writing signed by each of the Parties.
23. This Agreement may be executed in any number of counterparts, each of which shall be an original and all of which together shall constitute but one and the same Agreement.
24. The Parties acknowledge that each has entered into this Agreement on its own volition without coercion or duress after consulting with its counsel, that each party is the proper person and possess the authority to sign the Agreement, that this Agreement contains the entire understanding of the Parties and that there are no representations, warranties, covenants or undertakings other than those expressly set forth herein.
25. Each of the Parties hereto acknowledges that this Agreement was not drafted by any one of the Parties, but was drafted, negotiated and reviewed by all Parties and, therefore, the presumption of resolving ambiguities against the drafter shall not apply. Each of the Parties expressly represents to the other Parties that: (i) it has been represented by counsel in connection with negotiating the terms of this Agreement; and (ii) it has conferred due authority for execution of this Agreement upon the persons executing it.

26. Any and all Exhibits and Schedules annexed to this Agreement are hereby made a part of this Agreement by this reference thereto. Any and all Exhibits and Schedules now and/or in the future are hereby made or will be made a part of this Agreement with prior written approval of both Parties.
27. This Agreement constitutes the entire Agreement between the Parties hereto and supersedes all prior oral and written agreements between the Parties with respect to the subject matter hereof except as otherwise provided herein.
28. No member, official or employee of the Township shall have any direct or indirect interest in this Settlement Agreement, nor participate in any decision relating to the Agreement which is prohibited by law, absent the need to invoke the rule of necessity.
29. Anything herein contained to the contrary notwithstanding, the effective date of this Agreement shall be the date upon which all of the Parties hereto have executed and delivered this Agreement.
30. All notices required under this Agreement ("Notice[s]") shall be written and shall be served upon the respective Parties by certified mail, return receipt requested, or by a recognized overnight or by a personal carrier. In addition, where feasible (for example, transmittals of less than fifty pages) shall be served by facsimile or e-mail. All Notices shall be deemed received upon the date of delivery. Delivery shall be affected as follows, subject to change as to the person(s) to be notified and/or their respective addresses upon ten (10) days notice as provided herein:

TO FSHC: Kevin D. Walsh, Esq.
Fair Share Housing Center
510 Park Boulevard
Cherry Hill, NJ 08002
Phone: (856) 665-5444
Telecopier: (856) 663-8182
E-mail: kevinwalsh@fairsharehousing.org

TO THE TOWNSHIP: Ronald H. Gordon, Esq.
DeCotiis, FitzPatrick, & Cole, LLP
Glenpointe Center West
500 Frank W. Burr Blvd.
Teaneck, New Jersey 07666

Telecopier: (201) 928-0588
Email: rgordon@decotislaw.com

**WITH A COPY TO THE
MUNICIPAL CLERK:** Karen Ventura
Aberdeen Township Municipal Clerk
1 Aberdeen Square
Aberdeen, NJ 07747

Telecopier: (732) 566-5912

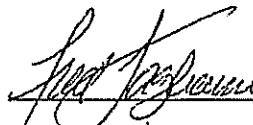
Email: karen.ventura@aberdeennj.org

Please sign below if these terms are acceptable.

Sincerely,


Adam M. Gorden, Esq.
Counsel for Intervenor/Interested Party
Fair Share Housing Center

On behalf of the Township of Aberdeen, with the authorization
of the governing body:



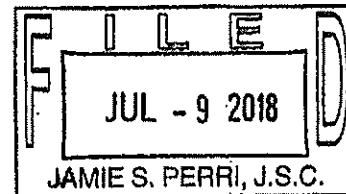
Dated: 2/24/17

APPENDIX A-2

Third Round Final Judgment of Compliance

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Ronald H. Gordon, Esq.
Attorney I.D. # 001941979
DeCOTIIS, FITZPATRICK, COLE & GIBLIN, LLP
Glenpointe Centre West
500 Frank W. Burr Blvd., Suite 31
Teaneck, NJ 07666
Tel: (201) 928-1100
rgordon@decotiislaw.com
Attorneys for Petitioner,
Township of Aberdeen



IN THE MATTER OF THE
APPLICATION OF THE TOWNSHIP OF
ABERDEEN, MONMOUTH COUNTY,
NEW JERSEY, FOR A DECLARATORY
JUDGMENT,

Petitioner.

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION: MONMOUTH COUNTY

DOCKET NO.: MON-L-2362-15

CIVIL ACTION
Mount Laurel Action

**FINAL JUDGMENT OF
COMPLIANCE AND REPOSE**

THIS MATTER comes before the Court upon the Declaratory Judgment Complaint of Petitioner Township of Aberdeen ("Township" or "Petitioner"), seeking a determination that the Township has complied with its *Mount Laurel Obligation*, in accordance with the procedures set forth in In Re Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 221 N.J. 1 (2015) (*Mount Laurel IV*), and

THE COURT HAVING conducted an Amended Fairness Hearing and a Final Hearing on June 27, 2018, in accordance with the requirements of Morris County Fair Housing Council v. Boonton Township, 197 N.J. Super. 359, 364 (Law Div. 1984), aff'd o.b., 209 N.J. Super. 108 (App. Div. 1986) and East/West Venture v. Borough of Fort Lee, 286 N.J. Super. 311, 328 (App. Div. 1996), upon the Township's proposed plan to provide for affordable housing, Ronald H.

Gordon, Esq. of DeCotiis FitzPatrick Cole & Giblin, LLP appearing on behalf of Petitioner, Adam Gordon, Esq. appearing on behalf of Intervenor Fair Share Housing Center ("Intervenor"), Special Master Frank Banisch, III, AICP, PP ("Special Master") appearing, and Gregory W. Vella, Esq. having withdrawn the objection previously filed on behalf of Objector, A. Montone Land Resources ("A. Montone"); and

THE COURT HAVING received the testimony of Petitioner's planner, Martin Truscott, PP, AICP having been qualified as an expert witness, as well as the testimony of the Special Master, Frank Banisch, III, AICP, PP; and

THE COURT HAVING received into evidence the following documents offered by Petitioner:

- P-1** Affidavit of Service dated June 5, 2018.
 - P-2** Affidavit of Publication – Asbury Park Press dated May 23, 2018.
 - P-3** Affidavit of Publication – Star Ledger dated May 30, 2018.
 - P-4** Amendment to Settlement Agreement between Fair Share Housing Center and Township of Aberdeen dated June 22, 2018 and Authorizing Resolution.
-
- J-1** Special Master Francis J. Banisch III Report and Recommendations dated June 25, 2018.
 - J-2** Addendum to Special Master Francis J. Banisch III Report and Recommendation dated June 26, 2018.

THE COURT HAVING received into evidence the Report of the Special Master, dated June 25, 2018 and marked **Exhibit J-1** and Addendum to the Report of the Special Master dated June 26, 2018 and marked **Exhibit J-2**, (collectively "the Reports") evaluating the fairness of the Amended Settlement Agreement and the Special Master having concluded in his Reports that the

Amended Settlement Agreement is fair and reasonable to the region's low and moderate income households and having further recommended in his Report that the Court approve the Amended Settlement Agreement and the compliance mechanisms adopted by Petitioner implementing the Amended Settlement Agreement.

IT IS on this 9th day of July, 2018 HEREBY ORDERED AND ADJUDGED:

1. Petitioner properly afforded notice of the Amended Fairness and Final Hearing in accordance with governing law.

2. The Court determines and finds, upon the testimony presented, and arguments of counsel and upon a consideration of the Amended Settlement Agreement admitted into evidence, (collectively, "the Settlement"), and the Special Master's Reports and Recommendation, and in accordance with the requirements of Morris County Fair Housing Council v. Boonton Township, 197 N.J. Super. 359, 364 (Law Div. 1984), aff'd o.b., 209 N.J. Super. 108 (App. Div. 1986) and East/West Venture v. Borough of Fort Lee, 286 N.J. Super. 311, 328 (App. Div. 1996), that:

a. The Present Need Obligation, as agreed upon by the Parties based upon implementing the directives of *Mount Laurel IV* is 64 housing units

b. The Prior Round Obligation, as originally determined by COAH in 1994 for the period 1987-1999 is 270 housing units.

c. The Prospective Need Obligation, based upon a compromise reached among the Parties in view of the uncertainty of litigation and in accordance with the directives of *Mount Laurel IV*, and upon the recommendation of the Special Master, is 330 housing units.

d. The Township has previously prepared a Vacant Land Adjustment (VLA) which, upon the Special Master's recommendation, was accepted by the Court. The Special Master has recommended, the Parties have accepted, and the Court accepts, a Realistic Development Potential (RDP) of 212 units arising from the VLA. When the RDP of 212 units is subtracted from the Prospective Need Obligation of 330 units, an Unmet Need of 118 units results.

e. The Present Need Obligation, Prior Round Obligation and Prospective Need Obligation are collectively referred to as the Township's Affordable Housing Obligation.

f. The Amended Settlement Agreement sets forth and otherwise incorporates mechanisms to address the Affordable Housing Obligation. The Court finds, upon the Special Master's recommendation, that the Township's Affordable Housing Obligation, including the Unmet Need, is adequately and sufficiently addressed by the mechanisms provided for in the Amended Settlement Agreement.

g. The Court finds, upon the Special Master's recommendation, that the Amended Settlement Agreement creates a realistic opportunity for the satisfaction of the Township's Affordable Housing Obligation.

h. The Court finds, upon the Special Master's recommendation, that the Settlement is fair and reasonable to low and moderate income persons.

3. The Court hereby accepts the Housing Element and Fair Share Plan and finds that it creates a realistic opportunity for satisfaction of the Township of Aberdeen's Fair Share of low and moderate income housing.

4. The Court hereby grants Final Judgment of Compliance and Repose and declares that Aberdeen is entitled to protection from Mount Laurel/Constitutional Compliance litigation for the period concluding on July 1, 2025 other than actions to enforce the terms of this Order or the Settlement.

5. The Township of Aberdeen shall comply with the following conditions:

a. The Township shall secure income verification information from all future providers of alternate living arrangements to verify the qualifications of the occupants of said facilities as low or very low income units or the existence of restrictions that limit the income of the occupants to very low income households.

b. The Township shall provide the Special Master, and post on the municipal website, the name(s) of the designated Administrative Agent(s) for each inclusionary or 100 percent affordable project upon receipt of notice of same, or when there is a change in Administrative Agent(s) but not more often than on an annual basis.

6. On the first anniversary of the entry of this Order, and every anniversary thereafter through the end of the Repose period , Aberdeen shall provide annual reporting of trust fund activity to the New Jersey Department of Community Affairs, Council on Affordable Housing, or Local Government Services, or other entity designated by the State of New Jersey, with posting on the municipal website with a copy of such posting provided to Fair Share Housing Center. The reporting shall include an accounting of all housing trust fund activity, including the source and amount of funds collected and the amount and purpose for which any funds have been expended.

7. On the first anniversary of the entry of this Order, and every anniversary thereafter through the end of the Repose period , the Township shall provide annual reporting of

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the status of all affordable housing activity within the municipality through posting on the municipal website with a copy of such posting provided to Fair Share Housing Center, using forms previously developed for this purpose by the Council on Affordable Housing or any other forms endorsed by the Special Master and FSHC.

8. The Fair Housing Act includes two provisions regarding action to be taken by the Township during the Repose period provided in this Order. The Township shall comply with those provisions as follows:

a. For the midpoint realistic opportunity review due on July 1, 2020, as required pursuant to N.J.S.A. 52:27D-313, the Township will post on its municipal website, with a copy provided to Fair Share Housing Center, a status report as to its implementation of its Plan and an analysis of whether any unbuilt sites or unfulfilled mechanisms continue to present a realistic opportunity and whether any mechanisms to meet unmet need should be revised or supplemented. Such posting shall invite any interested party to submit comments to the municipality, with a copy to Fair Share Housing Center, regarding whether any sites no longer present a realistic opportunity and should be replaced and whether any mechanisms to meet unmet need should be revised or supplemented. Any interested party may by motion request a hearing before the court regarding these issues.

b. For the review of very low income housing requirements required by N.J.S.A. 52:27D-329.1, within 30 days of the third anniversary of this agreement, and every third year thereafter, the Township will post on its municipal website, with a copy provided to Fair Share Housing Center, a status report as to its satisfaction of its very low income requirements, including the family very low income requirements referenced

herein. Such posting shall invite any interested party to submit comments to the municipality and Fair Share Housing Center on the issue of whether the municipality has complied with its very low income housing obligation under the terms of this settlement.

IT IS FURTHER ORDERED that the 2018 Affordable Housing Regional Income Limits By Household Size as prepared by the Affordable Housing Professionals of New Jersey for Region 4, Mercer, Monmouth and Ocean Counties, is hereby approved for use as the affordable housing income limitations for the Township of Aberdeen and that the Township shall annually update its income limits through the period of this final judgment in accordance with updated income limit schedules as prepared by the Affordable Housing Professionals of New Jersey for each year through 2025.

IT IS FURTHER ORDERED that the Court hereby approves of the Township's Spending Plan and provides a period of four (4) years from the date of this Final Judgment to authorize such expenditures or to commit to authorize such expenditures.

IT IS FURTHER ORDERED that Counsel for the Township shall direct copies of the within Judgment to all counsel of record and the Special Master within 10 days of the date of receipt of the Judgment.

Findings of the Court were set forth
on record on 6/27/18.


HON. JAMIE S. PERRIN, J.S.C.

APPENDIX B-1

Resolution Establishing Fourth Round Obligations

RESOLUTION NO. 2025-38

TOWNSHIP OF ABERDEEN

RESOLUTION OF THE TOWNSHIP OF ABERDEEN, COUNTY OF MONMOUTH,
ADOPTING THE TOWNSHIP'S PRESENT NEED AND PROSPECTIVE NEED FOR
THE FOURTH ROUND OF AFFORDABLE HOUSING OBLIGATIONS

WHEREAS, on March 20, 2024, Governor Murphy signed into law Bill A4/S50, codified as P.L. 2024, c.2, which amends the New Jersey Fair Housing Act, P.L. 1985, c.222 (N.J.S.A. 52:27D-301, et seq.) and other related housing laws (the “Amended FHA”); and

WHEREAS, pursuant to the Amended FHA, municipalities are required to determine the Present Need obligation (Rehabilitation) and Prospective Need obligation (New Construction) of their fair share of the regional need for affordable housing (“Fair Share Obligation”) during the 10-year period beginning on July 1, 2025 (the “Fourth Round”); and

WHEREAS, pursuant to the Amended FHA, should a municipality determine its Fair Share Obligation by January 31, 2025, the municipality’s determination shall be established by default and shall bear a presumption of validity beginning on March 1, 2025, unless challenged by an interested party on or before February 28, 2025; and

WHEREAS, pursuant to the Amended FHA, any challenge to a municipality’s determination must be initiated through the Affordable Housing Alternative Dispute Resolution Program (the “Program”), explain with particularity how the municipality’s calculation fails to comply with N.J.S.A. 52:27D-304.2 and 52:27D-304.3, and include the challenger’s own calculation of the fair share obligations in compliance with said sections; and

WHEREAS, on October 18, 2024, the New Jersey Department of Community Affairs (the “DCA”) published a report with an estimate of the fair share affordable housing obligations of all municipalities (the “DCA Report”), which, pursuant to the Amended FHA, may be taken into consideration by a municipality but shall not be binding on a municipality when calculating a municipality’s respective Fair Share Obligation; and

WHEREAS, the DCA Report calculates the Fourth Round obligations of the Township of Aberdeen (the “Township”) as follows: a Present Need obligation of zero (0) units and a Prospective Need obligation of 101 units/credits; and

WHEREAS, the Township Council of the Township of Aberdeen (the “Township Council”) has received the findings of the Township’s planners, who reviewed the DCA Report and determined that a recalculation of the Land Capacity Allocation Factor was necessary in order to account for land use data errors in the DCA’s calculation shown in attached Exhibit A; and

WHEREAS, after excluding lands that were inaccurately determined by the DCA to be “developable land,” the Township’s planners calculated that the Township’s prospective need obligation should be reduced by two (2) units from DCA’s initial calculations; and

WHEREAS, based upon these findings, the Township Council adopts a Fair Share Obligation for the Fourth Round consisting of a Present Need obligation of zero (0) units and a Prospective Need obligation of ninety-nine (99) credits/units; and

WHEREAS, in accordance with the Amended FHA, the Township reserves its right to take a vacant land adjustment, as well as any applicable durational adjustments, which may result in a reduction to the new construction portion of its Fair Share Obligation; and

WHEREAS, the Township reserves its right to revise its Fair Share Obligation in the event that a decision of a court of competent jurisdiction, or an action by the New Jersey Legislature, would result in a lower calculation of an obligation for the Township; and

WHEREAS, the Amended FHA requires municipalities to satisfy various administrative and procedural requirements in connection with the adoption of a municipality's Fair Share Obligation, including but not limited to the publication of this Resolution to the Township's publicly accessible Internet website and the filing of an action with the Program through the Judiciary's electronic filing systems, within forty-eight (48) hours of the adoption of this Resolution; and

WHEREAS, the Township Council directs the Township Clerk to satisfy all required notice and publications requirements, and authorizes the Township and its professionals to take all actions required to file the necessary action with the Program.

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

1. The foregoing recitals are hereby incorporated by reference as if fully set forth herein.
2. The Township of Aberdeen's Fair Share Obligation for the Fourth Round of affordable housing obligations consists of a Present Need obligation of zero (0) units and a Prospective Need obligation of ninety-nine (99) credits/units.
3. The Township reserves its right to take a vacant land adjustment, as well as any durational adjustments, which may result in a reduction to the new construction portion of its Fair Share Obligation.
4. The Township reserves its right to revise its Fair Share Obligation in the event that a decision of a court of competent jurisdiction, or an action by the New Jersey Legislature, would result in a lower calculation of an obligation for the Township.
5. The Municipal Clerk is directed to forward a copy of this Resolution to the Department of Community Affairs and to publish a copy to the Township's publicly accessible Internet website within forty-eight (48) hours of the adoption of this Resolution.

6. The Township's legal counsel is hereby directed to file an action with the Affordable Housing Alternative Dispute Resolution Program regarding this Resolution in compliance with the Amended FHA, and the Mayor and Township Clerk are authorized to execute any and all documents required for said purpose.
7. This Resolution shall take effect immediately.

SO RESOLVED, as aforesaid.

ROLL CALL VOTE:

Ayes: Councilmembers Cannon, Hirsch, Kelley, Martucci, Swindle, Deputy Mayor Montone, Mayor Tagliarini
Nays: None
Abstain: None
Absent: None

I hereby certify the foregoing to be a true copy of a Resolution
adopted by the Township Council of the
Township of Aberdeen on January 16, 2025

Melissa Pfeifer
Melissa Pfeifer, Township Clerk



APPENDIX B-2

Settlement with NJ Builders Association

MEDIATION AGREEMENT BEFORE THE AFFORDABLE HOUSING DISPUTE
RESOLUTION PROGRAM

IN THE MATTER OF THE APPLICATION OF THE TOWNSHIP OF ABERDEEN,
DOCKET NO. MON-L-000220-25

WHEREAS, on March 20, 2024, Governor Murphy signed P.L. 2024, c.2., into law, which established a new framework for determining and enforcing municipalities' affordable housing obligations under the Mount Laurel doctrine and the Fair Housing Act (the "Amended Act");

WHEREAS, the Amended Act required the Department of Community Affairs (the "DCA") to prepare a report with a calculation of the estimated regional and municipal Prospective Need and the municipal Present Need for the Fourth Round in accordance with the formula required by the Amended Act;

WHEREAS, the DCA released this report entitled "Affordable Housing Obligations for 2025-2035 (Fourth Round)" on October 18, 2024;

WHEREAS, the DCA report estimated that the Township of Aberdeen ("Aberdeen" or the "Township") fair share obligations for the Fourth Round included a Present Need of 0 units and a Prospective Need of 101 units;

WHEREAS, pursuant to the Amended Act, the Township undertook its own calculation of its fair share obligations for the Fourth Round and filed its resolution of participation before the Affordable Housing Dispute Resolution Program (the "Program") on January 17, 2025, in accordance with the requirements of N.J.S.A. 52:27D-301, et seq, and the timeframes set forth in Directive #14-24;

WHEREAS, the Township's resolution proposed to set Aberdeen's affordable housing obligations for the Fourth Round to comprise a Present Need of 0 units and a Prospective Need of 99 units;

WHEREAS, in accordance with the timeframes set forth in the Amended Act and the Directive, the New Jersey Builder's Association ("NJBA") filed an objection to Aberdeen's resolution on February 27, 2025;

WHEREAS, NJBA's objection contended that Aberdeen should be required to utilize the calculation prepared by the DCA;

WHEREAS, Aberdeen disputes the contentions raised in NJBA's objection;

WHEREAS, within the Affordable Housing Dispute Resolution Program ("Program") established pursuant to N.J.S.A. 52:27D-313.2, the parties have engaged in the mediation process provided by the Program and conferred and reached an accord setting forth Aberdeen's Fourth Round Prospective Need obligations, without either party admitting the validity of the others' claims;

WHEREAS, recognizing that this agreement is reached prior to the adjudication of any challenges by the Program or any potential subsequent review in the judicial system, the parties agree that 100 units is within the range of possibilities of outcomes for Aberdeen's Fourth Round Prospective Need;

WHEREAS, resolving the Fourth Round Prospective Need at this juncture and allowing Aberdeen to move forward with preparing its Fourth Round HEFSP is important to the interests of lower-income households; and

WHEREAS, the Township and NJBA thus agree to present this mediation agreement to the Program and consent to the Mediation Agreement, upon the approval by the Program, setting

forth Aberdeen's Fourth Round obligations and binding the Township to utilize these obligations and foreclosing NJBA from further challenge to said obligations.

THEREFORE, the Township and NJBA agree:

1. Aberdeen's Fourth Round fair share obligations shall be set forth as follows:
 - Present Need – 0 units
 - Prospective Need – 100 units
2. A Fourth Round Fair Share Obligation of 100 units is within the range possible outcomes were the court to fully-adjudicate the Township's Prospective Need.
3. A Fourth Round Fair Share Obligation of 100 units is fair to the interests of lower-income households.
4. The Township and NJBA will jointly present this mediation agreement to the Program and request approval of this Agreement from the Program and if approved by the Program from the vicinage Mount Laurel judge. If the Program, trial court, or any appellate court reject approval of this Agreement, the Parties reserve their right to return to the *status quo ante*.
5. The Township shall prepare a Fourth Round Housing Element and Fair Share Plan ("HEFSP") utilizing these present and prospective need obligations, subject to any permissible reductions as part of the HEFSP process, including but not limited to any available vacant land adjustment, and submit the HEFSP to the Program by the deadline in the Amended Act of June 30, 2025, unless said deadline for submission is extended by the Program of Mount Laurel judge at the Township's request for a grace period pursuant

to the Amended Act and the promulgated rules and procedures for the Program. NJBA reserves all rights as to its review of the HEFSP pursuant to the Amended Act.

The undersigned, on behalf of their respective clients, have consented to this Mediation Agreement and represent that they are authorized to execute it on their behalf. This Mediation Agreement shall not be further modified, amended or altered in any way except by a writing signed by both the Township and NJBA.

By: _____
Christopher D. Zingaro, Esq.
Counsel for the Township of Aberdeen

Dated:

By: 
Richard J. Hoff, Jr., Esq.
Counsel for the New Jersey Builder's Association

Dated: April 8, 2025

RESOLUTION NO. 2025-57

TOWNSHIP OF ABERDEEN

**RESOLUTION OF THE TOWNSHIP OF ABERDEEN, COUNTY OF MONMOUTH,
ENDORsing A FOURTH ROUND MEDIATION SETTLEMENT CONCERNING THE
TOWNSHIP'S FAIR SHARE OBLIGATION FOR THE FOURTH ROUND OF
AFFORDABLE HOUSING OBLIGATIONS (2025-2035)**

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2, which amends the New Jersey Fair Housing Act, P.L. 1985, c.222, N.J.S.A. 52:27D-301, et seq. (the "Amended Act"); and

WHEREAS, pursuant to the Amended Act, municipalities were authorized to determine the Present Need obligation (Rehabilitation) and Prospective Need obligation (New Construction) of their fair share of the regional need for affordable housing ("Fair Share Obligation") for the ten (10) year period beginning on July 1, 2025 (the "Fourth Round"); and

WHEREAS, pursuant to the Amended Act, should a municipality determine its Fair Share Obligation and submit said determination to the Affordable Housing Dispute Resolution Program (the "Program") by January 31, 2025, the municipality's determination would be established by default and bear a presumption of validity beginning on March 1, 2025, unless challenged by an interested party on or before February 28, 2025; and

WHEREAS, the Township of Aberdeen (the "Township") adopted a Resolution on January 16, 2025, setting forth a Fair Share Obligation for the Fourth Round, which consisted of a Present Need obligation of 0 units and a Prospective Need obligation of 99 units; and

WHEREAS, pursuant to the Amended Act, the Township filed its duly adopted Resolution with the Program on January 17, 2025; and

WHEREAS, a challenge to the Township's determination was filed by the New Jersey Builders Association (the "NJBA") on February 27, 2025, contending that the Township's obligation should mirror the non-binding estimate set forth by the New Jersey Department of Community Affairs in its report dated October 18, 2024; and

WHEREAS, pursuant to Directive No. 14-24, which promulgated the Program's rules and procedures, a Settlement Conference was scheduled between the parties, and a Special Adjudicator was assigned to review the parties' respective filings and assist the retired judge assigned to reach a determination as to the Township's obligation; and

WHEREAS, the Township and the NJBA have conferred and reached a settlement, subject to governing body approval, that establishes a Present Need obligation of 0 units and Prospective Need obligation of 100 units, thus resolving the NJBA's challenge without subjecting either party to further adjudication within the Program or before the Court, and without either party admitting to the validity of the other's claims; and

WHEREAS, the Township's legal counsel and officials have negotiated the Mediation Agreement attached hereto as Exhibit A, which sets forth the terms of said settlement; and

WHEREAS, in accordance with N.J.S.A. 52:27D-311(m) of the Amended Act, the Township shall continue to retain all right to take a vacant land adjustment, or any other applicable adjustments, as part of the process of prepared a Fourth Round Housing Element and Fair Share Plan, which may result in a reduction to its Fair Share Obligation; and

WHEREAS, if endorsed, the Mediation Agreement shall be submitted to the Program for entry of an Order by the Court setting forth the Township's fair share obligation in conformance with the settlement.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Aberdeen (the "Township Council") as follows:

1. The foregoing recitals are hereby incorporated by reference as if fully set forth herein.
2. The Township Council endorses the settlement reached with Challenger, New Jersey Builders Association, which provides for a Present Need obligation of 0 units and a Prospective Need obligation of 100 units for the Fourth Round period (2025-2035) of affordable housing obligations.
3. The Mayor, Township Clerk, and Township Attorney are authorized to execute those documents required to formalize said settlement and submit any required documents to the Program and/or Courts recognizing said settlement.
4. This Resolution shall take effect immediately.

SO RESOLVED, as aforesaid.

ROLL CALL VOTE:

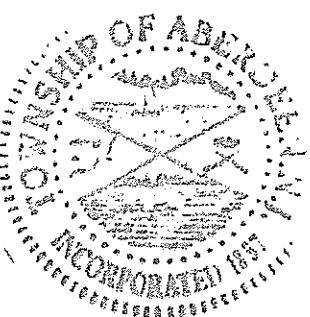
Ayes: Councilmembers Hirsch, Kelley, Martucci, Swindle, Deputy Mayor Montone,
Mayor Tagliarini

Nays: None

Abstain: None

Absent: Councilman Cannon

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Township Council of the Township of Aberdeen on April 17, 2025



Melissa Pfeifer

Melissa Pfeifer, Township Clerk

APPENDIX B-3

Order Fixing Municipal Obligations

PREPARED BY THE COURT

IN THE MATTER OF THE DECLARATORY
JUDGMENT ACTION OF THE TOWNSHIP
OF ABERDEEN, MONMOUTH COUNTY
PURSUANT TO P.L. 2024, CHAPTER 2
(N.J.S.A. 52:27D-304.1, et seq.),

Petitioner.

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION-CIVIL PART
MONMOUTH COUNTY
DOCKET NO.: MON-220-25

CIVIL PART

Mt. Laurel Program

**DECISION AND ORDER FIXING
MUNICIPAL OBLIGATIONS FOR
“PRESENT NEED” AND “PROSPECTIVE
NEED” FOR THE FOURTH ROUND
HOUSING CYCLE**

THIS MATTER, having come before the Court on referral from and recommendation issued by the Affordable Housing Dispute Resolution Program (“Program”), pursuant to the Complaint for Declaratory Judgment filed on January 23, 2025 (“DJ Complaint”) by the Petitioner, **Township of Aberdeen** (“Petitioner” or Municipality”), pursuant to N.J.S.A. 52:27D-304.2, - 304.3, and -304.1 (f)(1)(C) of the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301, et seq. (collectively, the “FHA”), and in accordance with Section II.A of Administrative Directive #14-24 (“Directive #14-24”) of the “Program”, seeking a certification of compliance with the FHA;

AND IT APPEARING that the Municipality timely adopted Resolution 2025-38 on January 16, 2025, accepting the “present need” calculation of 0 affordable housing units allocated to it by the New Jersey Department of Community Affairs (“DCA”) in its report dated October 18, 2024 entitled Affordable Housing Obligations for 2025-2035 (Fourth Round) (the “DCA’s Fourth Round Report”), but contesting the “prospective need” calculation of 101 affordable housing units

allocated to it by the DCA, with the DCA calculations having been deemed “presumptively valid”, and based on the Municipality planner’s recommendation for affordable housing units for a “prospective need” of 99 affordable housing units for the Fourth Round housing cycle;

AND IT APPEARING that a challenge to the Municipality’s calculations (“Challenge”) was timely filed by New Jersey Builders Association (“NJBA”) (“Challenger”) by and through its counsel, wherein the Challenger disputed the Municipality’s proposed obligation for prospective need and supported DCA’s present need and prospective need calculations, with the Challenge supported by its own expert report; with Michael Matthew Wuest, Esq., Ronald H. Gordon, Esq. and Christopher Daniskas Zingaro, Esq. of Rainone Coughlin Minchello, LLC representing the Municipality; Olivia Ragan, Esq. submitting a service request and representing Fair Share Housing Center; and Richard J. Hoff, Esq. of Bisgaier Hoff, LLC representing the New Jersey Builder’s Association;

AND IT APPEARING that, pursuant to the Program, the Administrative Office of the Courts (“AOC”) appointed and assigned the case to Program member, Hon. Ronald E. Bookbinder, A.J.S.C. (Ret.) (“Program Member”) to manage the proceedings, host settlement conferences, and make recommendations to the Court in accordance with the FHA and the AOC’s Directive #14-24 (“Directive #14-24”), and the Program Member appointed Mary Beth Lonergan, P.P., an independent affordable housing expert as special adjudicator (“Special Adjudicator”) in this case to work with, make recommendations to and assist the Program, who worked closely with the Program Member, and who rendered a report to the Program;

AND IT APPEARING THAT on March 26, 2025 a settlement conference was conducted on notice to all parties with the participation of local officials, attorneys and planners; that the

parties engaged in extensive settlement negotiations with the guidance and assistance of the Program Member and the Special Adjudicator;

AND IT APPEARING THAT as a result of the settlement conference conducted, the Municipality and NJBA reached a resolution (“Settlement”) providing that the Fourth Round “present need” is 0 affordable housing units and the Fourth Round “prospective need” has been settled at 100 units; and the Settlement was placed on the record on March 26, 2025; and the Program directed the parties to circulate a settlement agreement that will be signed and uploaded to eCourts, and the governing body of the Municipality shall adopt a resolution to accept and confirm the Settlement, which resolution shall also be uploaded to eCourts;

AND THE COURT having received the Program Member’s report dated March 26, 2025, posted to eCourts for this matter on March 26, 2025, the findings, terms, and recommendations of which are incorporated by reference as though more fully set forth herein (the “Report”);

AND THE COURT having been advised that (i) the Special Adjudicator has recommended acceptance of the Settlement, (ii) the Program Member has recommended acceptance of the Settlement as reasonable and in furtherance of the interests of low- and moderate-income households in the Municipality (collectively, the “Recommendations”), and (iii) the Program Member further recommends that the Court adopt the findings and recommendations set forth in the Report and enter an Order, forthwith, implementing the terms of Settlement and thereby fix the “present need” and “prospective need” obligations of the Municipality for the Fourth Round housing cycle;

AND THE COURT having reviewed and considered the Program Member’s Report and Recommendations, having been satisfied that an arm’s length Settlement was reached and entered into by and between the parties that is fair and equitable as well as in the best interests of the

protected class of low- and moderate-income households in the Municipality, and for good and sufficient cause having been shown:

IT IS, THEREFORE, on and as of this 16th day of April, 2025, **ADJUDGED AND ORDERED**, that the Program Member's Report and Recommendations for approval of the Settlement is **ACCEPTED** and **ADOPTED** in its entirety; and to that end, more specifically, it is further

ORDERED as follows:

1. The "present need" obligation of the Municipality be, and hereby is fixed as **0** units for the Fourth Round housing cycle.
2. The "prospective need" obligation of the Municipality be, and hereby is fixed as **100** affordable units for the Fourth Round Housing cycle; and
3. The settlement agreement entered into between the parties shall be signed and uploaded by the Municipality to eCourts; and
4. The resolution adopted by the governing body of the Municipality to accept and confirm the Settlement shall be uploaded by the Municipality to eCourts; and
5. The Municipality is hereby authorized to proceed to the compliance phase with preparation and adoption of its proposed Housing Element and Fair Share Plan for the Fourth Round, incorporating therein the "present need" and "prospective need" allocations aforesaid (and which plan shall include the elements set forth in the "Addendum" attached to Directive #4-24), by or before **June 30, 2025**, as provided for and in accordance with Section III.A of Directive #14-24, and without further delay; and
6. Any and all "challenges" to the Municipality's Housing Element and Fair Share Plan as adopted by Paragraph 5 above must be filed by **August 31, 2025**, by way of Answer/Objection filed in eCourts for this matter, and as provided for an in accordance with Section III.B of AOC Directive #14-24; and

IT IS FURTHER ORDERED that a copy of this Order shall be deemed served on the Municipality, Municipality's counsel, Challenger NJBA's counsel and FSHC's counsel upon its posting by the Court to the eCourts case jacket for this matter pursuant to R. 1:5-1(a) and R. 1:32-2A.

/s/ Linda Grasso Jones, J.S.C.

HON. LINDA GRASSO JONES, J.S.C.

Designated Mount Laurel Judge – Monmouth Vicinage

Statement of Reasons pursuant to New Jersey Court Rule 1:7-4(a):

Having reviewed and considered the Program Member's Report and Recommendations as well as the terms of Settlement placed on the record by the parties before the Program member on March 26, 2025, the Court is satisfied that an arm's length Settlement was reached and entered into by and between the parties, and that the terms of the Settlement attained are fair and equitable as well as in the best interests of the protected class of low- and moderate-income households of the Municipality. All potential Challengers were provided with the opportunity to file a Challenge to the Municipality's proposed calculation of "present need" and "prospective need" affordable housing obligation for the Fourth Round, and were considered as appropriate as a part of the Program, as provided in N.J.S.A. 52:27D-301, et seq, and the Settlement reached disposes of all Challenges that were filed in this matter.

Accordingly, the court hereby adopts in full the Report and Recommendations of the Program Member and accepts the same for the detailed findings and reasons set forth therein. As a result, the Municipality retains all the protections of the above-referenced amendments to the FHA, continues to retain immunity from exclusionary zoning litigation, and the Program retains jurisdiction for the compliance phase in accordance with the statutory framework and AOC Directive #14-24.

APPENDIX B-4

Vacant Land Adjustment Report

DRAFT

2025 Vacant Land Inventory & Analysis

PREPARED FOR:

ABERDEEN TOWNSHIP

MONMOUTH COUNTY, NEW JERSEY

April 15, 2025

Prepared By:



1 Market Street, Suite 1F
Camden, New Jersey 08102
(732) 410-2651



Christopher Dochney, PP, AICP
License Number 6225

This document has been prepared in accordance with N.J.S.A 40:55D-89 of the Municipal Land Use Law. The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12.

Introduction

Aberdeen Township is a suburban community of approximately 5.5 square miles located in the northern end of Monmouth County along the Matawan Creek and the Raritan Bay. As of the 2020 US Decennial Census, the population of the Township was just under 20,000 persons. Although the Township initially consisted of woodlands and farmlands, today Aberdeen is mostly “built-out” with the majority of the properties having been developed for medium density residential uses and commercial uses while it grew during the second half of the 20th Century along its highway corridors of Routes 34 and 35, and the Garden State Parkway. This leaves limited lands available within the Township to accommodate new growth.

The State of New Jersey has recently adopted new affordable housing regulations that impact every municipality in the state. Pursuant to the Fair Housing Act as amended in March of 2024 by P.L. 2024 c.2, each municipality in the state is required to determine its “fair share” of the regional need for low and moderate income housing, and adopt specific numbers for present need (rehabilitation) and prospective need (new construction), through a binding resolution. Aberdeen Township has complied with this requirement by adopting Resolution 2025-38, which identified the following obligations for Aberdeen for the Fourth Round of affordable housing:

- Present Need (Rehabilitation) = 0 units
- Prospective Need (New Construction) = 99 units

The Township's determination of a 99 unit obligation was challenged by the New Jersey Builders Association. The Township and the Builders Association came to a settlement determining that Aberdeen has a 100 unit prospective need obligation rather than 99.

These obligation numbers are determined by several factors, only one of which considers the amount of vacant land potentially available. With the obligation numbers determined, the next step is for the Township to develop a new Housing Plan Element and Fair Share Plan to identify the mechanisms that will be used to address these obligations. This includes identifying lands suitable for development of new housing.

The Fair Housing Act allows for municipalities to adjust their prospective need down to a more realistic number if it can be demonstrated that there is not sufficient vacant and available land to accommodate new growth. This process is referred to as a Vacant Land Adjustment (VLA), and it is used to determine a Realistic Development Potential (RDP), which can be used as the targeted prospective need in lieu of the obligations otherwise required by the Fair Housing Act.

The Township has reviewed all potentially available properties within the municipal boundaries to determine a realistic development potential that Aberdeen can address during the Fourth Round that runs until the summer of 2035.

Methodology

Prior COAH rules at N.J.A.C. 5:93-4.2 et seq. provide a framework for determining the amount of land available and guidelines for calculating the development capacity of vacant properties in

order to determine the RDP for any built-out communities. Consistent with these prior rules, the Township has compiled an inventory of all lands that may be available for development, and analyzed each parcel to determine its RDP.

Utilizing Monmouth County MODIV Tax data that was last updated in December 2024, all parcels in Aberdeen Township that are classified as vacant (tax classification 1), all farms (tax classification 3A and 3B), and public property (tax classification 15C) were identified and reviewed to determine if any of these parcels on their own, or when combined with adjacent parcels, may be available, and potentially developable at a density sufficient to produce at least one affordable dwelling unit on site.

An assumption was made that each site would be developed as an inclusionary development where 20% of the total number of residential dwellings constructed would be set aside as affordable units. This means that for every 5 dwellings constructed, 1 affordable unit would be set aside. So in order to generate at least 1 affordable dwelling unit, a site or tract of land would have to be able to accommodate at least 5 total units. The analysis of each parcel was done without considering the current zoning regulations that would otherwise limit development on any given property. The review has been conducted assuming that any particular property could be rezoned to accommodate affordable housing if necessary, and minimum lot area, building setbacks, parking requirements, and maximum density regulations were not taken into account in any calculation for any properties.

For the purposes of this review, the minimum density applied to each tract was 6 units per acre. Therefore an assumption was made that any potentially available tract would be developed at a density of no less than 6 units per acre, while some tracts more suitable for more intense development such as multi-family apartments, due to their location and size, were assumed that they could be developed at a density of 10 units per acre, which is consistent with the current density of several multi-family projects in the Township already.

The purpose of these specific densities is to ensure that market rate development can be achieved in a manner consistent with the existing scale and character of the community and so that any projects would be realistic. This also takes into account the efficiencies of scale that can be achieved on some larger tracts. So larger tracts of land are assumed to be developable at a greater density than smaller tracts. The RDP generated by a particular tract was rounded to the nearest whole number for any fractional affordable units.

For example;

- a parcel or tract of parcels that has a total area of 1 acre was assumed to be developable at a density of 6 units per acre, which would yield 6 total housing units. With a 20% set aside of affordable units this would be 1.2 affordable units, which is then rounded to 1 affordable unit as the nearest whole number.
 - $1 \text{ acre} \times 6 \text{ units/acre} = 6 \text{ units} \times 20\% = 1.2 (1) \text{ affordable units}$
- A tract of land that has a total area of 10 acres was assumed to be developable at a density of 10 units per acre. This would yield 100 total housing units, and 20 affordable dwelling units at a 20% set aside.

- 10 acres x 10 units/acre = 100 units x 20% = 20 affordable units

Permitted Exclusions

N.J.A.C. 5:93 establishes criteria by which sites, or portions thereof, in a municipal land inventory may be excluded from a municipality's RDP calculation. Environmentally sensitive areas, including flood hazard areas, areas outside of the Sanitary Sewer Service Area (SSA), wetlands, and areas characterized by steep slopes of greater than 15 percent that render a site unsuitable for affordable housing may be excluded from consideration. In addition, small or isolated lots lacking sufficient acreage to generate an affordable housing set-aside as part of an inclusionary development may also be excluded.

Environmental Constraints

In order to determine the amount of land available for development, each vacant parcel, farm, and public property was also reviewed to identify any environmental constraints that would prohibit development. These include identification of wetlands which are regulated by NJDEP, and the Flood Hazard Area. Wetlands areas throughout the Township were identified using data from NJDEP for wetlands as of 2020. A 50-foot wetlands transition buffer was also applied to all wetlands areas. It is important to note that NJDEP regulations for wetlands transition buffers vary depending on the quality of the wetlands. Buffer areas can be 0 feet for ordinary wetlands, 50 feet for intermediate wetlands, 150 feet for extraordinary wetlands, and 300 feet for wetlands around any Category 1 waterway. While actual transition buffers would vary from site to site, utilizing the 50-foot buffer acknowledges the likelihood that some buffer would be required, while allowing for a conservative analysis. Flood Hazard Area data was taken from viewing Flood Maps provided by FEMA. Areas of each parcel that are likely encumbered by wetlands, wetlands transition buffer, or are located within the Special Flood Hazard Area, were subtracted from the developable area of each tract.

If a 5 acre tract had 1 acre of wetlands and wetlands transition buffer areas, it was assumed to have a total of 4 acres that were otherwise developable.

It is noted that the entirety of Aberdeen Township is located within a designated sewer service area. Although calculations have not been performed or considered regarding the current capacity of any treatment facilities, no parcel or tract of land was excluded from consideration due to lack of access to public sewer.

Insufficient Tract Area

Prior COAH regulations had established that a minimum density of 6 units per acre is to be applied to all potentially developable tracts, which then requires a minimum tract area of 0.83 acres in order to accommodate at least 5 units of housing to produce at least 1 affordable dwelling. Under those previous regulations, any tract less than 0.83 acres could be excluded. For the purposes of this report, the standard of a minimum tract area of 0.83 acres was used as general guidance rather than a hard line minimum. Some tracts that are smaller than 0.83 acres, but are otherwise regular in their shape (being rectilinear) were presumed to be

potentially developable at a density of 8 units per acre in order to generate 5 units and 1 affordable unit, and thus were included in the Township's RDP calculation.

No tracts of less than 0.65 acres were included in the RDP calculation. All tracts with less than 0.65 acres of developable lands were considered to be unsuitable and no RDP was generated by these tracts.

Properties Reserved for Public Use

Many parcels within the Township may appear to be vacant or developable and are not physically constrained by environmental concerns, but are otherwise permitted to be excluded from consideration of generating an RDP. These included lands reserved for other public purposes, including municipal facilities, parks, and conservation lands. Publicly owned lands such as the municipal administration building, fire stations, and for utility infrastructure have been excluded from consideration. Also, all lands listed on the Township's Green Acres Recreation & Open Space Inventory (ROSI) and are deed restricted from any development, have been excluded from consideration.

Agricultural lands that are deed restricted as preserved farms are also permitted to be excluded. However, records from Monmouth County's farmland preservation program did not indicate that any preserved farms are located in Aberdeen Township.

Conclusions

A review of the data indicates that there are 517 properties in Aberdeen Township that are identified as either vacant, non-preserved farmland, or publicly owned. Of these, the vast majority can be excluded due to being deed restricted by the ROSI, being fully encumbered by wetlands, or by their insufficient size and isolation rendering them unsuitable for development.

There were 17 different parcels or tracts of land in the Township that were identified as being potentially developable and suitable, and generating a Realistic Development Potential. These tracts ranged in size from 0.65 acres to approximately 7.3 acres of developable area. By applying an assumed density ranging from 6 units per acre to 16 units per acre to each of these tracts, a Realistic Development Potential of 49 affordable dwelling units has been determined.

Aberdeen does not have sufficient developable area to accommodate its full 100 unit Fourth Round prospective need obligation on vacant lands.

A list of all the developable tracts of land can be found in Appendix A of this report.

A list of all parcels identified, and the calculations of developable area can be found in Appendix B of this report.

Maps illustrating the locations of all parcels identified and analyzed can be found in Appendix C.

Appendices

A – List of Developable Tracts of Land

B – Full List of All Parcels Reviewed

C – Maps of all Parcels

Appendix A

List of all Developable Tracts

BLOCK	LOT(S)	CLASS	LOCATION	Acres	Acres	Wetlands	Developable	Suitable	Total	Affordable	RDP
				Acres	Acres	Acres	Acres	Density	Dwellings	Dwellings	
122	17, 18	3A, 3B	183 WILSON AVE	0	0	7.33	16	117.28	23.46	23	1
123	1	15C	329 MONASTERY LN	3.84	2.98	0.86	6	5.16	1.03		1
131	4,15,16,17	1	WILLOW AVE at EUCLID AVE	1	0	1.00	6	6	1.20		1
136	6,7,8,9	1	ANNA AVE at GRAND AVE	1.05	0	1.05	6	6.3	1.26		1
137	6,16,17,20	1	GRAND at WILLOW	2.04	0	2.04	10	20.4	4.08	4	
139	5,16,17,18	1	ANNA at GRAND	1.42	0	1.42	6	8.52	1.70		2
155	2	1	193 CLIFFWOOD AVE	0.79	0	0.79	6	4.74	0.95		1
167	5,16,18,19	1,15C	MONMOUTH AVE	0.74	0.05	0.69	8	5.52	1.10	1	
182	2,01, 3	1	LOCUST ST	0.79	0	0.79	6	4.74	0.95		1
184	5, 6	1	CLIFFWOOD AVE	1.79	0.32	1.47	6	8.82	1.76		2
198	12	1	MEINZER ST	3.56	1.22	2.34	10	23.4	4.68	5	
229	1	15C	HIGHWAY 35	2.63	1.41	1.22	6	7.32	1.46		1
230	1	15C	20 HWY 35	2.86	1.83	1.03	6	6.18	1.24		1
237	2, 3, 14	1	HWY 35 & AMBOY AVE	1.57	0	1.57	6	9.42	1.88	2	
252	1	1	HIGHFIELD AVE	0.65	0	0.65	8	5.2	1.04	1	
273	3, 4	1	LOWER MAIN ST	0.96	0	0.96	6	5.76	1.15	1	
39	2	15C	102 CHURCH ST	1.33	0.55	0.78	6	4.68	0.94	1	

Appendix B

List of All Parcels Identified as Vacant, Farmland, or Public Property

BLOCK	LOT	QUALIFIER	CLASS	LOCATION	FAC NAME	Acres	Wetlands Acres	Developable Acres	RDP	Notes
1	1	1	15C	E ATLANTIC AVE	PART OF ROAD	0.14		0.14	0	Parking Lot for Train
1	2		15C	1 39-41 ATLANTIC AVE		0.14		0.14	0	0 Too Small
10	2.04		15C	LLOYD RD	DRAINAGE	2.62		2.62	0	0 ROSI
10	3.04		15C	NUIMEG RD	VACANT LAND	0.16		0.16	0	Subdivision Open Space
100	17		15C	FAITH LN	FOOTPATH	0.05		0.05	0	0 Too Small
103	42		15C	WARREN DR	PARK	2.53	0.8	1.73	0	0 ROSI
103	43		15C	WARREN DR	PARK	2.81	1.34	1.47	0	0 ROSI
104	54		15C	LLOYD RD	DRAINAGE	0.42	0.42	0	0	0 All Wetlands
109	7		15C	IMPERIAL PL	DRAINAGE	1.15	0.34	0.81	0	0 Drainage Basin
114	11		3A	218 VAN BRACKLE RD		10.79	1.95	8.84	0	0 Steep Slope, wetlands, narrow lot
114	11 QFARM		3B	218 VAN BRACKLE RD		0.08		0.08	0	0 too small
114	12		15C	OFF OF HWY 34	RECREATION FIELDS	7.56		7.56	0	0 ROSI
114	7.02		1	OFF HIGHWAY 34		1.63		1.63	0	0 Appears to be water treatment facility
114	9 QFARM		3B	OFF HIGHWAY 34		26.79	14.7	12.09	0	0 Steep Slope and Landlocked
117	27			1 17 WOODBROOK DR		0.04		0.04	0	0 Too Small
118	1		15C	140 LLOYD RD	VACANT LAND	1.04		1.04	0	0 ROSI
12	13 QFARM		3B	LLOYD RD		7.61	2.9	4.71	0	0 Being Preserved
120	7		15C	WILSON AVE	TAX LIEN FORECLOSURE	0.03		0.03	0	0 Too Small
122	1.02			1 20 TEXAS RD		3.09		2.85	0.24	0 All Wetlands
122	17		3A	183 WILSON AVE		0.07		0.07	0.07	0 Developable - See Chart
122	17 QFARM		3B	183 WILSON AVE		7.64	1.33	6.31	0.31	0 Developable - See Chart
122	18		3A	209 WILSON AVE		1.21		1.21	0.95	0 Developable - See Chart
122	2		15C	N JAMESBURG RD	GREEN ACRES	1.73	0.38	1.35	0	0 ROSI
122	3		15C	42 TEXAS RD	GREEN ACRES	5.3	1.32	3.98	0	0 ROSI
122	3.01		15C	TEXAS RD	PUMPING STATION	0.62	0.51	0.11	0	0 All Wetlands and Pumping Station
122	5		15C	F TOWNSHIP LINE	DEDICATED OPEN SPACE	0.61		0.61	0	0 ROSI
122	6		15C	JAMESBURG/WILSON	DEDICATED OPEN SPACE	3.41		1.31	2.1	0 ROSI
122	7		15C	S WILSON AVE	DEDICATED OPEN SPACE	9.81	2.96	6.85	0	0 ROSI
123	1		15C	329 MONASTERY LN	CHURCH	3.84	2.98	0.86	0	0 Developable - See Chart
124	3		15C	GREENWOOD AVE	VACANT LAND	1.06	1.05	0.01	0	0 Wetlands
124	4		15C	360 MONASTERY LN	CHURCH	37.47	16.56	20.91	0	0 County Open Space
125	3		15C	MARLBORO RD	VACANT LAND	0.17		0.17	0	0 Too Small
127	1		15C	HOOVER DR	PARK	1.04		1.04	0	0 Wetlands
127	10		15C	HOOVER DR	PARK	0.9	0.9	0	0	0 Wetlands
127	11		15C	HOOVER DR	PARK	1	0.98	0.02	0	0 Wetlands
127	12		15C	HOOVER DR	PARK	1.03	1.03	0	0	0 Wetlands
127	13		15C	172 WILSON AVE	VACANT LAND	4.82	4.37	0.45	0	0 Wetlands
127	19			1 E OF LOT 2		2.42		2.42	0	0 Wetlands
127	2		15C	HOOVER DR	PARK	0.86		0.86	0	0 Wetlands

BLOCK	LOT	QUALIFIER	CLASS	LOCATION	FAC_NAME	Acres	Wetlands	Developable	RDP	Notes
127	20	15C	WILSON AVE	ROAD		0.09	0.05	0.04	0.04	0 Too Small
127	3	15C	HOOVER DR	PARK		0.84	0.84	0	0	0 Wetlands
127	4	15C	HOOVER DR	PARK		0.6	0.6	0	0	0 Wetlands
127	5	15C	HOOVER DR	PARK		0.85	0.85	0	0	0 Wetlands
127	6	15C	HOOVER DR	PARK		1.01	1.01	0	0	0 Wetlands
127	7	15C	HOOVER DR	PARK		1.02	1.02	0	0	0 Wetlands
127	8	15C	HOOVER DR	PARK	1	1	1	0	0	0 Wetlands
127	9	15C	HOOVER DR	PARK		1.15	1.15	0	0	0 Wetlands
128	1	15C	HOOVER DR	PARK		0.97	0.74	0.23	0.23	0 Wetlands
128	2	15C	HOOVER DR	PARK		0.84	0.84	0	0	0 Wetlands
128	3	15C	HOOVER DR	PARK		0.96	0.96	0	0	0 Wetlands
128	4	15C	HOOVER DR	PARK		0.5	0.5	0	0	0 Wetlands
128	5	15C	HOOVER DR	PARK		0.87	0.87	0	0	0 Wetlands
128	6	15C	HOOVER DR	PARK		0.55	0.55	0	0	0 Wetlands
128	7	15C	HOOVER DR	PARK		0.93	0.93	0	0	0 Wetlands
128	8	15C	HOOVER DR	PARK		0.91	0.8	0.11	0.11	0 Wetlands
128	9	15C	HOOVER DR	PARK		0.99	0.28	0.71	0.71	0 Inaccessible, Wetlands
129	1	1 FT OF ANNA AVE				1.23	1.23	0	0	0 Wetlands
129	10	15C	HOOVER DR	PARK		0.94	0.94	0	0	0 Wetlands
129	11	15C	HOOVER DR	PARK		0.91	0.8	0.11	0.11	0 Wetlands
129	12	15C	HOOVER DR	PARK		1.03	0.23	0.8	0.8	0 Inaccessible, Wetlands
129	2	15C	HOOVER DR	PARK		0.74	0.74	0	0	0 Wetlands
129	3	15C	HOOVER DR	PARK		1.03	0.9	0.13	0.13	0 Wetlands
129	4	15C	HOOVER DR	PARK		1.28	0.94	0.34	0.34	0 Wetlands
129	5	15C	HOOVER DR	PARK		0.99	0.99	0	0	0 Wetlands
129	6	15C	HOOVER DR	PARK	1	1	0	0	0	0 Wetlands
129	7	15C	HOOVER DR	PARK		1.36	1.22	0.14	0.14	0 Wetlands
129	8	15C	HOOVER DR	PARK		0.77	0.77	0	0	0 Wetlands
129	9	15C	HOOVER DR	PARK		1.03	1.03	0	0	0 Wetlands
130	1	1 72 WILSON AVE				10.2	5.93	4.27	4.27	0 Split by Wetlands, Odd Shape
130	12	1 105 EUCLID AVE				0.22	0.12	0.1	0.1	0 Too Small
130	2	1 EUCLID AVE				0.59	0.59	0	0	0 Wetlands
130	4	1 173 EUCLID AVE				0.38	0.38	0	0	0 Wetlands
130	5	1 167 EUCLID AVE				0.33	0.24	0.09	0.09	0 Too Small
130	6	1 163 EUCLID AVE				0.21	0	0.21	0.21	0 Too Small
131	12	1 102 EUCLID AVE				0.16	0.16	0.16	0.16	Developable - See Chart
131	13	1 107 GRAND AVE				0.33	0.33	0.33	0.33	Developable - See Chart
131	14	1 GRAND AVE				0.17	0.17	0.17	0.17	Developable - See Chart
131	15	1 105 WILLOW AVE				0.17	0.17	0.17	0.17	Developable - See Chart

BLOCK	LOT	QUALIFIER	CLASS	LOCATION	FAC_NAME	Acres	Acres	Acres	Wetlands	Developable	RDP	Notes
131	16		1	111 WILLOW AVE		0.11			0.11		0.11	Developable - See Chart
131	17		1	WILLOW AVE		0.06			0.06		0.06	Developable - See Chart
131	2		1	172 EUCLID AVE		0.36			0.34		0.34	0 Too Small
131	23		1	171 WILLOW AVE		0.55			0.51		0.04	0 Too Small
132	7	15C	EUCLID AVE	VACANT LAND		0.15			0.15		0	0 Too Small
132	8	15C	EUCLID AVE	VACANT LAND		0.25			0.24		0.01	0 Wetlands
133	1		1	16 EUCLID AVE		0.23			0.23		0.23	0 Wetlands
133	21	15C	HAMILTON AVE	VACANT LAND		0.06			0.06		0.06	0 Too Small
133	22	15C	HAMILTON AVE	VACANT LAND		0.06			0.06		0.06	0 Too Small
133	30		1	104 SPRINGLAWN AVE		0.12			0.12		0.12	0 Too Small
136	6		1	35 ANNA AVE		0.3			0.3		0.3	Developable - See Chart
136	7		1	47 ANNA AVE		0.41			0.41		0.41	Developable - See Chart
136	8		1	210 GRAND AVE		0.17			0.17		0.17	Developable - See Chart
136	9		1	212 GRAND AVE		0.17			0.17		0.17	Developable - See Chart
137	1		1	203 GRAND AVE		0.17			0.17		0.17	Developable - See Chart
137	10	15C	ANNA AVE	VACANT LAND		0.39			0.38		0.01	0 Wetlands
137	16		1	134 WILLOW AVE		0.05			0.05		0.05	Developable - See Chart
137	17		1	132 WILLOW AVE		0.06			0.06		0.06	Developable - See Chart
137	2		1	205 GRAND AVE		0.17			0.17		0.17	Developable - See Chart
137	20	15C	116 WILLOW AVE	VACANT LAND		0.29			0.29		0.29	Developable - See Chart
137	3		1	101 ANNA AVE		0.34			0.34		0.34	Developable - See Chart
137	4		1	111 ANNA AVE		0.46			0.46		0.46	Developable - See Chart
137	5		1	121 ANNA AVE		0.28			0.28		0.28	Developable - See Chart
137	6		1	129 ANNA AVE		0.22			0.22		0.22	Developable - See Chart
137	8		1	147 ANNA AVE		0.22			0.04		0.18	0 Wetlands
137	9	15C	ANNA AVE	VACANT LAND		0.15			0.09		0.06	0 Wetlands
138	1		1	102 ANNA AVE		0.25			0.25		0.25	0 Too Small
138	10	15C	132 ANNA AVE	TAX LIEN FORECLOSURE		0.11			0.1		0.01	0 Wetlands
138	4	15C	129 CHARLES ST	TAX LIEN FORECLOSURE		0.07			0.07		0	0 Wetlands
138	5	15C	CHARLES ST	VACANT LAND		0.07			0.07		0	0 Wetlands
138	6	15C	CHARLES ST	VACANT LAND		0.06			0.06		0	0 Wetlands
138	7	15C	137 CHARLES ST	VACANT LAND		0.25			0.25		0	0 Wetlands
138	8	15C	144 ANNA AVE	VACANT LAND		0.5			0.41		0.09	0 Too Small
138	9	15C	ANNA AVE	VACANT LAND		0.11			0.05		0.06	0 Too Small
139	11		1	CHARLES ST		0.09			0.09		0.09	Developable - See Chart
139	12		1	306 GRAND AVE		0.42			0.42		0.42	Developable - See Chart
139	13		1	52 ANNA AVE		0.22			0.22		0.22	Developable - See Chart
139	14		1	46 ANNA AVE		0.05			0.05		0.05	Developable - See Chart
139	15		1	44 ANNA AVE		0.08			0.08		0.08	Developable - See Chart

BLOCK	LOT	QUALIFIER	CLASS	LOCATION	FAC_NAME	Acres	Wetlands Acres	Developable Acres	RDP	Notes
139	16			1 40 ANNA AVE		0.08			0.08	Developable - See Chart
139	17			1 36 ANNA AVE		0.15			0.15	Developable - See Chart
139	18			1 26 ANNA AVE		0.33			0.33	Developable - See Chart
139	21			1 14 ANNA AVE		0.12			0.12	0 Too Small
14	49	15C	ANDOVER LN	DRAINAGE		3.26	3.05	0.21	0 ROSI	
14	50	15C	138 ANDOVER LN	PUMPING STATION		1.07	0.37	0.7		0 Too Small / Pumping Station
141	3			1 306 SPRINGLAWN AVE		0.46			0.46	0 Not Vacant - Acme Rentals Commercial
142	4	15C	SPRINGLAWN AVE	DEDICATED OPEN SPACE		0.08			0.08	0 Too Small
143	1		1 SPRINGLAWN AVE			0.46		0.27	0.19	0 Too Small
144	3	15C	409 HAMILTON AVE	DEDICATED OPEN SPACE		0.11	0.05	0.06	0.06	0 Inaccessible
144	4	15C	413 HAMILTON AVE	DEDICATED OPEN SPACE		0.11	0.06	0.05	0.05	0 Inaccessible
144	5	15C	HAMILTON AVE	DEDICATED OPEN SPACE		0.07	0.04	0.03	0.03	0 Inaccessible
144	6		1 416 ARION CT			0.27		0.27		0 Inaccessible
145	2	15C	409 ARION CT	TAX LIEN FORECLOSURE		0.17		0.17		0 Too Small Inaccessible
145	5		1 426 RUTH PL			0.08		0	0.08	0 Too Small Inaccessible
145	6		1 422 RUTH PL			0.12			0.12	0 Too Small Inaccessible
146	1		1 48 CHARLES ST			0.33		0		0 Wetlands
146	3		1 59 TAFT PL			0.17	0.17	0		0 Wetlands
146	4	15C	200 GRAND AVE	DRAINAGE		0.08	0.08	0		0 Wetlands
147	1		1 116 CHARLES ST			0.6	0.48	0.12		0 Wetlands
147	2		1 108 CHARLES ST			0.07	0.02	0.05		0 Too Small
147	5		1 409 GRAND AVE			0.48	0.28	0.2		0 Too Small Inaccessible
147	6	15C	GRAND AVE	DEDICATED OPEN SPACE		0.13	0.13	0		0 Wetlands
148	4	15C	60 WEBSTER CT	DEDICATED OPEN SPACE		0.88	0.88	0		0 Wetlands
149	1	15C	N WILSON AVE	PARK		34.43	13.75	20.68		0 Surrounded by Wetlands, no road acc
150	1	15C	MAD TWP LINE	DEDICATED OPEN SPACE		2.43	0.6	1.83		0 ROSI
150	2	15C	MIDDLESEX COUNTY L	DEDICATED OPEN SPACE		11.76	10.22	1.54		0 ROSI
151	1	15C	NEW BRUNSWICK AVE	PARK		14.18	5.54	8.64		0 Surrounded by Wetlands, no road acc
151	2	15C	S NEW BRUNSWICK AVE PARK			6.3	2.72	3.58		0 Surrounded by Wetlands, possibly on ROSI
151	3	15C	48 NEW BRUNSWICK A PARK			0.35	0.35	0		0 Wetlands - Possibly on ROSI
151	4	15C	42 NEW BRUNSWICK A PARK			3.91	3.36	0.55		0 Wetlands - Possibly on ROSI
155	2		1 193 CLIFFWOOD AVE			0.79		0.79		Developable - See Chart
157	1		1 18 CLIFFWOOD AVE			1.06	0.44	0.62		0 Wetlands and irregular triangle shape
159	2		1 90 COUNTY ROAD			0.07		0.07		0 Too Small
159	4		1 COUNTY RD			0.05		0.05		0 Too Small
161	17.01	15C	1 116 MILTON AVE			0.14	0.01	0.13		0 Too Small
162	1		ROSE ST	DRAINAGE		0.27	0.18	0.09		0 Too small
162	10		1 MONICA ST			0.04	0.04	0		0 Wetlands
162	7		1 MILTON AVE			1.2	1.19	0.01		0 Wetlands

BLOCK	LOT	QUALIFIER	CLASS	LOCATION	FAC_NAME	Acres	Wetlands	Developable	RDP	Notes
						Acres	Acres	Acres		
162	8			1 MONICA ST		0.09	0.09	0.09	0	0 Wetlands
162	9			1 MONICA ST		0.07	0.07	0.07	0	0 Wetlands
163	10			1 MONICA ST		0.05	0.02	0.02	0.03	0 Too Small
163	9			1 MONICA ST		0.1	0.03	0.03	0.07	0 Too Small
164	7			1 CLIFFWOOD AVE		0.17		0.17	0.17	0 Too Small
166	7			1 JERSEY AVE		0.1		0.1	0.1	0 Too Small
167	10		15C	MONMOUTH AVE	PUMP	0.09	0	0.09	0.09	0 Pump Station
167	11		15C	MONMOUTH AVE	VACANT LAND	0.11			0.11	Developable - See Chart
167	12		15C	MONMOUTH AVE	VACANT LAND	0.06			0.06	Developable - See Chart
167	13		15C	MONMOUTH AVE	VACANT LAND	0.06			0.06	Developable - See Chart
167	14			1 MONMOUTH AVE		0.11			0.11	Developable - See Chart
167	15			1 MONMOUTH AVE		0.11			0.11	Developable - See Chart
167	16			1 MONMOUTH AVE		0.11			0.11	Developable - See Chart
167	18			1 ROSE ST		0.09		0.02	0.07	Developable - See Chart
167	19		15C	ROSE ST	RIGHT OF WAY	0.09		0.03	0.06	Developable - See Chart
167	9		15C	158 JERSEY AVE	WATER TOWER	5.42		0.67	4.75	0 ROSI
168	5		15C	BAYVIEW ST	VACANT LAND	0.09		0.09	0	0 Wetlands
168	6		15C	BAYVIEW ST	VACANT LAND	0.18		0.18	0	0 Wetlands
169	19		15C	JAMES CLARK PL	VACANT LAND	0.04		0.04	0	0 Wetlands
169	20		15C	JAMES CLARK PL	DRAINAGE	0.25		0.25	0	0 Wetlands
170	1		15C	S/RAILROAD	VACANT LAND	0.77		0.19	0.58	0 Too Narrow
171	12			1 COUNTY RD		0.09			0.09	0 Too Small
171	2			1 65 BAYVIEW ST		0.09			0.09	0 Too Small
171	9			1 COUNTY RD		0.1			0.1	0 Too Small
173	11			1 COUNTY ROAD		0.04			0.04	0 Too Small
173	18			1 DELAWARE AVE		0.09			0.09	0 Too Small
177	18			1 DELAWARE AVE		0.12			0.12	0 Too Small
178	1			1 DELAWARE AVE		0.13			0.13	0 Too Small
178	2			1 DELAWARE AVE		0.05			0.05	0 Too Small
178	9			1 ARLINGTON AVE		0.09			0.09	0 Too Small
179	10			1 ARLINGTON AVE		0.09			0.09	0 Too Small
179	12			1 ARLINGTON AVE		0.09			0.09	0 Too Small
179	13		15C	1 ARLINGTON AVE		0.09			0.09	0 Too Small
18	41			1 DEERFIELD LN	PARK	5.08		4.96	0.12	0 ROSI
182	3			1 LOCUST ST		0.14			0.14	Developable - See Chart
182	6			1 LOCUST ST		0.65			0.65	Developable - See Chart
184	5			1 GROVE ST		0.41			0.41	0 Too Small
184	6			1 292 CLIFFWOOD AVE		0.77			0.77	Developable - See Chart
				1 CLIFFWOOD AVE		1.02		0.32	0.7	Developable - See Chart

BLOCK	LOT	QUALIFIER	CLASS	LOCATION	FAC_NAME	Acres	Wetlands	Developable	RDP	Notes
						Acres	Acres	Acres		
185	1	1	15C	279 JETER ST	VACANT LAND	0.15	0.15	0	0	0 Wetlands
185	2	2	15C	275 JETER ST	VACANT LAND	0.04	0.04	0	0	0 Wetlands
185	3	3	15C	269 JETER ST	VACANT LAND	0.15	0.15	0	0	0 Wetlands
186	1	1	15C	102 KENNEDY AVE	ROAD	0.05		0.05	0	0 ROW
188	3			1 253 RUTH LN	TAX LIEN FORECLOSURE	0.13		0.13	0	0 Too Small
188	4			1 249 RUTH LA		0.09		0.09	0	0 Too Small
188	5			1 250 NATHAN CT		0.13		0.13	0	0 Too Small
188	6			1 254 NATHAN CT		0.09		0.09	0	0 Too Small
188	8			1 95 KENNEDY AVE		0.13		0.13	0	0 Too Small
191	5			1 RUTH LN		0.11		0.11	0	0 Too Small
191	7			1 RUTH LA		0.09		0.09	0	0 Too Small
191	8			1 RUTH LA		0.09		0.09	0	0 Too Small
192	15		15C	COUNTY RD	VACANT LAND	0.04		0.04	0	0 Too Small
193	3			1 COUNTY RD		0.05		0.05	0	0 Too Small
194	1		15C	LINCOLN AVE	VACANT LAND	0.09		0.09	0	0 Too Small
194	3			1 LINCOLN AVE		0.09		0.09	0	0 Too Small
194	4			1 LINCOLN AVE		0.09		0.09	0	0 Too Small
195	1			1 STEVENSON AVE		0.17		0.17	0	0 Wetlands
198	12			1 MEINZER ST		3.56		1.22	2.34	Developable - See Chart
201	10			1 426 KRAMER AVE		0.12		0	0.12	0 Too Small
201	9			1 420 KRAMER AVE		0.18		0.13	0.05	0 Too Small
202	6		15C	320 ARCHIE ST	PARK	0.12		0.12	0	0 ROSI
202	7			324 ARCHIE ST	PARK	0.11		0.11	0	0 ROSI
202	8			327 MAXWELL ST	PARK	1.25		0.37	0.88	0 ROSI
203	6		15C	338 MYRTLE ST	PARK	1.15		1.15	0	0 ROSI
205	1		15C	347 LEONARD AVE	RECREATION FIELD	0.19		0.19	0	0 ROSI
205	2		15C	349 LEONARD AVE	RECREATION FIELD	0.42		0.42	0	0 ROSI
205	3		15C	341 LEONARD AVE	RECREATION FIELD	0.16		0.16	0	0 ROSI
205	4		15C	323 MYRTLE ST	RECREATION FIELD	0.12		0.12	0	0 ROSI
205	5		15C	336 MYRTLE ST	RECREATION FIELD	0.35		0.35	0	0 ROSI
205	6		15C	342 MYRTLE ST	RECREATION FIELD	0.11		0.11	0	0 ROSI
205	7		15C	328 KRAMER AVE	RECREATION FIELD	0.48		0.48	0	0 ROSI
205	8		15C	344 KRAMER AVE	RECREATION FIELD	0.14		0.14	0	0 ROSI
205	9		15C	354 KRAMER AVE	RECREATION FIELD	0.38		0.02	0.36	0 ROSI
209	1		15C	551 GARDEN PL	VACANT LAND	0.23		0.22	0.01	0 Wetlands
214	21		15C	493 FERNDALE PL	PUMPING STATION	0.34		0.34	0	0 Pumping Station
219	1		15C	FERNDALE PL	DRAINAGE	2.81		2.77	0.04	0 ROSI
219	12		15C	440 FERNDALE PL	VACANT LAND	0.2		0.2	0	0 ROSI
223	8			1 429 SMITH COURT		0.11		0.11	0	0 Too Small

BLOCK	LOT	QUALIFIER	CLASS	LOCATION	FAC_NAME	Acres	Wetlands Acres	Developable Acres	RDP	Notes
229	1	15C	HIGHWAY 35	1 COUNTY ROAD & HIGH	TAX LIEN FORECLOSURE	2.63	1.41	1.22		Developable - See Chart
229	7	15C	20 HWY 35	TAX LIEN FORECLOSURE	0.68	0.68	0.68		0 Not Vacant - Self Storage facility	
230	1	15C	1 HIGHWAY 35	TAX LIEN FORECLOSURE	2.86	1.83	1.03		Developable - See Chart	
230	7	15C	1 HIGHWAY 35	TAX LIEN FORECLOSURE	0.11	0.05	0.06		0 Too Small	
231	4		1 HIGHWAY 35			5.94	4.6	1.34		0 Wetlands and Access Issues
233	2		1 217 HWY 35			0.2		0.2		0 Too Small
233	3		1 CLIFFWOOD AVE			0.18		0.18		0 Too Small
235	1	15C	306 HWY 35	ROAD		0.47		0.47		0 ROW lighandle
237	14		1 HWY 35 & AMBOY AVE			0.78		0.78		Developable - See Chart
237	2		1 HWY 35 & AMBOY AVE			0.28		0.28		Developable - See Chart
237	3		1 HWY 35 & AMBOY AVE			0.51		0.51		Developable - See Chart
238	1		1 RT 35 & AMBOY AVE			0.31		0.31		0 Too Small
239	1	15C	380 AMBOY AVE	VACANT LAND		0.11		0.11		0 Too Small
24	1		1 W/S LAKE BLVD			0.15	0.02	0.13		0 Too Small
24	2		1 W/S LAKE BLVD			0.14	0.07	0.07		0 Too Small
241	1.01		1 369 HWY 35			0.85	0.3	0.55		0 Too Small Inappropriate location
241	1.02		1 HWY 35			5.7	5.4	0.3		0 Wetlands
241	2.01		1 HWY 35			1.15	1.15	0		0 Too Small
242	1	15C	HWY 35	TAX LIEN FORECLOSURE	0.3	0.3	0			0 Wetlands
242	14		1 376 PROSPECT AVE			0.23	0.23	0		0 Wetlands
242	2	15C	HWY 35	TAX LIEN FORECLOSURE	0.23	0.23	0			0 Wetlands
242	3	15C	HWY 35	TAX LIEN FORECLOSURE	0.23	0.23	0			0 Wetlands
242	4	15C	HWY 35	TAX LIEN FORECLOSURE	0.23	0.23	0			0 Wetlands
242	5	15C	HWY 35	TAX LIEN FORECLOSURE	0.23	0.23	0			0 Wetlands
242	6	15C	HWY 35	TAX LIEN FORECLOSURE	0.23	0.23	0			0 Wetlands
242	7	15C	HWY 35	TAX LIEN FORECLOSURE	0.1	0.1	0			0 Wetlands
242	7 B01	15C	HWY 35	TAX LIEN FORECLOSURE	0.01	0.01	0			0 Wetlands
243	2		1 475 HWY 35			0.22		0.22		0 Too Small
243	6	15C	W PROSPECT	WATER TANK		0.02	0.01	0.01		0 Too Small
244	1		1 465 HILLTOP AVE	TAX LIEN FORECLOSURE		0.32		0.32		0 Too Small
244	2	15C	W PROSPECT	VACANT LAND		3.43		3.43		0 ROSI
245	1	15C	OFF OF PROSPECT AVE	VACANT LAND		0.31	0.31	0		0 ROSI
245	10	15C	OFF OF PROSPECT AVE	VACANT LAND		0.13	0.13	0		0 ROSI
245	11	15C	OFF OF PROSPECT AVE	VACANT LAND		0.08	0.08	0		0 ROSI
245	2	15C	OFF OF PROSPECT AVE	VACANT LAND		0.34	0.34	0		0 ROSI
245	3	15C	OFF OF PROSPECT AVE	VACANT LAND		0.37	0.37	0		0 ROSI
245	4	15C	OFF OF PROSPECT AVE	VACANT LAND		0.38	0.38	0		0 ROSI
245	5	15C	W PROSPECT AVE	VACANT LAND		0.36	0.36	0		0 ROSI
245	6	15C	OFF OF PROSPECT AVE	VACANT LAND		0.31	0.31	0		0 ROSI

BLOCK	LOT	QUALIFIER	CLASS	LOCATION	FAC_NAME	Acres	Wetlands	Developable	RDP	Notes
						Acres	Acres	Acres		
245	7	7	15C	OFF OF PROSPECT AVE	VACANT LAND	0.27	0.27	0	0	0 ROSI
245	8	8	15C	W PROSPECT AVE	VACANT LAND	0.22	0.22	0	0	0 ROSI
245	9	9	15C	OFF OF PROSPECT AVE	VACANT LAND	0.16	0.16	0	0	0 ROSI
247	2	2	1	357 RIVERDALE DR	VACANT LAND	0.19		0.19	0	0 Too Small
247	24	24	15C	RIVERDALE	SEWAGE DISPOSAL	21	10.14	10.86	0.08	0 Flood Hazard Area
247	4	4	15C	349 RIVERDALE DR	VACANT LAND	0.55		0.55	0	0 ROSI
248	1	1	15C	E CREEK	VACANT LAND	3.96	0.35	3.61	0	0 Drainage
248	2	2	1	N DOCK ST & CREEK		1.43		1.43	0	0 ROSI
249	4	4		177 HIGHFIELD AVE		0.08		0.08	0	0 Too Small
249	5	5		175 HIGHFIELD AVE		0.1		0.1	0	0 Too Small
250	4			91 HIGHFIELD AVE		0.07		0.07	0	0 Too Small
251	1			1 GLENDALE PLACE		0.35		0.35	0	0 Too Small
252	1			1 HIGHFIELD AVE		0.65		0.65	0	Developable - See Chart
255	2			147 LOWER MAIN ST	VACANT LAND	0.09		0.09	0	0 Too Small
255	7			1 E/S LOWER MAIN ST		0.1	0.01	0.09	0.09	0 Too Small
256	8			1 MATHIASSEN AVE		0.12		0.12	0	0 Wetlands
258	6		15C	HARRISON AVE	PARKING AREA	0.12		0.12	0	0 ROSI
260	1		15C	82 LOWER MAIN ST	VACANT LAND	5.15		5.15	0	0 Utility Substation
263	1		15C	S LOWER MAIN ST	VACANT LAND	4.25	4.13	0.12	0	0 ROSI
263	2			14000-5000 SCHINDLER		3.59	1.21	2.38	0	0 Developed Not Vacant
263	3		15C	BROWN PL	VACANT LAND	0.1	0.1	0	0	0 Too Small
263	4		15C	BROWN PL	VACANT LAND	0.35	0.35	0	0	0 Too Small
263	5		15C	BROWN PL	VACANT LAND	0.12	0.09	0.03	0	0 Too Small
263	6		15C	BROWN PL	VACANT LAND	0.12	0.06	0.06	0	0 Too Small
264	1.01			1 MATHIASSEN AVE		0.13	0.13	0	0	0 Wetlands
264	16			127 BROWN PL		0.23	0.01	0.22	0	0 Too Small Inaccessible
268	1.02			63 WOOLEY ST		0.21		0.21	0	0 Too Small
268	1.03			57 WOOLEY ST		0.18		0.18	0	0 Too Small
268	14			1 WOOLEY ST		0.15		0.15	0	0 Too Small
269	10		15C	N/S GERARD AVE	PARK	1.67		1.67	0	0 ROSI
269	3		15C	E/S WOOLEY ST	PARK	0.73		0.73	0	0 ROSI
273	3			1 E/S LOWER MAIN ST		0.07		0.07	0	Developable - See Chart
273	4			15 LOWER MAIN ST		0.89		0.89	0.89	Developable - See Chart
275	6		15C	E CREEK	VACANT LAND	1.58		1.58	0	0 ROSI
277	1		15C	CREEK	WATER WAY	4.02	4.02	0	0	0 ROSI
277	2		15C	ON CREEK	WATER WAY	7.08	7.08	0	0	0 ROSI
278	1		15C	ON CREEK	WATER WAY	3.54	3.54	0	0	0 ROSI
278	2		15C	ON CREEK	WATER WAY	1.89	1.89	0	0	0 ROSI
278	3		15C	ON CREEK	WATER WAY	0.72	0.72	0	0	0 ROSI

BLOCK	LOT	QUALIFIER	CLASS	LOCATION	FAC_NAME	Acres	Wetlands Acres	Developable Acres	RDP	Notes
279	1	15C	CREEK	WATER WAY		10.18	10.18	0	0	0 ROSI
280	1		1 MEADOWLAND			0.72	0.54	0.18	0	0 Wetlands
			1 SLOWER MAIN ST			9.63	8.85	0.78	0	0 Wetlands
280	11.01		1 YANCY AVE	VACANT LAND		0.17		0.17	0	0 Too Small
280	12	15C	SHWY 35	VACANT LAND		0.15		0.15	0	0 ROSI
280	16	15C	KEYPORT BORDER	VACANT LAND		1.25		0	0	0 ROSI
280	17	15C	END MAPLE AVE	VACANT LAND		0.93	0.6	0.33	0	0 Too Small
280	2	15C	1 308 RYAN ST	VACANT LAND		0.11		0.11	0	0 Too Small
280	7	15C	N HWY 35	VACANT LAND		2.63		0	0	0 ROSI
281	1	15C	ON CREEK	TAX LIEN FORECLOSURE		3.49		0	0	0 Wetlands
281	2	15C	ON CREEK	VACANT LAND		13.12		0	0	0 ROSI
282	1	15C	ON CREEK	VACANT LAND		2.08		0	0	0 ROSI
283	1	15C	E MATAWAN CK	VACANT LAND		2.65		0	0	0 Wetlands
284	1	1 HWY 35				3.19		0	0	0 Wetlands
284	2	1 HWY 35				0.07		0.07	0	0 Too Small
285	2	15C	HWY 35	TAX LIEN FORECLOSURE		0.03		0.03	0	0 Too Small
285	3	15C	1 369 RIVERDALE DR			0.15		0.15	0	0 Too Small
286	5		1 SAMBOY AVE			6.63	6.14	0.49	0	0 Wetlands
287	4	15C	639 PROSPECT AVE&H PUMPING STATION			0.08		0.08	0	0 Pumping Station
289	2		1 35 LAKE BLVD			0.22		0.18	0	0 Too Small
29	3		1 712 PROSPECT AVE			0.22		0.04	0	0 Recreation Facility
292	1	15C	651 PROSPECT AVE	RECREATION CENTER		1.33		1.33	0	0 Wetlands
296	2		1 372 GULDEN ST	VACANT LAND		0.06		0.06	0	0 Too Small
298	1		1 712 PROSPECT AVE	VACANT LAND		0.15		0.15	0	0 Too Small
3	1	15C	ON RAILROAD	VACANT LAND		3.67		0.19	0	0 ROSI
303	1	15C	220 AMBOY AVE	DRAINAGE		0.23		0	0	0 Wetlands
303	19		1 217 RARITAN ST			0.17		0.14	0.03	0 Wetlands
303	20		1 209 RARITAN ST	DRAINAGE		0.38		0.37	0.01	0 Wetlands
303	3	15C	226 AMBOY AVE	DRAINAGE		0.06		0.06	0	0 Wetlands
303	4	15C	228 AMBOY AVE	DRAINAGE		0.06		0	0	0 Wetlands
303	5	15C	232 AMBOY AVE	DRAINAGE		0.06		0.06	0	0 Wetlands
303	6	15C	234 AMBOY AVE	DRAINAGE		0.13		0.13	0	0 Wetlands
303	7	15C	238 CLIFFWOOD AVE	DRAINAGE		0.13		0.12	0.01	0 Wetlands
304	10	15C	139 RARITAN ST	VACANT LAND		0.22		0.22	0	0 ROSI
304	11	15C	133 RARITAN ST	VACANT LAND		0.33		0.33	0	0 ROSI
304	12	15C	129 RARITAN ST	VACANT LAND		0.11		0.11	0	0 ROSI
304	13	15C	121 RARITAN ST	VACANT LAND		0.73		0.73	0	0 ROSI
304	4		1 175 RARITAN ST			0.37		0.36	0.01	0 Wetlands
304	5	15C	171 RARITAN ST	VACANT LAND		0.38		0.38	0	0 Wetlands
304	6	15C	167 RARITAN ST	VACANT LAND		0.25		0.25	0	0 Wetlands

BLOCK	LOT	QUALIFIER	CLASS	LOCATION	FAC. NAME	Acres	Wetlands	Developable	RDP	Notes
304	7	15C	161 RARITAN ST	VACANT LAND		0.24	0.22	0.02		0 Wetlands
304	8	15C	159 RARITAN ST	TAX LIEN FORECLOSURE		0.12	0.11	0.01		0 Wetlands
304	9	15C	149 RARITAN ST	VACANT LAND		1.05	0.99	0.06		0 Wetlands
305	1	15C	162 RARITAN ST	VACANT LAND		1.64	1.56	0.08		0 ROSI
305	15	15C	167 CENTER ST	VACANT LAND		0.06	0.04	0.02		0 Wetlands
305	16	15C	165 CENTER ST	VACANT LAND		1.14	1.11	0.03		0 Wetlands
305	17	15C	129 CENTER ST	VACANT LAND		0.06	0.06	0		0 Wetlands
305	18	15C	117 CENTER ST	VACANT LAND		0.48	0.48	0		0 Wetlands
305	2	15C	166 RARITAN ST	VACANT LAND		0.06	0.02	0.04		0 ROSI
306	10	15C	181 ORCHARD ST	TAX LIEN FORECLOSURE		0.12	0.12			0 Too Small
306	8	15C	185 ORCHARD ST	TAX LIEN FORECLOSURE		0.06	0.06			0 Too Small
307	1	15C	162 ORCHARD ST	MUNICIPAL BLDG		0.46	0.46			0 Municipal Complex
307	10	15C	173 LENOX RD	VACANT LAND		0.18	0.18			0 Municipal Complex
307	11	15C	169 LENOX RD	VACANT LAND		0.06	0.06			0 Municipal Complex
307	12	15C	165 LENOX RD	VACANT LAND		0.41	0.41			0 Municipal Complex
307	13	15C	156 LENOX RD	VACANT LAND		0.11	0.11			0 Municipal Complex
307	14	15C	153 LENOX RD	VACANT LAND		0.12	0.12			0 Municipal Complex
307	15	15C	147 LENOX RD	PISTAL RANGE		0.46	0.46			0 Municipal Complex
307	16	15C	E/S WHALE CREEK	TAX LIEN FORECLOSURE		0.37	0.08	0.29		0 Municipal Complex
307	17	15C	NS RAILROAD SIDING	PISTAL RANGE		3.2	2.07	1.13		0 Municipal Complex
307	19	15C	116 CENTER ST	VACANT LAND		0.42	0.42	0		0 Municipal Complex
307	2	15C	172 ORCHARD ST	VACANT LAND		0.17	0.17			0 Municipal Complex
307	20	15C	124 CENTER ST	VACANT LAND		0.11	0.11	0		0 Municipal Complex
307	21	15C	126 CENTER ST	VACANT LAND		0.12	0.12	0		0 Municipal Complex
307	22	15C	128 CENTER ST	VACANT LAND		0.12	0.12	0		0 Municipal Complex
307	23	15C	130 CENTER ST	TAX LIEN FORECLOSURE		0.51	0.34	0.17		0 Municipal Complex
307	24	15C	138 CENTER ST	VACANT LAND		0.64	0.28	0.36		0 Municipal Complex
307	25	15C	148 CENTER ST	VACANT LAND		0.22	0.1	0.12		0 Municipal Complex
307	26	15C	152 CENTER ST	VACANT LAND		0.2	0.1	0.1		0 Municipal Complex
307	27	15C	154 CENTER ST	VACANT LAND		0.08	0.05	0.03		0 Municipal Complex
307	28	15C	158 CENTER ST	VACANT LAND		0.15	0.11	0.04		0 Municipal Complex
307	29	15C	160 CENTER ST	VACANT LAND		0.06	0.06	0		0 Municipal Complex
307	3	15C	178 ORCHARD ST	VACANT LAND		0.4	0.4			0 Municipal Complex
307	30	15C	162 CENTER ST	VACANT LAND		0.06	0.06	0		0 Municipal Complex
307	31	15C	166 CENTER ST	VACANT LAND		0.14	0.14	0		0 Municipal Complex
307	35	1	1 ORCHARD STREET			0.2	0.02	0.18		0 Municipal Complex
307	4		1 182 ORCHARD ST			0.16	0.16			0 Municipal Complex
307	9	15C	177 LENOX RD	VACANT LAND		0.12	0.12			0 Municipal Complex
308	1	15C	LAKESHORE DR	VACANT LAND		1.36	0.45			0 ROSI

BLOCK	LOT	QUALIFIER	CLASS	LOCATION	FAC_NAME	Acres	Wetlands	Developable	RDP	Notes
308	2		15C	N/S LAKESHORE DR	VACANT LAND	8.36	5.99	2.37	0	Wetlands
309	15		15C	1 37 LAURELHURST DR	VACANT LAND	0.18	0.18	0.18	0	Too Small
310	4		15C	LAKESHORE DR	VACANT LAND	7.31	4.27	3.04	0	ROSI
310	5		15C	W/S CLIFFWOOD AVE	VACANT LAND	7.56	6.07	1.49	0	ROSI
311	1		15C	SEASIDE GARDENS	RECREATION FIELD	4.45	0.52	3.93	0	ROSI
311	2		15C	WS CLIFFWOOD AVE	RECREATION FIELD	3.08	0.05	3.03	0	ROSI
312	11			1 KEYPORT AVE		0.06	0.06	0.06	0	Too Small
312	8			1 LENOX ROAD		0.06	0.06	0.06	0	Too Small
313	27			1 254 CENTER ST	TAX LIEN FORECLOSURE	0.11	0.11	0.11	0	Too Small
314	10			1 SHORE CONCOURSE		0.07	0.07	0.07	0	Too Small
319	6			1 453 BEVERLY DR		0.06	0.06	0.06	0	Too Small
320	14		15C	1 470 BEVERLY DR		0.05	0.02	0.03	0	Too Small
320	15		15C	1 PROSPECT AVE	PARK	2.13	1.42	0.71	0	ROSI
320	2		15C	753 PROSPECT AVE	PUMPING STATION	0.06	0.06	0.06	0	Pumping Station
326	13			1 738 LORRAINE DR		0.09	0.09	0.09	0	Too Small
326	24			1 780 LORRAINE DR		0.07	0.07	0.07	0	Too Small
327	8			1 358 BEVERLY DR		0.11	0.11	0.11	0	Too Small
33	1			1 LAKE		8.21	8.16	0.05	0	Wetlands
33	10		15C	WATER ST	VACANT LAND	0.1	0.1	0	0	Too Small
33	11		15C	WATER ST	VACANT LAND	0.1	0.1	0	0	Too Small
33	12		1	WATER ST	VACANT LAND	0.16	0.16	0	0	Too Small
33	13		15C	WATER ST	VACANT LAND	0.24	0.24	0	0	Too Small
33	14		15C	WATER ST	VACANT LAND	0.62	0.62	0	0	Too Small
33	2		1	WATER ST	VACANT LAND	0.12	0.09	0.03	0	Too Small
33	6			1 12 WATER ST		0.18	0.07	0.11	0	Too Small
33	7		15C	20 WATER ST	VACANT LAND	0.09	0.07	0.02	0	Too Small
33	8		15C	WATER ST	VACANT LAND	0.06	0.05	0.01	0	Too Small
33	9		15C	WATER ST	VACANT LAND	0.19	0.16	0.03	0	Too Small
330	6			1 801 SOUTH CONCOUR		0.04	0.04	0.04	0	Too Small
331	1		15C	OVERLOOK CIR	WATER TOWER/PARK	1.24	1.24	1.24	0	ROSI
332	12.01			1 844 MALDEN DR		0.12	0.12	0.12	0	Too Small
332	15.01			1 341 PINEHURST DR		0.06	0.06	0.06	0	Too Small
333	11		15C	CLIFFWOOD AVE	MAINTENANCE BLDG.	8.84	4.84	4	0	ROSI
333	19		15C	864 W CONCOURSE	VACANT LAND	0.06	0.06	0.06	0	Too Small
333	20		15C	866 GREENWOOD AVE	PUMPING STATION	0.14	0.14	0.14	0	Too Small
335	4			1 LAKESHORE DR		0.06	0.06	0.06	0	Too Small
337	2.01			1 RAVINE WAY		0.05	0.01	0.04	0	Too Small
338	1		15C	811 PARYA PL	VACANT LAND	0.06	0.02	0.04	0	Too Small
338	14			1 836 RIDGE RD		0.05	0.05	0.05	0	Too Small

BLOCK	LOT	QUALIFIER	CLASS	LOCATION	FAC_NAME	Acres	Wetlands Acres	Developable Acres	RDP	Notes
338	16		15C	1 840 RIDGE RD 860 LAKESHORE DR	PARK	0.08	0.08	0.08	0.08	0 Too Small
339	1		15C	1 W BANK ST		26.59	21.42	5.17	5.17	0 ROSI
34	6		15C	873 LAKESHORE DR	PUMPING STATION	0.09	0.09	0.09	0.09	0 Too Small
341	1		15C	1 48 W CONCOURSE		0.09	0.09	0.09	0.09	0 ROSI
341	14		15C	865 LAKESHORE DR	VACANT LAND	0.12	0.12	0	0	0 Too Small
343	1		15C	869 LAKESHORE DR	VACANT LAND	9.37	9.32	0.05	0.05	0 Wetlands
343	15		15C	861 LAKESHORE DR	VACANT LAND	0.1	0.09	0.01	0.01	0 Wetlands
343	2		15C	GREENWOOD AVE	VACANT LAND	0.21	0.19	0.02	0.02	0 Wetlands
344	1		15C	1 943 GREENWOOD AVE		0.12	0.12	0.12	0.12	0 Too Small
345	5		15C	106 ELM PL	VACANT LAND	0.13	0.13	0	0	0 Wetlands
347	22		15C	77 WAYSIDE DR	VACANT LAND	0.05	0.05	0.05	0.05	0 ROSI
347	40		15C	77 WAYSIDE DR	VACANT LAND	0.05	0.05	0.05	0.05	0 ROSI
347	41		15C	69 WAYSIDE DR	TAX LIEN FORECLOSURE	0.09	0.09	0.09	0.09	0 Too Small
347	43		15C	1 51 WAYSIDE DR		0.07	0.07	0.07	0.07	0 Too Small
347	48		15C	1 906 N CONCOURSE		0.12	0.12	0.12	0.12	0 Too Small
347	54		15C	PLAT G	VACANT LAND	1.27	1.27	1.27	1.27	0 ROSI
349	3.01		15C	HIGHWAY 34	VACANT LAND	0.95	0.95	0.95	0.95	0 ROSI
35	1		15C	1 851 BROOKSIDE AVE		0.06	0.06	0.06	0.06	0 Too Small
350	12		15C	1 885 BROOKSIDE AVE		0.06	0.06	0.06	0.06	0 Too Small
350	4		15C	1 867 N CONCOURSE		0.06	0.06	0.06	0.06	0 Too Small
352	14		15C	1 859 N CONCOURSE		0.06	0.06	0.06	0.06	0 Too Small
352	16		15C	1 884 E CONCOURSE		0.15	0.15	0.15	0.15	0 Too Small
352	7		15C	1 910 MALDEN DR		0.11	0.11	0.11	0.11	0 Too Small
355	17		15C	1 337 ELMWOOD DR		0.05	0.05	0.05	0.05	0 Too Small
355	19		15C	1 FINEHURST DR		0.12	0.12	0.12	0.12	0 Too Small
357	10.011		15C	1 ES MALDEN DR		0.1	0.1	0.1	0.1	0 Too Small
360	9		15C	MEADOWLANDS	PUMPING STATION	0.05	0.05	0.05	0.05	0 Pumping Station
363	11		15C	1 465 NETHERWOOD DR		0.14	0.14	0.14	0.14	0 Too Small
363	3		15C	1 451 NETHERWOOD DR		0.06	0.06	0.06	0.06	0 Too Small
366	6		15C	W MATAWAN CRK	WATER WAY	7.67	7.64	0.03	0.03	0 ROSI
366	1		15C	GREEK & BAY	BEACH	83.12	80.94	2.18	2.18	0 ROSI
366	2		15C	371 BEACH DR	WATER WAY	1.45	0.75	0.7	0.7	0 Municipal compost facility / Flood Ha
367	9		15C	1 1103 WOODMERE DR		0.17	0.17	0.17	0.17	0 Too Small
368	3		15C	1 987 TWILIGHT WAY		0.06	0.06	0.06	0.06	0 Too Small
368	5		15C	1 983 TWILIGHT WAY		0.06	0.06	0.06	0.06	0 Too Small
370	10		15C	1 1121 WOODMERE DR		0.12	0.12	0.12	0.12	0 Too Small
371	1		15C	314 BEACH DR	VACANT LAND	0.18	0.18	0.12	0.12	0 ROSI
371	6		15C	BEACH DR	PARK	1.18	1.18	1.18	1.18	0 ROSI

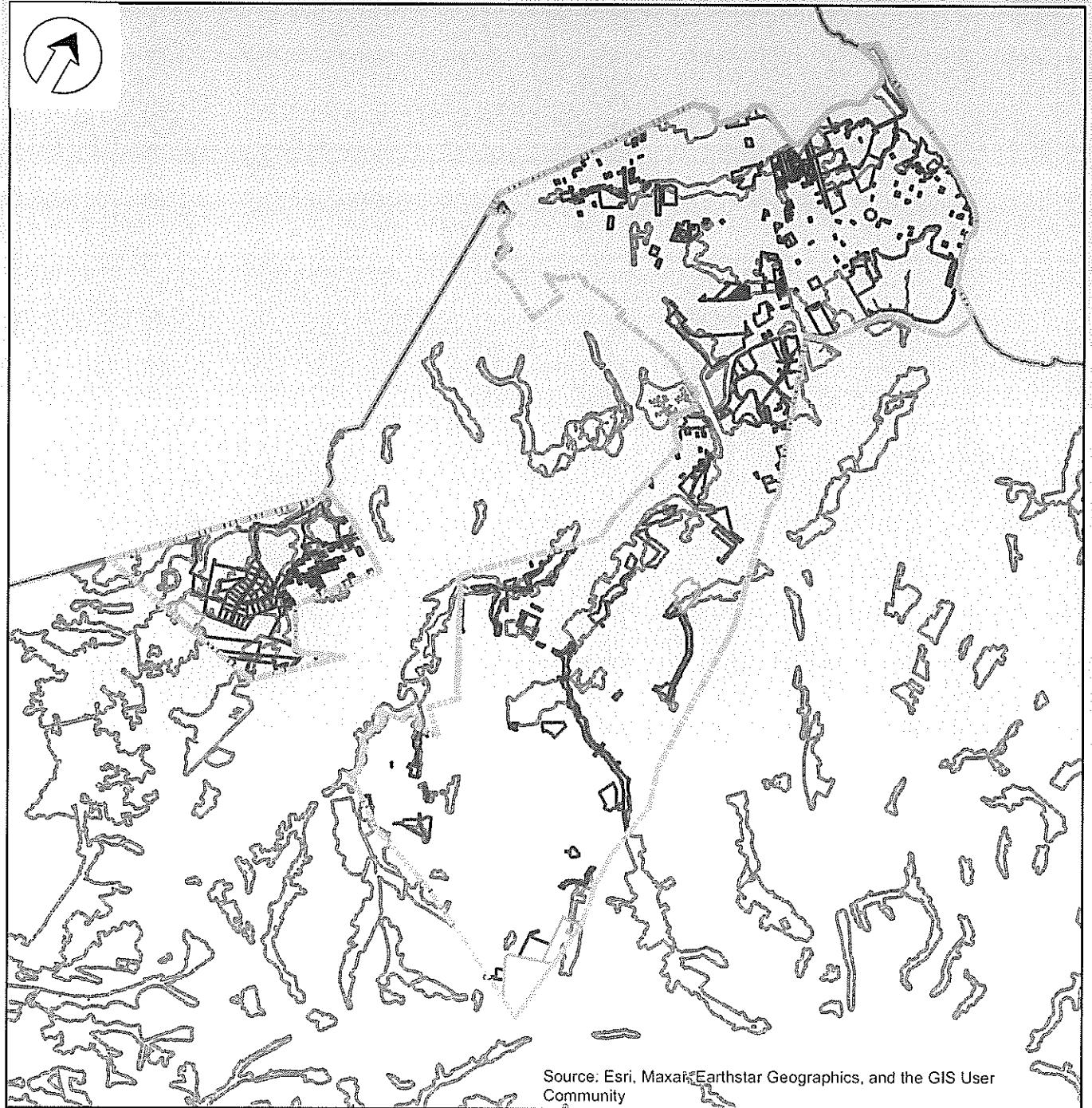
BLOCK	LOT	QUALIFIER	CLASS	LOCATION	FAC_NAME	Acres	Wetlands	Developable	RDP	Notes
371	8		15C	995 S. CONCOURSE	PUMPING STATION	0.01			0.01	0 Pumping Station
372	8		15C	SUNSET WAY	VACANT LAND	0.03			0.03	0 Too Small
376	11		15C	1015 BEACH DR	VACANT LAND	0.11			0.11	0 Flood Hazard Area
376	12		15C	1010 BEACH DR	VACANT LAND	0.11			0.11	0 Flood Hazard Area
376	13		15C	1008 BEACH DR	VACANT LAND	0.06			0.06	0 Flood Hazard Area
376	18		15C	1002 S CONCOURSE	VACANT LAND	0.23			0.23	0 Too Small
376	2		15C	987 N CONCOURSE	VACANT LAND	0.06			0.06	0 Too Small
38	1		15C	45 BEAVER PL	PUMPING STATION	0.57			0.38	0 Pumping Station
38	7		15C	BECHSTEIN	DRAINAGE	5.23			0	0 ROSI
380	10		1	96 WOODLAND DR		0.1			0.1	0 Too Small
380	27		1	63 WOODLAND DR		0.08			0.08	0 Too Small
381	16		1	108 MARSHALL CONC		0.05			0.05	0 Too Small
381	18		1	116 MARSHALL CONC		0.05			0.05	0 Too Small
382	7		1	974 WOODCREST DR		0.06			0.06	0 Too Small
383	1		15C	WOODCREST DR	PARK	2.51			2.51	0 ROSI
39	10		15C	144 CHURCH ST	VACANT LAND	0.42			0.1	0 Municipal Complex
39	11		15C	ONE ABERDEEN SQ	MUNICIPAL BLDG.	3.53			2.25	0 Municipal Complex
39	2		15C	102 CHURCH ST	PARKING AREA	1.33			0.78	Developable - See Chart
39	7		15C	130 CHURCH ST	VACANT LAND	0.07			0.07	0 Municipal Complex
39	8		15C	132 CHURCH ST	VACANT LAND	0.2			0.17	0 Municipal Complex
39	9		15C	S CHURCH ST	VACANT LAND	0.44			0.38	0 Municipal Complex
40	7		1	1 EIGHTH ST		0.15			0.15	0 Too Small
43	8		1	1 EIGHTH ST		0.14			0.14	0 Too Small
45	2		15C	DEERFIELD LN	DRAINAGE	3.05			0.07	0 ROSI
53	34		15C	ANDOVER LN	PLAYGROUND	1.72			0.15	0 ROSI
53	47		15C	AYRMONT	DRAINAGE	3			0	0 ROSI
55	2		15C	260 CHURCH ST	RESCUE SQUAD	0.53			0.53	0 Fire Station
58	8		1	40 IMBROOK LA		0.15			0.08	0 Too Small
6	49		15C	30 NOBLE PL	PUMPING STATION	4.9			3.56	0 ROSI
62	16		15C	CHILTON LN	FOOTPATH	0.22			0.02	0 ROSI
62	17		15C	CYPRESS LN	DRAINAGE	2.75			0.54	0 ROSI
62	24		15C	CHURCH ST	DRAINAGE	0.52			0	0 ROSI
62	6		1	CHILTON LN		0.24			0.24	0 Too Small
68	10		15C	LLOYD RD	PARK	3.32			3.32	0 ROSI
68	16.05		1	9 CHRISTINA CT		0.57			0.28	0 Too Small
68	8		15C	LLOYD RD	DRAINAGE	2.68			2.67	0.01
73	12.01		15C	IVHILL DR	PARK	4.47			0.06	4.41
74	1		15C	BEAVER PL	PUMPING STATION	2.32			0	0 ROSI
74	12		15C	IVHILL DR	FOOTPATH	0.41			0.22	0 ROSI

BLOCK	LOT	QUALIFIER	CLASS	LOCATION	FAC_NAME	Acres	Wetlands	Developable	RDP	Notes
						Acres	Acres	Acres		
74	32	15C	IVYHILL DR	DRAINAGE		0.5	0.49	0.01		0 Wetlands
74	39	15C	IVYHILL DR	WATER TANK		5.52	5.24	0.28		0 Wetlands
76	30	15C	INWOOD PL	DRAINAGE		0.86	0.56	0.3		0 Too Small
78	22	15C	1 IDLEBROOK LA			1.02		1.02		0 Water Tower
95	17	15C	67 OVERLEA LN	PUMPING STATION	0.41	0		0.41		0 Pumping Station
96	15	15C	FORDHAM DR	DRAINAGE		1.5	1.11	0.39		0 Too Small
96	8	15C	FORDHAM DR	PARK		1.17	1.17	0		0 ROSI
96	9	15C	FORDHAM DR	DRAINAGE		0.53	0.53	0		0 Wetlands
99	38	15C	FORDHAM DR	DRAINAGE		1.5	1.5	0		0 Wetlands
99	39	15C	FORDHAM DR	DRAINAGE		0.25	0.25	0		0 Wetlands

Appendix C

Maps of Parcels Identified as Vacant, Farmland, or Public Property

Vacant Land Assessment - Aberdeen Township



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Aberdeen Township
Monmouth County
Vacant Land Adjustment

- Township Boundary
- Farm
- Public Property
- Vacant
- Wetlands + Buffer

Source: NJGIN Network, NJDEP
Monmouth County MODIV data

CONSULTING & MUNICIPAL ENGINEERS

THE BORDENTOWN AVENUE PARKS, NJ 08810
100 BORDENTOWN AVENUE, NEW BRUNSWICK, NJ 08852
1594 ROUTE 18, NEW BRUNSWICK, NJ 08852
105 MARKET STREET, SUITE 101, CASHIER, NC 28717

WWW.CHEUSA.COM

DATE	SCALE	REVISED	CREATED BY
02/25/25	1 Inch = 3,750 feet	N/A	CD

APPENDIX C-1

Resolution Appointing Municipal Housing Liaison

RESOLUTION NO. 2024-123

RESOLUTION APPOINTING A MUNICIPAL HOUSING LIAISON

WHEREAS, pursuant to P.L. 2024, c.2, the Township of Aberdeen is required to appoint a Municipal Housing Liaison for the oversight of the administration of the Township of Aberdeen's affordable housing program to enforce the requirements of the law and N.J.A.C. 5:80-26.1 et. seq.; and

WHEREAS, the Township of Aberdeen has amended Chapter 25-6.7e1 entitled Affordable Housing Provisions to provide for the appointment of a Municipal Housing Liaison to administer the Township of Aberdeen's affordable housing program.

NOW THEREFORE BE IT RESOLVED, by the Governing Body of the Township of Aberdeen in the County of Monmouth, and the State of New Jersey that Eric Walker is hereby appointed by the Governing Body of the Township of Aberdeen as the Municipal Housing Liaison for the administration of the affordable housing program, pursuant to and in accordance with Sections 25-6.7e1 of the Township of Aberdeen Affordable Housing Provisions Code.

ROLL CALL VOTE:

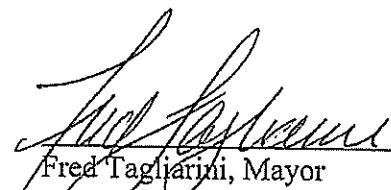
Ayes: Councilmembers Cannon, Hirsch, Kelley, Martucci, Swindle, Deputy Mayor Montone, Mayor Tagliarini

Nays: None

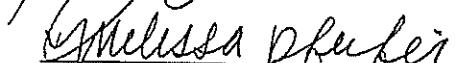
Abstain: None

Absent: None

November 7, 2024



Fred Tagliarini
Fred Tagliarini, Mayor



Melissa Pfeifer
Melissa Pfeifer, Township Clerk

APPENDIX C-2

Resolution Appointing Administrative Agent

PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT by and between the Township of Aberdeen (hereinafter referred to as "Township"), a Municipal Corporation of the State of New Jersey and CGP&H LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512 (hereinafter referred to as "CGP&H"); and

WHEREAS, both the Township and CGP&H desire to set forth the various duties, terms and responsibilities of the parties hereto;

WHEREAS, the Township Council hereby desires to approve of this Contract that was presented for the provision of said services.

WITNESSETH, that the parties hereto, for and in consideration of the mutual agreements herein contained, promise and agree as follows:

1. The term of the Agreement shall become effective as of the 1st day of January, 2025, terminating at the close of business on 31st day of December, 2025. The Agreement may be terminated by either party, by giving one (1) month advanced written notice to the other.
2. CGP&H shall furnish all equipment and materials and shall perform the services set forth in Schedule A, Scope of Services and Compensation. Compensation will be provided as in this Agreement and as awarded in accordance with Compensation Schedule in strict accordance with the contract as the word "contract" is hereinafter defined and in accordance with all other terms and provisions.
3. The "contract" shall consist of the following:
 - a. This Agreement and all Schedules annexed thereto.
 - b. Resolution of appointment made by the Mayor and Township Council.
 - c. All other terms required by law to be inserted in this contract, whether actually inserted or not.
 - d. The Affirmative Action Requirements annexed hereto, applicable to this contract, as Schedule B.

4. CGP&H hereby represents to the Township that CGP&H is qualified to fulfill the position set forth herein with applicable requirements. CGP&H further represents that CGP&H is familiar with all applicable statutes, laws, regulations, procedures and requirements in connection with this appointment.
5. CGP&H hereby agrees to perform the services set forth under the Scope of Services and Compensation, Schedule A, for the Township of Aberdeen during the period set forth herein above.
6. CGP&H shall not assign this contract or any of its rights or monies due hereunder without the previous written consent of the Township of Aberdeen as evidenced by a duly adopted Resolution.
7. CGP&H represents that they currently have professional liability insurance in a minimum amount of \$1,000,000 per occurrence and \$2,000,000 aggregate, and that they shall supply a certificate to the Township showing said coverage. CGP&H further covenants and agrees to protect, keep and hold the Township of Aberdeen harmless against any and all actions, claims or demands for damages, which may be caused by the negligent error, act or omission of CGP&H or by the improper performance of the contract.
8. Payment to CGP&H shall be made in strict accordance with the terms of this contract. It is understood and agreed that in the event CGP&H is required to perform services that are not contemplated and are not within the subject matter of this contract and are extraordinary and are of a kind which would not ordinarily be performed in the normal course of providing services, that CGP&H shall be paid additional sums of money based upon change orders duly approved by Resolution of the Township of Aberdeen Council.

AND IT IS FURTHER UNDERSTOOD AND AGREED that the covenants, conditions and agreements herein contained are binding of the parties hereto, their successors, assigns and legal representatives.

IN WITNESS WHEREOF, the parties hereto have caused their presents to be signed by the respective authorized officers and the proper corporate and/or municipal seals affixed hereto, the date and year first written above.

WITNESS:

TOWNSHIP OF ABERDEEN

BY: _____

BY: 

NAME: _____

NAME: Eric Walker

TITLE: _____

TITLE: Deputy Township Manager

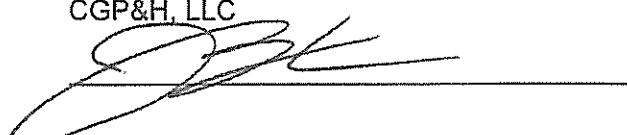
DATE: 1/8/25

WITNESS:



NAME: Stephanie Rubin

CGP&H, LLC



NAME: John Burton, MPA

TITLE: Contracts and Proposals
Administrator

TITLE: Chief Executive Officer

DATE: 1/9/2025

APPENDIX C-3

DRAFT Affordable Housing Trust Fund Spending Plan

Aberdeen Township, Monmouth County

DRAFT Affordable Housing Trust Fund Spending Plan

Fourth Round (2025 – 2035)

INTRODUCTION AND BACKGROUND

Aberdeen Township has prepared a Housing Element and Fair Share Plan in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), the Amended Fair Housing Act (N.J.S.A. 52:27D-301) and consistent with the affordable housing regulations set forth at N.J.A.C. 5:93-1 et seq. and N.J.A.C. 5:97-1 et seq., to address its Fourth Round of affordable housing obligations.

A development fee ordinance creating a dedicated revenue source for affordable housing is in place and will continue to be applied after the adoption and endorsement of the Housing Plan Element and Fair Share Plan by the Planning Board and Committee.

The Township will prepare annual reporting on Affordable Housing Trust Fund activity. This Spending Plan provides an estimate of projected funding and proposals for expenditure of funds in support of the Housing Plan Element and Fair Share Plan, and provides guidance to ensure that funds are spent in accordance with the requirements of N.J.A.C. 5:97- 8.7 through 8.10. In accordance with N.J.S.A. 52:27D-329.2 and -329.3, all funds deposited into the Township's Affordable Housing Trust Fund are to be spent within 4 years of their receipt. The Township will provide annual monitoring to the AHMS as administered by the NJDCA.

As of May 2, 2025, the Township had a balance of \$1,807,807.03 in the Affordable Housing Trust Fund. This is inclusive of the following cumulative deposits and payments from the AHTE:

- Deposits: \$3,618,317.04
 - Fees Collected: \$3,231,761.47; Interest Collected: \$347,504.07; Other Payments: \$39,051.50;
- Payments: \$1,810,510.01
 - Housing Activity: \$1,420,038.50; Administrative Expenses: \$390,471.51

1. REVENUES FOR CERTIFICATION PERIOD

All development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, and interest generated by the trust fund monies will be deposited in a separate interest-bearing affordable housing trust fund account for the purposes of supporting and providing affordable housing. These funds have been and shall be spent in accordance with N.J.A.C. 5:97-8.7-8.9, as described in the sections that follow.

To calculate a projection of revenue anticipated through 2035, the following have been considered:

(a) Development fees.

1. Residential and non-residential construction projects that are subject to the development fee requirements, (Affordable Housing Development Fees) and fees for developments that have already received approval by the Township's Planning and Zoning Boards.
2. Applications for residential and non-residential construction projects that are currently pending and will be heard by the Planning Board and are likely to receive building permits and/or certificates of occupancy before 2035; and
3. Residential and non-residential construction projects that are likely to occur before 2035 based on available land, economic conditions, and historical rates of development.
4. For the purposes of this plan, estimated development fees are \$200,000 annually for the remainder of the reporting period. This is based on a conservative estimate of the approximate average of fees collected over the previous 5 years.

(b) Payment in lieu (PIL) of on-site construction.

Payments in lieu (PIL) of construction from residential developers that have or are expected to enter into an agreement with the Township to make a specific payment to the Affordable Housing Trust Fund in lieu of providing affordable housing units onsite.

At this time, the Township is not anticipating any payments in lieu of construction.

(c) Other funding sources.

Potential funds from other sources include the sale of units with extinguished controls, repayment of affordable housing program loans (such as rehabilitation or down payment assistance), rental income, and proceeds from the sale of affordable units.

Any such payments will be accepted, but at this time the Township is not anticipating any alternative sources of revenue, and no projections of revenue derive from such payments.

(d) Projected interest.

Interest on the projected revenue in the municipal affordable housing trust fund at the current average interest rate. The interest is conservatively estimated to be approximately \$12,000 per year. All interest earned on the account shall be used only for the purposes of affordable housing.

Table 1. Projected Revenues 2025 – 2035

Starting Balance (05/02/2025)		\$1,807,807.03						Total			
SOURCE OF FUNDS	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
(a) Development Fees:	\$100,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$2,000,000
1. Approved Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2. Development Pending Approval	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3. Projected Development	\$100,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$2,000,000
(b) Payments in Lieu of Construction	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(c) Other sources	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
(d) Interest on Total Account Balance	\$8,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$124,000
Total	\$108,000	\$212,000	\$2,124,000								

Aberdeen Township projects a total revenue of \$2,124,000 to be collected from June 2025 through July 2035 in development fees and interest payments. When combined with the existing balance of \$1,807,807.03, the Township can anticipate to have a total of \$3,931,807.03 to spend on funding and administering affordable housing programs through 2035.

2. ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS

Aberdeen Township will follow the following procedures for the collection and distribution of affordable housing trust fund revenues.

(a) Collection of fees and payments:

1. Development fees shall be collected consistent with the Township's development fee ordinance for both residential and non-residential projects in accordance with the N.J.A.C. 5:97-1 et seq and P.L.2008, c.46, sections 8 (C. 52:27D-329.2) and 32-38 (C. 40:55D-8.1 through 8.7).
2. Payments-in-lieu shall be collected as set forth in an Agreement between the Township and the Developer. Typically, payments will be made in no more than four (4) installments as the development progresses and the entire payment shall be made prior to the issuance of the final Certificate of Occupancy.

(b) Distribution of development fee revenues:

1. The Municipal Housing Liaison and Township Staff coordinate compliance and implementation of the Spending Plan as it relates to the Fair Share Plan; and coordinate recommendations for expenditure of funds in support of compliance or implementation of the Spending Plan.
2. The Township Administrator authorizes staff to prepare a Resolution that includes an explanation of how the expenditure advances the Township's affordable housing objectives, implements some aspect of the Fair Share Plan, and is consistent with the Spending Plan.
3. Township Committee reviews the request and authorizes the expenditure by resolution.
4. The Municipal Housing Liaison and the CFO maintain accounting of expenditures.

3. DESCRIPTION OF ANTICIPATED USE OF AFFORDABLE HOUSING FUNDS

(a) Affordability Assistance (N.J.A.C. 5:97-8.8):

Municipalities are required to spend a minimum of 30% of development fee revenue to render existing affordable units more affordable and one-third of that amount must be dedicated to very-low-income households. The table below projects the minimum required affordability assistance:

Table 2. Minimum Affordability Assistance

Actual development fees through 05/02/2025		\$3,231,761.47
Actual interest through 05/02/2025		\$347,504.07
Development fees projected 2025-2035	+	\$2,000,000.00
Interest projected 2025-2035	+	\$124,000.00
Other funds Received	+	\$39,051.50
Less projected rehabilitation program expenditures		\$0.00
Less housing activity expenditures through 12/31/2024	-	\$1,420,038.50
Total	=	\$4,322,278.54
30 percent requirement	x 0.30 =	\$1,296,683.56
Less affordability assistance expenditures through 05/02/2025	-	\$0.00
Projected Minimum Affordability Assistance Requirement	=	\$1,296,683.56
6/30/2025 through 06/30/2035		
Projected Minimum Very Low-Income Affordability Assistance Requirement 06/30/2025 through 06/30/2035	x 0.34 =	\$440,872.41

Aberdeen Township is required to dedicate a minimum of \$1,296,683.56 from the affordable housing trust fund to provide affordability assistance, with at least 1/3 of the required affordability assistance spending must be dedicated to providing assistance to very-low income households. This would be a minimum of \$440,872.41 that must be directed towards making housing more affordable specifically to very-low income households.

In accordance with N.J.A.C. 52:27D-329.2, the programs considered to provide affordability assistance to low and moderate income households may include the following:

1. Down Payment Assistance Program;
2. Security Deposit Assistance Program;

3. Low interest loans;
4. Maintenance expenses for condominiums;
5. Rental assistance;
6. Conversion of low or moderate income housing units to very low income housing units;
7. Any other program authorized by the Department of Community Affairs (NJDCA)

(b) Administrative Expenses (N.J.A.C. 5:97-8.9)

Administrative expenses are subject to a twenty percent (20%) cap. The table below demonstrates the maximum amount of Affordable Housing Trust Fund revenue that will be available for administrative expenses through 2035.

Table 3. Administrative Expense Calculation		
Actual development fees through 05/02/2025		\$3,231,761.47
Actual 1 interest through 05/02/2025		\$347,504.07
Development fees and interest projected 2025-2035	+	\$2,124,000.00
Less Payment in Lieu Funds	-	\$0.00
Total	=	\$5,703,265.54
Calculate 20 percent	x .20	\$1,140,653.11
	=	
Less administrative expenditures through 12/31/2024	-	\$390,471.51
Projected maximum allowable for administrative expenses 06/30/2025 through 06/30/2035	=	\$750,181.60

Aberdeen projects that \$750,181.60 will be available for administrative expenses through 2035. However, since there is no certainty about the timing of revenue deposits, the Township will continue to calculate the maximum amount to be expended on administrative expenses yearly. Projected administrative expenditures, subject to the 20 percent cap, are as follows:

1. Wait list management and general administration.
2. Administration of Down Payment Assistance Program by Administrative Agent
3. Establishment and Administration of Homeowner Association Fee Assistance Program by Administrative Agent
4. Establishment and Administration of the Very Low-Income Assistance program

5. Establishment, Implementation, Administration of Market to Affordable program
6. Fees for the sale of affordable units that are priced such that 3% of sale price is less than the Administrative Agent's minimum fee (Township pays the difference).
7. Preparation and Review of Affordable Housing Agreements, Resolutions, Deed Restrictions for affordable housing developments.
8. Preliminary engineering analysis for affordable housing sites
9. GIS mapping and analysis related to preparation and implementation of the Fair Share Plan.
10. Litigation expenses for the review and implementation of the Fourth Round Housing Element and Fair Share Plan.

(c) Emerging Compliance Mechanisms (N.J.A.C. 5:97-8.11):

As Aberdeen Township projects to have a surplus of funds beyond the minimum requirements to fully fund the rehabilitation program and the affordability assistance program, the Township will give consideration to mechanisms not currently identified in the May 2025 Housing Element and Fair Share Plan as new and unforeseen opportunities to provide additional affordable housing arise in the future. This may include providing funding assistance to a new 100% affordable project that has yet to be proposed by a developer, rehabilitation of existing deficient housing units, development of special needs housing, funding market to affordable conversions, or reallocating additional projected revenues towards affordability assistance programs.

The Township projects \$1,884,942 of flexible funds that may be available through the reporting period to be used for emerging mechanisms.

4. EXPENDITURE SCHEDULE

Aberdeen Township intends to use affordable housing trust fund revenues for the creation and maintenance of affordable housing units, for affordability assistance, and for administration as set forth above. The Township will commit funds to specific programs as outlined above, or the plan will be amended.

TABLE 4. Projected Expenditure Schedule 2025-2035

Programs	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Affordability Assistance	\$129,668	\$129,668	\$129,668	\$129,668	\$129,668	\$129,668	\$129,668	\$129,668	\$129,668	\$129,668	\$129,668	\$1,296,684
Emerging Mechanisms		\$188,494	\$188,494	\$188,494	\$188,494	\$188,494	\$188,494	\$188,494	\$188,494	\$188,494	\$188,494	\$1,884,942
Administration	\$0	\$75,018	\$75,018	\$75,018	\$75,018	\$75,018	\$75,018	\$75,018	\$75,018	\$75,018	\$75,018	\$750,182
Total	\$129,668	\$393,181	\$3,931,807									

5. EXCESS OR SHORTFALL OF FUNDS

The Township plans to implement the programs set forth in the Fourth Round Fair Share Plan and the Spending Plan incrementally with the funds that are available; and will ensure that the collected funds are spent consistent with the applicable rules and regulations and in a manner that advances the Township's affordable housing goals. The purpose of the Spending Plan is to plan for expenditure of monies in the Affordable Housing Trust Fund, N.J.A.C. 5:9-7.8-10(a)(9) requires that the spending plan address the "manner through which the municipality will address any expected or unexpected shortfall if the anticipated revenues are not sufficient to implement the plan". The Township will assess the status of the AHTF and implementation of the Fair Share Plan annually.

In the event more funds than anticipated are collected and the available funds exceed the amount necessary to implement the Fair Share Plan, the excess funds may be used to expand the programs described above.

SUMMARY

The Township of Aberdeen intends to spend affordable housing trust fund revenues pursuant to N.J.A.C. 5:97-8.7 through 8.9 and consistent with the programs outlined in the Fourth Round Housing Element and Fair Share Plan dated June 2025 and this Spending Plan.

Aberdeen anticipates collection of \$2,124,000.00 in additional revenues through 2035 to add to its current balance of \$1,807,807.03. The municipality has provided a plan to spend projected revenues on specific projects and programs. The exact timing of additional revenues is uncertain, but the estimate is realistic based on development trends in the Township. The Spending Plan will be amended if needed to adjust for changed needs or emergent opportunities for affordable housing production or assistance.

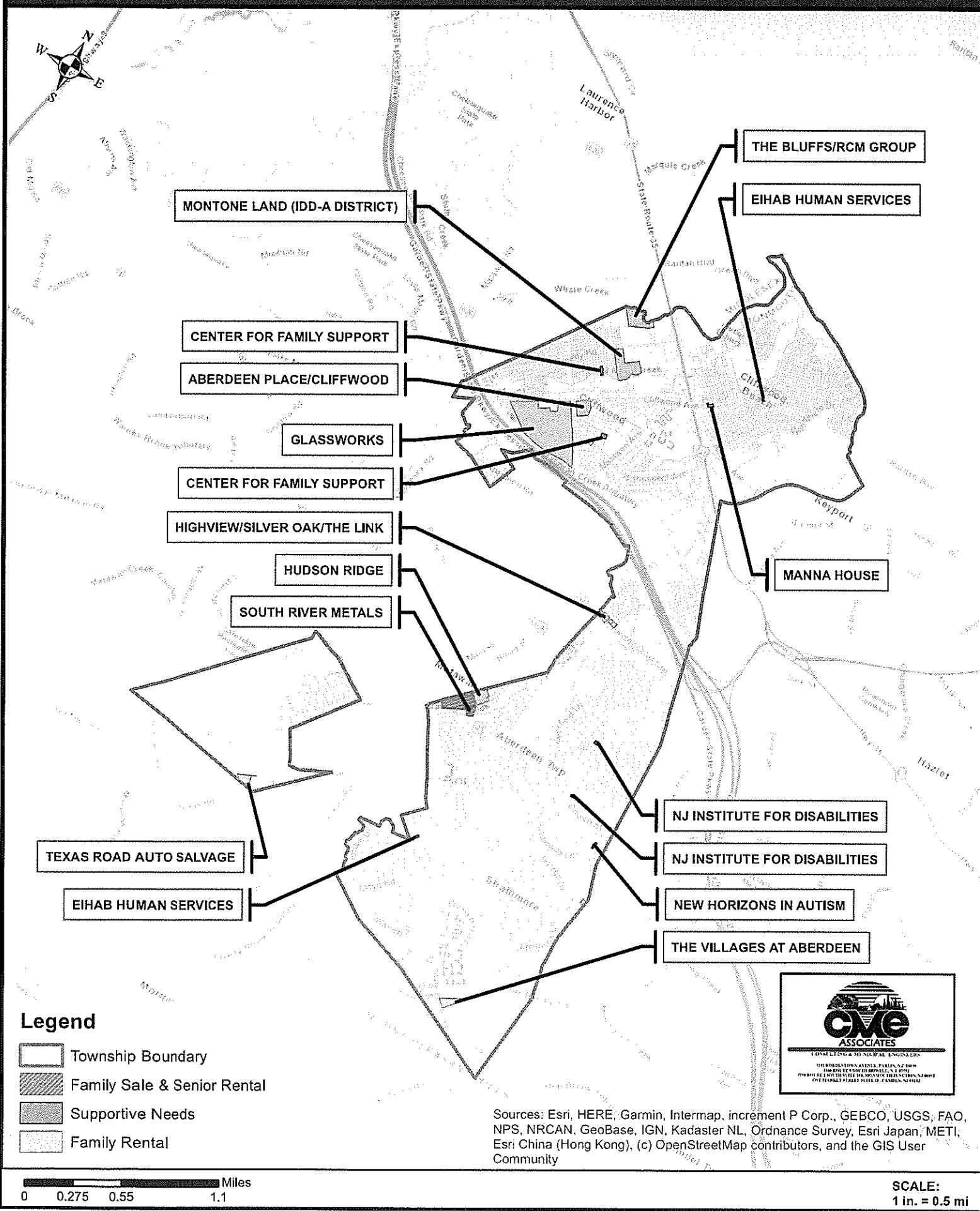
Table 5. Spending Plan Summary

		TOTAL REVENUE	\$3,931,807.03
Expenditures			
Affordability Assistance		\$1,296,683.56	
Emerging Mechanisms		\$1,884,941.87	
Administration		\$750,181.60	
TOTAL PROJECTED EXPENDITURES		\$3,931,807.03	
REMAINING BALANCE		\$0.00	

APPENDIX D-1

Affordable Housing Projects Map

AFFORDABLE HOUSING SITES ABERDEEN

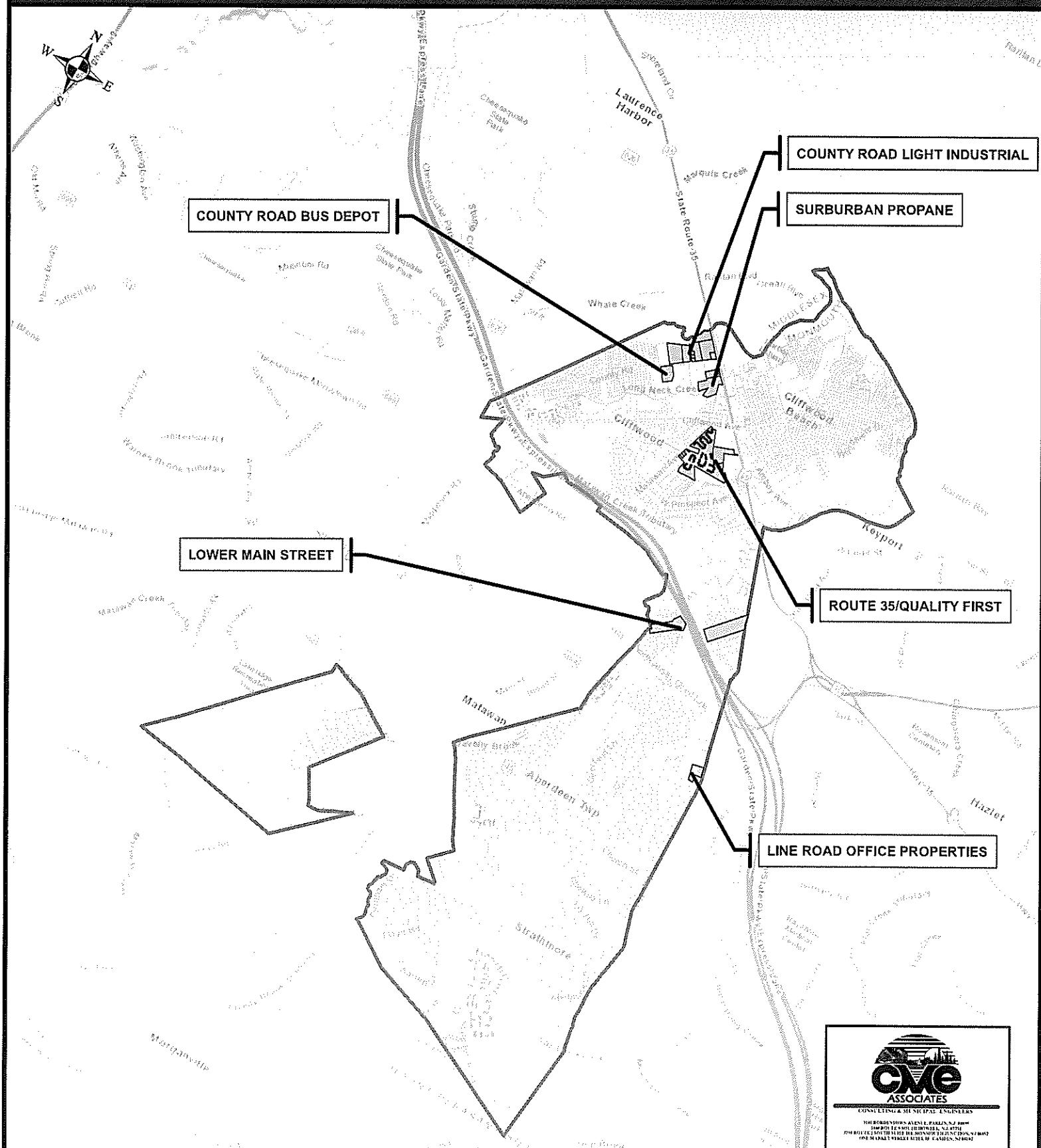


APPENDIX D-2

Affordable Housing Overlay Sites Map

OVERLAY DISTRICT SITES

ABERDEEN



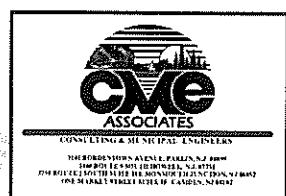
Legend

Overlay Districts

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

SCALE:
1 in. = 0.5 mi

0 0.275 0.55 1.1 Miles



APPENDIX E-1

DRAFT Ordinance – Texas Road Junkyard Site

**AN ORDINANCE OF THE TOWNSHIP OF ABERDEEN TO AMEND CHAPTER 25
“LAND DEVELOPMENT” TO ESTABLISH THE INCLUSIONARY DEVELOPMENT
DISTRICT C OF THE TOWNSHIP ZONING CODE.**

ORDINANCE # _____

WHEREAS, As per the Amended Fair Housing Act, the Township has an affordable housing obligation to meet its fair share of the regional need for low and moderate income households; and

WHEREAS, the Township’s Planning Board has adopted a Housing Plan Element and Fair Share Plan intended to describe the mechanisms through which the Township will satisfy its fair share housing obligation; and

WHEREAS, said Housing Plan Element and Fair Share Plan recommends amendments to the Township zoning code to provide a realistic opportunity for the construction of low and moderate income housing; and

WHEREAS, the Township wishes to enact said amendments as recommended by the Housing Element and Fair Share Plan; and

Section 1.

A new section 25-4.21 Inclusionary Development District C shall be created.

- A. Purpose.
- B. Principal Permitted Uses on the Land and in Buildings.
 - 1. Apartment dwellings
 - 2. Townhouse dwellings
- C. Accessory Uses Permitted:
 - 1. Signs;
 - 2. Fences, walls, and retaining walls;
 - 3. Off-street parking and private garages;
 - 4. Electric car charging stations;
 - 5. Community clubhouses;
 - 6. Garbage/Recycling enclosures;
 - 7. Patios, decks, terraces, or balconies;
 - 8. Rain gardens;
 - 9. Pools functioning as a community association amenity;
 - 10. Sheds and storage structures;
 - 11. Utilities, including roof mounted solar panels;
 - 12. Outdoor recreation facilities;
 - 13. Stormwater management basins and facilities;

14. Any use or structure that is customary and incidental to the principal use of the property.
- D. The minimum tract area shall be 4.0 acres
- E. The maximum permitted residential density shall be 12 units per acre.
- F. Dimensional standards:

1. Development projects with subdivision to create individual lots for dwellings:

Bulk Standard	Townhouses	Multi-family
Lot Standards		
Minimum Lot Area	2,000 sq.ft. per unit	30,000 sq.ft.
Minimum Lot Width	20 feet per unit	100 feet
Minimum Lot Depth	100 feet	200 feet
Maximum Lot Coverage	75%	40%
Maximum Building Coverage	60%	25%
Principal Structures		
Minimum Front Yard Setback	25 feet	50 feet
Minimum Side Yard Setback	20 feet between buildings	30 feet
Minimum Rear Yard Setback	25 feet	30 feet
Maximum Height	3.5 Stories / 40 feet	3 Stories / 40 feet
Accessory Structures		
Maximum Height	15 feet	15 feet
Minimum Side Yard Setback	3 feet	10 feet
Minimum Rear Yard Setback	5 feet	10feet

2. Development with no subdivision and one single parcel: Where attached single-family (townhouse) dwellings, or multi-family dwellings are proposed as condominium units and individual lots will not be provided for each building, the following minimum standards and building separation requirements shall apply:
- Maximum Impervious Lot Coverage – 40 percent
 - Front to Front – 60 feet
 - Front to Side – 40 feet
 - Front to Rear – 60 feet
 - Side to Side – 50 feet

- vi. Side to Rear – 40 feet
 - vii. Rear to Rear – 40 feet
- G. A landscape buffer with a minimum width of 25 feet shall be provided around the perimeter of the tract.
- H. Off-street parking shall be provided in accordance with the New Jersey Residential Site Improvement Standards.
- I. Additional Requirements:
- 1. No accessory structures shall be permitted within a front yard area.
 - 2. All development must provide for active or passive recreation facilities for residents at a minimum ratio of 50 square feet per dwelling unit.
 - 3. Any development may contain a common club house or amenity space for the use of its residents and their guests. Such clubhouse shall be permitted to have a maximum building height of two stories or 35 feet.
 - 4. The roof of any clubhouse or community amenity facility may be utilized as additional community amenity space.
 - 5. Monument walls with or without signage, with maximum height of three feet, shall be permitted at any entrance to a residential development, provided that the wall does not interfere with any required sight distances.
 - 6. Patios, decks, terraces, or balconies may be permitted to encroach within any required rear or side yard setback, provided that no patio, deck, terrace, or balcony is set back less than 20 feet from any property line.
 - 7. Porches may encroach into the front yard area a maximum of 10 feet.
 - 8. Enclosed porches shall be prohibited from the front façade
 - 9. All stormwater management basins or other facilities shall be managed and maintained by a homeowners association.
- J. Affordable Housing Requirements. Any development shall provide a minimum set aside of 20% of the total number of dwelling units as low or moderate income housing. All affordable housing shall be developed in accordance with the requirements of Chapter 25-6.7 of the Township Code.

Section 2.

The Township's Zoning Map shall be amended so that Block 122, Lot 4 shall be placed within the Inclusionary Development C District, as established by this ordinance.

APPENDIX E-2

DRAFT Ordinance – Church Street Warehouse Site

**AN ORDINANCE OF THE TOWNSHIP OF ABERDEEN TO AMEND CHAPTER 25
“LAND DEVELOPMENT” TO ESTABLISH THE INCLUSIONARY DEVELOPMENT
DISTRICT B OF THE TOWNSHIP ZONING CODE.**

ORDINANCE # _____

WHEREAS, As per the Amended Fair Housing Act, the Township has an affordable housing obligation to meet its fair share of the regional need for low and moderate income households; and

WHEREAS, the Township’s Planning Board has adopted a Housing Plan Element and Fair Share Plan intended to describe the mechanisms through which the Township will satisfy its fair share housing obligation; and

WHEREAS, said Housing Plan Element and Fair Share Plan recommends amendments to the Township zoning code to provide a realistic opportunity for the construction of low and moderate income housing; and

WHEREAS, the Township wishes to enact said amendments as recommended by the Housing Element and Fair Share Plan; and

NOW, THEREFORE BE IT ORDAINED, by the Township Council of the Township of Aberdeen, that the Land Development Code at Chapter 25 of the Township Code shall be amended as follows:

Section 1.

A new section 25-4.20 Inclusionary Development District B shall be created and shall read as follows:

- A. Purpose. The Inclusionary Development B district is intended to provide opportunities for age-restricted rental housing to support the senior population of the Township, as well as to provide affordable housing in accordance with the Township’s Fair Share Plan.
- B. Principal Permitted Uses on the Land and in Buildings.
 1. Apartment dwellings
 2. Townhouse dwellings
- C. Accessory Uses Permitted:
 1. Signs;
 2. Fences, walls, and retaining walls;
 3. Off-street parking and private garages;
 4. Electric car charging stations;
 5. Community clubhouses;
 6. Garbage/Recycling enclosures;
 7. Patios, decks, terraces, or balconies;
 8. Rain gardens;

- 9. Pools functioning as a community association amenity;
 - 10. Sheds and storage structures;
 - 11. Utilities, including roof mounted solar panels;
 - 12. Outdoor recreation facilities;
 - 13. Stormwater management basins and facilities;
 - 14. Any use or structure that is customary and incidental to the principal use of the property.
- D. The minimum tract area shall be 3.0 acres
- E. The maximum permitted residential density shall be 22 units per acre.
- F. Dimensional standards:

1. Development projects with subdivision to create individual lots for dwellings:

Bulk Standard	Townhouses	Multi-family
Lot Standards		
Minimum Lot Area	2,000 sq.ft. per unit	30,000 sq.ft.
Minimum Lot Width	20 feet per unit	100 feet
Minimum Lot Depth	100 feet	200 feet
Maximum Lot Coverage	75%	40%
Maximum Building Coverage	60%	25%
Principal Structures		
Minimum Front Yard Setback	25 feet	50 feet
Minimum Side Yard Setback	20 feet between buildings	30 feet
Minimum Rear Yard Setback	25 feet	30 feet
Maximum Height	3.5 Stories / 40 feet	3 Stories / 40 feet
Accessory Structures		
Maximum Height	15 feet	15 feet
Minimum Side Yard Setback	3 feet	10 feet
Minimum Rear Yard Setback	5 feet	10feet

2. Development with no subdivision and one single parcel: Where attached single-family (townhouse) dwellings, or multi-family dwellings are proposed as condominium units and individual lots will not be provided for each building, the following minimum standards and building separation requirements shall apply:

- i. Maximum Impervious Lot Coverage – 40 percent
 - ii. Front to Front – 60 feet
 - iii. Front to Side – 40 feet
 - iv. Front to Rear – 60 feet
 - v. Side to Side – 50 feet
 - vi. Side to Rear – 40 feet
 - vii. Rear to Rear – 40 feet
- G. A landscape buffer with a minimum width of 25 feet shall be provided around the perimeter of the tract.
- H. Off-street parking shall be provided in accordance with the New Jersey Residential Site Improvement Standards.
- I. Additional Requirements:
- 1. No accessory structures shall be permitted within a front yard area.
 - 2. All development must provide for active or passive recreation facilities for residents at a minimum ratio of 50 square feet per dwelling unit.
 - 3. Any development may contain a common club house or amenity space for the use of its residents and their guests. Such clubhouse shall be permitted to have a maximum building height of two stories or 35 feet.
 - 4. The roof of any clubhouse or community amenity facility may be utilized as additional community amenity space.
 - 5. Monument walls with or without signage, with maximum height of three feet, shall be permitted at any entrance to a residential development, provided that the wall does not interfere with any required sight distances.
 - 6. Patios, decks, terraces, or balconies may be permitted to encroach within any required rear or side yard setback, provided that no patio, deck, terrace, or balcony is set back less than 20 feet from any property line.
 - 7. Porches may encroach into the front yard area a maximum of 10 feet.
 - 8. Enclosed porches shall be prohibited from the front façade
 - 9. All stormwater management basins or other facilities shall be managed and maintained by a homeowners association.
- J. Affordable Housing Requirements. Any development shall provide a minimum set aside of 20% of the total number of dwelling units as low or moderate income housing. All affordable housing shall be developed in accordance with the requirements of Chapter 25-6.7 of the Township Code.

Section 2.

The Township's Zoning Map shall be amended so that Block 34, Lot 8 shall be placed within the Inclusionary Development B District, as established by this ordinance.

APPENDIX E-3

DRAFT Ordinance – Overlay Districts

**AN ORDINANCE OF THE TOWNSHIP OF ABERDEEN TO AMEND CHAPTER 25
"LAND DEVELOPMENT" TO REVISE THE STANDARDS OF THE AFFORDABLE
HOUSING OVERLAY DISTRICTS.**

ORDINANCE # _____

WHEREAS, As per the Amended Fair Housing Act, the Township has an affordable housing obligation to meet its fair share of the regional need for low and moderate income households; and

WHEREAS, the Township's Planning Board has adopted a Housing Plan Element and Fair Share Plan intended to describe the mechanisms through which the Township will satisfy its fair share housing obligation; and

WHEREAS, said Housing Plan Element and Fair Share Plan recommends amendments to the Township zoning code

NOW, THEREFORE BE IT ORDAINED, by the Township Council of the Township of Aberdeen, that the Land Development Code at Chapter 25 of the Township Code shall be amended as follows:

New text to be inserted can be found in bold, italic, and underlined type.

Text to be deleted is stricken through

Section 1.

Chapter 25-4.17 AHO-1 Affordable Housing Overlay District.

- a. Purpose. The purpose of the AHO-1 Affordable Housing Overlay District is to provide development that contributes to the Township of Aberdeen's municipal affordable housing obligation. There is hereby established the AHO-1 Affordable Housing Overlay District. The AHO-1 Affordable Housing Overlay District shall consist of:
 1. The entire NC (Neighborhood Commercial) zone located along Lower Main Street identified as Site A on the Affordable Housing Sites Plan of the Housing Element and Fair Share Plan prepared by T&M Associates, dated May 23, 2018.
 2. ~~Block 155, Lots 2, 3, 4 and 5 - Residential Properties adjacent to Glassworks identified as Site C on the Affordable Housing Sites Plan of the Housing Element and Fair Share Plan prepared by T&M Associates, dated May 23, 2018.~~ **Reserved.**
 3. Block 231, Lots 2, 3 and 4 - Commercial site along Route 35 identified as Site D on the Affordable Housing Sites Plan of the Housing Element and Fair Share Plan prepared by T&M Associates dated May 23, 2018.
- b. Permitted Uses. Mixed-use buildings, subject to the following conditions and requirements:
 1. A "mixed-use building" shall be defined as: a building of two or more stories with a minimum of the ground floor consisting of exclusively nonresidential uses, with

the exception of residential entrances and/or lobby areas, and a minimum of one floor of residential uses over one or more floors of permitted nonresidential uses. For purposes of this definition, nonresidential uses shall include: retail and personal sales, service uses, office, storage and equipment facilities, community rooms and off-street parking.

2. Residential apartments above nonresidential uses may be permitted in any structure containing a nonresidential use that is permitted pursuant to § 25-4.5, NC Neighborhood Commercial Zone, except that restaurants, bars, and taverns, and drive-in facilities shall not be permitted.
 3. The residential use shall be located on the second floor and higher.
 4. The entrance for the residential use shall be separate from that of the nonresidential use.
- c. Development Standards for Site A (NC Zone Along Lower Main Street).
1. Maximum permitted building height: Three stories or 45 feet.
 2. Maximum residential density: ~~16~~ 20 dwelling units per acre.
 3. Maximum impervious surface coverage: 80%.
 4. Minimum principal building front yard setback: 10 feet.
 5. Minimum principal building side yard setback: 10 feet.
 6. Minimum principal building rear yard setback: 20 feet.
 7. Off-street parking requirements.
 - a) For mixed-use development, the number of off-street parking spaces required shall be the sum of the requirements for the various individual uses.
 - b) The required number of off-street parking spaces may be reduced as established below:
 - 1) The required number of spaces may be reduced by one space for each on-street parking space immediately adjacent to the lot line of the property with a mixed-use building.
 - 2) The required number of spaces for a commercial or personal service establishment portion of a mixed-use development may be reduced to three spaces for each 1,000 square feet of floor area.
 - c) All other parking requirements shall comply with the "Residential Site Improvement Standards" (RSIS) and:
 - 1) Off street parking shall be provided at the minimum ratio of 1.0 space per apartment unit.
 - 2) Parking spaces shall be nine feet by 18 feet in size.
 - 3) All parking areas and driveways shall be set back at least 10 feet from all property lines.

8. All other applicable development standards not referenced herein shall be met in accordance with § 25-4.5.

d. Reserved

~~Development Standards for Site C (Block 155 Lots 2, 3, 4 and 5).~~

- ~~1. Maximum permitted building height: Three stories or 45 feet.~~
- ~~2. Maximum residential density: 16 dwelling units per acre.~~
- ~~3. Maximum impervious surface coverage: 80%.~~
- ~~4. Principal buildings:
 - a) Minimum front yard setback: 30 feet.
 - b) Minimum side yard setback: 20 feet.
 - c) Minimum rear yard setback: 20 feet.
 - d) Minimum distance from off street parking areas: 15 feet.~~
- ~~5. Minimum tract size: two acres.~~
- ~~6. Off street parking requirements:
 - a) For mixed use development, the number of off street parking spaces required shall be the sum of the requirements for the various individual uses.
 - b) All other parking requirements shall comply with the Residential Site Improvement Standards (RSIS)[2] and:
 - 1) Off street parking shall be provided at the minimum ratio of 1.0 space per apartment unit.
 - 2) Parking spaces shall be nine feet by 18 feet in size.
 - 3) All parking areas and driveways shall be set back at least 10 feet from all property lines.~~
- ~~7. All other applicable development standards not referenced herein shall be met in accordance with § 25-4.5.~~

e. Development Standards for Site D (Block 231 Lots 2,3 and 4).

1. Maximum permitted building height: Four stories or 60 feet.
2. Maximum residential density: ~~16~~ 20 dwelling units per acre.
3. Maximum impervious surface coverage: 80%.
4. Principal buildings:
 - a) Minimum front yard setback: 50 feet.
 - b) Minimum side yard setback: 20 feet.
 - c) Minimum rear yard setback: 30 feet.
 - d) Minimum distance between principal buildings: 30 feet.

- e) Minimum distance from off-street parking areas: 15 feet.
 - 5. Minimum tract size: five acres total tract area.
 - 6. Off-street parking requirements.
 - a) For mixed-use development, the number of off-street parking spaces required shall be the sum of the requirements for the various individual uses.
 - b) All other parking requirements shall comply with the Residential Site Improvement Standards (RSIS) and:
 - 1) Off-street parking shall be provided at the minimum ratio of 1.0 space per apartment unit
 - 2) Parking spaces shall be nine feet by 18 feet in size.
 - 3) All parking areas and driveways shall be set back at least 10 feet from all property lines.
 - 7. All other applicable development standards not referenced herein shall be met in accordance with § 25-4.5.
- f. Affordable Housing Requirements.
- 1. A minimum of 15% of rental units and 20% of for-sale units shall be affordable to very-low-, low-, and moderate-income households.
 - 2. At least 50% of the affordable units shall be affordable to very-low- and low-income households. If only one 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.
 - 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 and thereafter until the Township of Aberdeen takes action to release the affordability controls.
 - 6. Rental increases shall be in accordance with percentages set forth in § 25-6.7, Affordable Housing.
 - 7. All affordable units shall be subject to the provisions of § 25-6.7, Affordable Housing.

Chapter 25-4.18 AHO-2 Affordable Housing Overlay District.

- a. The purpose of the AHO-2 Affordable Housing Overlay District is to provide development that contributes to the Township of Aberdeen's municipal affordable housing obligation. There is hereby established the AHO-2 Affordable Housing Overlay

District, which shall consist of the area as shown on the Township of Aberdeen's Tax Map as:

1. Reserved

- ~~Block 11 Lots 1 and 2 – Industrial site along Lloyd Road and the Garden State Parkway identified as Site B on the Affordable Housing Sites Plan of the Housing Element and Fair Share Plan prepared by T&M Associates dated May 23, 2018.~~
2. Block 12 Lot 7.01 - Office property along Line Road identified as Site E on the Affordable Housing Sites Plan of the Housing Element and Fair Share Plan prepared by T&M Associates dated May 23, 2018.
 3. Block 227, Lot 5.01 – bus depot property located along County Road as identified in the Fourth Round Housing Element and Fair Share Plan dated June 2025.
 4. Block 220, Lot 7.01 and Block 241, Lots 1.01 and 1.02 – Route 35 commercial / light industrial site, as identified in the Fourth Round Housing Element and Fair Share Plan dated June 2025.
 5. Block 228, Lots 3 and 4; Block 229, Lots 2, 3, 4, 5, 6, 7 – County Road light industrial sites, as identified in the Fourth Round Housing Element and Fair Share Plan.

b. Permitted Uses.

1. Principal Uses:

- a) Multifamily Housing. Multifamily residential apartments or townhouses may be permitted to provide areas where additional multifamily development can take place.

2. Accessory Uses:

- a) Community clubhouse building,
- b) Swimming pools.
- c) Common open space and public gathering areas,
- d) Tot lots.
- e) Maintenance facilities/sheds/garages.
- f) Signs.
- g) Fences, hedges, walls, and decorative landscape features.
- h) Solid waste and recycling facilities to support the development.
- i) Other customary accessory uses and structures that are clearly incidental to the principal structures and uses.

c. Reserved

~~Development Standards for Site B (Block 11, Lots 1 and 2).~~

1. Maximum permitted building height: Three stories or 38 feet.

2. Maximum building coverage: 30% of the net lot area [the developable portions of the lot(s)].

3. Maximum residential density: 16 dwelling units per acre.

4. Principal Buildings:

a) Minimum front yard setback: 30 feet.

b) Minimum side yard setback: 20 feet.

c) Minimum rear yard setback: 30 feet.

d) Minimum distance between principal buildings: 30 feet.

e) Minimum distance from off street parking areas: 15 feet.

5. Accessory Buildings:

a) Minimum side yard setback: 20 feet.

b) Minimum rear yard setback: 30 feet.

c) Minimum distance to other buildings: 15 feet.

6. Minimum tract sizes: five acres.

7. Off street parking requirements: The off street parking requirements shall be as set forth in the Residential Site Improvement Standards ("RSIS").[1]

a) Off street parking minimum setback: 10 feet from any lot line.

b) All other off street parking requirements not referenced herein shall be met in accordance with § 25-5.12 of this chapter.

8. All other applicable development standards not referenced herein shall be met in accordance with § 25-5, Improvements and Design Standards, with the exception of § 25-5.5, Buffers, which shall not apply.

d. Development Standards for Site E (Block 12, Lot 7.01).

1. Maximum permitted building height: Three stories or 38 feet.

2. Maximum building coverage: 30% of the net lot area [the developable portions of the lot(s)].

3. Maximum residential density: ~~12~~ 20 dwelling units per acre.

4. Principal Buildings:

a) Minimum front yard setback: 30 feet.

b) Minimum side yard setback: 20 feet.

c) Minimum rear yard setback: 30 feet.

d) Minimum distance between principal buildings: 30 feet.

e) Minimum distance from off-street parking areas: 15 feet.

5. Accessory Buildings:

- a) Minimum side yard setback: 20 feet.
 - b) Minimum rear yard setback: 30 feet.
 - c) Minimum distance to other buildings: 15 feet.
 - 6. Off-street parking requirements: The off-street parking requirements shall be as set forth in the Residential Site Improvement Standards ("RSIS").[2]
 - a) Off-street parking minimum setback: 10 feet from any lot line.
 - b) All other off-street parking requirements not referenced herein shall be met in accordance with § 25-5.12 of this chapter.
 - 7. All other applicable development standards not referenced herein shall be met in accordance with § 25-5, Improvements and Design Standards, with the exception of § 25-5.5, Buffers, which shall not apply.
- e. Affordable Housing Requirements.
- 1. A minimum of 15% of rental units and 20% of for-sale units shall be affordable to very-low-, low-, and moderate-income households.
 - 2. At least 50% of the affordable units shall be affordable to very-low- and low-income households. If only one 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.
 - 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 and thereafter until the Township of Aberdeen takes action to release the affordability controls.
 - 6. Rental increases shall be in accordance with percentages set forth in § 25-6.7, Affordable Housing.
 - 7. All affordable units shall be subject to the provisions of § 25-6.7, Affordable Housing.
- f. *Development Standards for Block 227, Lot 5.01; Block 220, Lot 7.01; Block 241, Lots 1.01 and 1.02; Block 228, Lots 3 and 4; Block 229, Lots 2, 3, 4, 5, 6, 7:*
- 1. *Maximum permitted building height: Three stories or 38 feet.*
 - 2. *Maximum building coverage: 30% of the net lot area [the developable portions of the lot(s)].*
 - 3. *Maximum residential density: 20 dwelling units per acre.*
 - 4. *Principal Buildings:*
 - a) *Minimum front yard setback: 30 feet.*
 - b) *Minimum side yard setback: 20 feet.*

- c) Minimum rear yard setback: 30 feet.
- d) Minimum distance between principal buildings: 30 feet.
- e) Minimum distance from off-street parking areas: 15 feet.

5. Accessory Buildings:

- a) Minimum side yard setback: 20 feet.
- b) Minimum rear yard setback: 30 feet.
- c) Minimum distance to other buildings: 15 feet.

6. Minimum tract sizes: five acres.

7. Off-street parking requirements: The off-street parking requirements shall be as set forth in the Residential Site Improvement Standards ("RSIS").[1]

- a) Off street parking minimum setback: 10 feet from any lot line.
- b) All other off-street parking requirements not referenced herein shall be met in accordance with § 25-5.12 of this chapter.

8. All other applicable development standards not referenced herein shall be met in accordance with § 25-5, Improvements and Design Standards, with the exception of § 25-5.5, Buffers, which shall not apply.