

# **Master Plan Amendment Housing Plan Element and Fair Share Plan**

## **Township of Little Egg Harbor Ocean County, New Jersey**

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Prepared for:  
Little Egg Harbor Township Planning Board

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

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

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

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

The rules and regulations that have been followed to prepare this plan are the applicable provisions of the substantive rules of the New Jersey Council on Affordable Housing (COAH) for the periods beginning on June 6, 1994 (N.J.A.C. 5:93-1.1 et seq.) and on June 2, 2008 (N.J.A.C. 5:91-1.1 et seq.), as impacted and influenced by the March 10, 2015 decision of the New Jersey Supreme Court in the matter of the adoption of N.J.A.C. 5:96 and 5:97 by COAH.

## **Background to Little Egg Harbor's Housing Element and Fair Share Plan**

As noted above, Little Egg Harbor last prepared a housing element and fair share plan in 2008. The 2008 Housing Plan Element and Fair Share Plan addressed the three components of the Township's cumulative need for affordable housing. Specifically, it addressed: components of the Township's rehabilitation share, which is a measure of overcrowded and deficient housing that is occupied by low- and moderate-income

households in need of rehabilitation<sup>1</sup>; the prior round obligation for the period from 1987 through 1999; and, the municipal “growth share” need for the period from 2004 to 2018. However, the Township’s prospective need for the period from 2004 to 2018 has since been invalidated due to the fact that COAH’s methodology for determining said need was invalidated by an October 2010 Appellate Division decision in the matter of the adoption of N.J.A.C. 5:96 and N.J.A.C. 5:97 by COAH.

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

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

Under the New Jersey Supreme Court’s March 10 ruling, municipalities are afforded an opportunity to file declaratory judgment actions in order to validate their affordable housing plans as compliant with constitutional affordable housing obligations. On June 8, 2015, the Township filed such a declaratory judgment action. The Township also filed a motion for immunity from builder’s remedy lawsuits while it prepared this Housing Element and Fair Share Plan.

The court granted the Township five months of temporary immunity from the filing of its declaratory judgment action on June 8, 2015. The original term of immunity was to end on December 8, 2015. However, it was subsequently extended to December 16, 2016. On December 16, 2016, the Township’s fairness hearing on its proposed compliance plan and settlement with Fair Share Housing Center was held and temporary immunity was extended again through the final compliance hearing, which is scheduled for April 21, 2017.

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<sup>1</sup> It is acknowledged that a January 18, 2017 ruling of the New Jersey Supreme Court has modified the definition of “present need”. However, the township entered into a settlement agreement with the Fair Share Housing Center that was approved by the court before the January 18, 2017 New Jersey Supreme Court ruling. Consequently, this Housing Plan Element and Fair Share Plan continues to define “present need” as a measure of overcrowded and deficient housing that is occupied by low- and moderate-income households and in need of rehabilitation.

## **Mandatory Contents of the Housing Element**

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

- An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low- and moderate-income households and substandard housing capable of being rehabilitated;
- A projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing, for the next six years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
- An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level, and age;
- An analysis of the existing and probable future employment characteristics of the municipality;
- A determination of the municipality's present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing; and,
- A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing.

This Housing Element and Fair Share Plan addresses these requirements.

## **Analysis of Demographic, Housing, and Employment Characteristics**

As required by N.J.S.A. 52:27D-310, all housing elements must contain a discussion of the municipality's demographic, housing, and economic characteristics. The following subsections fulfill this requirement by providing a profile of the Township of Little Egg Harbor with information from the United States Census Bureau, the New Jersey Department of Labor and Workforce Development, and the North Jersey Transportation Planning Authority.

## Little Egg Harbor's Demographics

At the time of the 2010 U.S. Census, the Township of Little Egg Harbor had a population of 20,065 residents. This figure represents a 25.8 percent increase over the population of 15,945 residents that was reported in 2000, which represented a 19.6 percent increase over the 1990 U.S. Census population figure of 13,333. By comparison, the population of Ocean County grew by 12.8 percent during the period from 2000 and 2010 and 17.9 percent between 1990 and 2000. The U.S. Census Bureau estimated the July 1, 2015 population of the Township to be 20,632 persons, which is a 2.8 percent increase in the five years since the last census. Table 1 shows the rate of growth experienced by the Township of Little Egg Harbor and Ocean County from 1990 through 2015.

**Table 1: Population Trends, 1990-2015**

	1990	2000	2010	2015	Percent Change 1990-2000	Percent Change 2000-2010	Percent Change 2010-2015
<b>Township of Little Egg Harbor</b>	13,333	15,945	20,065	20,632	19.6	25.8	2.8
<b>Ocean County</b>	433,203	510,916	576,565	588,721	17.9	12.8	2.1

Source: US Census Bureau, 1990, 2000 and 2010 Census and 2015 American Community Survey.

According to the 2015 American Community Survey of the U.S. Census Bureau, the Township of Little Egg Harbor's population is composed of 8,377 households, with an average household size of 2.40 members. The average household size is smaller than that of Ocean County's average of 2.59, and also smaller than the State of New Jersey's average of 2.73 persons per household. Little Egg Harbor's percentage of population aged 65 years and over in 2015, 21.6 percent, is similar to the same percentage at the county-level, but lower than at the state-level proportion.

**Table 2: Demographic Indicators, 2015**

	<b>Number of Households</b>	<b>Average Household Size</b>	<b>Median Age</b>	<b>Percent of Population ≥ 65 years 2010</b>	<b>Median Household Income</b>
<b>Township of Little Egg Harbor</b>	8,377	2.4	45.4	21.6%	\$60,014
<b>Ocean County</b>	222,494	2.59	43.0	21.0%	\$61,994
<b>New Jersey</b>	3,214,360	2.73	39.6	26.9%	\$72,222

Source: US Census Bureau, 2011-2015 American Community Survey 5 Year Estimates. Percent of Persons over 65 years is from the 2010 Census.

According to the 2015 American Community Survey of the U.S. Census Bureau, the Township's median age of 45.4 years is older than both the statewide median age of 39.6 and the County's median age of 43.0 years (Table 2) The median household income in Little Egg Harbor is lower than those of the County and State.

As shown in Table 3, there were 1,054 pre-school-age residents in 2010, or 5.3 percent of the Township's population. School age children accounted for 3,424 residents, or 17.1 percent of the total population. Working age persons accounted for 56.1 percent of the Township's population with 11,256 individuals. Seniors aged 65 years and older accounted 21.6 percent of Little Egg Harbor's population.

**Table 3: Population by Age, 2010**

	Number	Percent
<b>Pre-School Age</b>		
Under 5 Years	1,054	5.3
<b>School Age</b>		
5 to 9 Years	1,111	5.5
10 to 14 Years	1,154	5.8
15 to 19 Years	1,159	5.8
<b>Working Age</b>		
20 to 24 Years	964	4.8
25 to 34 Years	2,055	10.3
35 to 44 Years	2,422	12.0
45 to 54 Years	2,949	14.7
55 to 59 Years	1,332	6.6
60 to 64 Years	1,534	7.6
<b>Seniors</b>		
65 Years and Older	4,331	21.6

Source: US Census Bureau

### Little Egg Harbor's Housing Stock

According to the 2010 U.S. Census, Little Egg Harbor has a total of 10,324 housing units. This represents an increase of 2,303 units since the 2000 census and an overall increase of 3,130 units since 1990, a 43.5 percent increase from 1990 to 2010. Of the 2010 total, 8,060 units were listed as occupied; owners occupied 78.1 percent of units, and renters occupied 21.9 percent of units in Little Egg Harbor.

Of the total 8,060 households reported in the 2010 U.S. Census, the average household size was 2.46 and the average family size was 2.9 persons. The average family size in Little Egg Harbor Township was smaller than that of the County (3.16) and the State (3.22). However, the Township's average household size was smaller than Ocean County's (2.58), and larger than that of New Jersey's (3.22). Of the total number of households, family households accounted for 5,674 households or 70.4 percent; non-family households accounted for 2,386 or 29.6 percent of households in the Township of Little Egg Harbor. Householders of 65 years of age or older were present in 951 (11.8 percent) of households.



Regarding the age of the Township's housing stock, it is noted that a total of 78 percent of all housing units were constructed after 1980. Housing construction was strong during the 1960s, 1970s and 1980s, when a combined total of 56.3 percent of the township's housing was constructed, and then after 2000, during which time 26.9 percent of the township's housing was constructed. In addition, many of the seasonal units on Mystic Island were converted to year-round housing during the 1970s and 1980s. The combination of these factors fueled the township's growth prior to 1990.

At the time of the 2014 American Community Survey, it was estimated that there were only a few substandard housing units in the Township of Little Egg Harbor, with just 40, or 0.5 percent of all housing units, lacking complete kitchen facilities, and the same number of units lacking complete plumbing facilities. Additionally, only 17, or 0.7 percent of all housing units, lacked telephone service. None of the housing units exhibited overcrowded conditions (i.e., 1.01 person or more per room).

The 2014 American Community Survey 5-year estimates found the median value of owner-occupied housing units in the Township of Little Egg Harbor to be \$229,900. This is lower than both the Ocean County and New Jersey median values of \$262,700 and \$319,900, respectively. Little Egg Harbor's median gross rent of \$1,316 per month was lower than that of the County (\$1,337), but higher than that of the State, (\$1,241).

**Table 4: Housing Characteristics, 2010**

	Number	Percent
<b>I. Housing Units</b>		
Number of units	10,324	100.0
Occupied Housing Units	8,060	78.1%
Vacant Housing Units (Note 1)	2,264	21.9%
Number of units (1990)	7,194	Not Applicable
Number of units (2000)	7,931	Not Applicable
<b>II. Households</b>		
Number of Households	8,060	100.0
Persons Per Household	2.46	Not Applicable
Family Households	5,674	70.4%
Non-Family Households	2,386	29.6%
Households with a householder 65 and over	951	11.8%
<b>III. Year Structure Built (Note 2)</b>		
2010 or Later	146	1.4
2000 to 2009	2,729	25.5
1990 to 1999	989	9.2
1980 to 1989	1,978	18.5
1970 to 1979	2,180	20.4
1960 to 1969	1,857	17.4
1950 to 1959	596	5.6
1940 to 1949	84	0.8
1939 or earlier	142	1.3
<b>IV. Plumbing and Kitchen Facilities</b>		
Lacking complete plumbing facilities	40	0.5
Lacking complete kitchen facilities	40	0.5

Source: US Census Bureau (unless otherwise noted)

Note 1: Vacant units also include seasonally vacant units

Note 2: Source is 2010-2014 American Community Survey

**Table 4: Housing Characteristics, 2014 (Continued)**

	Number	Percent
<b>V. Median Home Value (Owner-Occupied Units)</b>		
Median Value	\$229,900	N/A
<b>VI. Median Gross Rent (Renter-Occupied Units)</b>		
Median Gross Rent	\$1,316	N/A

Source: US Census Bureau, ACS, 2010-2014

### Little Egg Harbor's Employment and Income Characteristics

As per the 2015 American Community Survey, a total of 8,735 of Little Egg Harbor's residents (58.4 percent) aged 16 and over were employed in the civilian labor force (Table 5). About one-third (33.1 percent) of the civilian labor force was involved in management, business, science, and arts occupations; while approximately 26.7 percent of those employed in the civilian labor force were employed in sales and office occupations. Service occupations employed 20.9 percent of Little Egg Harbor residents that were employed in the civilian labor force. Natural resources, construction, and maintenance occupations employed 11.6 percent of the Township's residents, whereas production, transportation, and material moving occupations employed 7.6 percent of the township's residents that were employed in the civilian labor force.

**Table 5: Occupation of Employed Civilian Population, 16 and Over**

	Number	Percent
<b>Management, Business, Science, and Arts Occupations</b>	2,892	33.1%
<b>Service Occupations</b>	1,825	20.9%
<b>Sales and Office Occupations</b>	2,333	26.7%
<b>Natural Resources, Construction, and Maintenance Occupations</b>	1,018	11.6%
<b>Production, Transportation, and Material Moving Occupations</b>	667	7.6

Source: US Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

With regard to household income, it is noted that Little Egg Harbor's median household income was \$60,014 at the time of the 2015 American Community Survey of the US Census. The number of households in the Township by income range is provided in Table 6.

Based upon information from the New Jersey Department of Labor and Workforce Development, there was an average of 2,634 jobs located in the township during 2015. This figure reflects the number of jobs covered by unemployment insurance.

**Table 6: Household Income, American Community Survey (2011-2015 Five-Year Estimates)**

	Number	Percent
Less than \$10,000	310	3.7
\$10,000 to \$14,999	268	3.2
\$15,000 to \$24,999	754	9.0
\$25,000 to \$34,999	1,014	12.1
\$35,000 to \$49,999	1,072	12.8
\$50,000 to \$74,999	1,675	20.0
\$75,000 to \$99,999	1,240	14.8
\$100,000 to \$149,999	1,326	15.8
\$150,000 to \$199,999	545	6.5
\$200,000 or More	176	2.1
Median Household Income (Dollars)	\$60,014	NA

Source: US Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

## Forecast

Forecasts of the population, households and employment are provided in Table 7. The data, which is sourced from the North Jersey Transportation Planning Authority, indicates that the population of Little Harbor is forecast to grow at a rate of 1.5 percent annually, while employment is expected to increase at a rate of 2.4 percent annually. By comparison, the population of Ocean County is forecast to grow at an annual rate of 1.1 percent, while employment in Ocean County is forecast to grow at an annual rate of 1.3 percent.

**Table 7: Forecasts of Population, Household and Employment**

Little Egg Harbor Township, Ocean County	2010	2040	Annualized Percent Change, 2010-2040
Population	20,070	30,930	1.5%
Households	8,060	12,590	1.5%
Employment	2,990	6,080	2.4%

Source: North Jersey Transportation Planning Authority (April 26, 2013)

## Sandy's Impacts on the Township

### Impacts on Residential Structures

In late October 2012, coastal New Jersey was severely impacted by Hurricane Sandy. Ocean and Monmouth counties were at the center of the devastation. There was significant damage in the township to homes, commercial buildings and infrastructure.

Approximately 4,000 homes in Little Egg Harbor Township sustained damage during Hurricane Sandy, which is about 40 percent of the housing stock. Of these, 800 homes sustained substantial damage. Damage occurred as a result of flooding and high winds.

Many of the residences that were impacted by Superstorm Sandy were occupied by seniors. Since that time, many of the homes have been repaired and/or elevated. Many of the substantially damaged homes were demolished and replaced by new residences. There were over 300 homes demolished in 2013, almost 200 demolished in 2014 and over 100 homes demolished in 2015. By comparison, in the two years before Hurricane Sandy, there were 16 homes demolished in 2011 and 5 homes demolished in 2012.

The areas of Little Egg Harbor Township that are situated to the east of the Garden State Parkway were most impacted by Superstorm Sandy. These areas received up to four feet of storm surge and floodwater. They were also impacted by: storm-generated debris, which impeded the proper functioning of drainage structures and created roadway obstacles; winds; and, wave action.

## **Affordable Housing Obligation**

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

### **Present Need**

The present need is a measure of overcrowded and deficient housing that is occupied by low- and moderate-income households<sup>2</sup>. The present need has previously been called "rehabilitation share". Little Egg Harbor's assumed present need is 124 units, as established by a settlement agreement with Fair Share Housing Center and approved by the Court.

### **Prior Round Obligation**

The prior round obligation covers the period from 1987 through 1999. The Township's prior round obligation is 194 units, as specified in Little Egg Harbor's previous Housing Plan submitted to COAH in 2008, wherein the obligation for Cycles 1 & 2 was identified as 194 units based upon COAH's 5:97 regulations. The Township's prior round obligation has also been recognized as 194 units by the Fair Share Housing Center.

### **Prospective Need**

The prospective need is a measure of low- and moderate-income housing needs, based on development and growth that occurred or is reasonably likely to occur in a region or municipality. The prospective need covers the period from 1999 through 2025. The Township's prospective need is 634 units, as established by a settlement agreement with the Fair Share Housing Center and approved by the Court.

Based on the above, the Township's total obligation is 828 units (Prior Round Obligation of 194 + Prospective Need Obligation of 634 = 828). The Township notes that its fair share plan is designed to address its obligation of 828 units, as described herein.

### **Vacant Land Adjustment**

The Township notes that it is entitled to and has prepared a vacant land adjustment. This vacant land adjustment, which is provided in Appendix A of this Housing Element and Fair Share Plan, yields a realistic development potential (RDP) of 308 units. The realistic

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<sup>2</sup> It is acknowledged that a January 18, 2017 ruling of the New Jersey Supreme Court has modified the definition of "present need". However, the township entered into a settlement agreement with the Fair Share Housing Center that was approved by the court before the January 18, 2017 New Jersey Supreme Court ruling. Consequently, this Housing Plan Element and Fair Share Plan continues to define "present need" as a measure of overcrowded and deficient housing that is occupied by low- and moderate-income households and in need of rehabilitation.

development potential of 308 units results in an unmet need for the 2015-2025 period of 326 units.

The difference between the Township's current obligation and its RDP is known as the unmet need. In the case of Little Egg Harbor, the RDP of 308 is first subtracted from the Total Prospective Need Obligation of 634 to yield an unmet need of 326 units. The RDP of 308-units and unmet need of 326 units are addressed in this Housing Element and Fair Share Plan.

## **Ability to Accommodate Affordable Housing Obligation**

The plan includes a determination of the town's present and prospective fair share for low- and moderate-income housing and an analysis of how existing or proposed present zoning will provide adequate capacity to accommodate residential and non-residential growth.

### **Anticipated Land Use Patterns**

While Little Egg Harbor Township may appear to have an abundance of vacant, unimproved land, the potential developed lands are limited by development (i.e., regulatory) and environmental constraints. The nature of these constraints is described in the next section. The township will continue to be limited by these constraints, which are recognized in municipal planning documents.

### **Constraints on Development**

The entirety of Little Egg Harbor Township is located in either: the area subject to the New Jersey Coastal Area Facility Review Act (i.e., the CAFRA Zone); or, within the Pinelands Protection Area and, therefore, subject to the Pinelands Comprehensive Management Plan that is administered by the New Jersey Pinelands Commission.

In terms of location, the entire area west of the Garden State Parkway and some state-owned lands located to the east of the Garden State Parkway are situated in the aforementioned Pinelands Protection Area. The regulations of the New Jersey Pinelands Commission render the development of affordable housing unrealistic.

The balance of the Township is located in the CAFRA Zone. The constraints on development within the CAFRA Zone include floodplains, wetlands, stream corridors, threatened and endangered species habitats and areas outside of the approved sewer service area. In addition, there are regulatory constraints for residential development in excess of 24 units. Pursuant to the regulations governing CAFRA Permits, the New Jersey Department of Environmental Protection has established centers and coastal planning areas which correspond to the Policy Map of the New Jersey State Development and

Redevelopment Plan, and has established maximum impervious coverage limits for each of the respective centers and coastal planning areas. Development in areas of Little Egg Harbor Township that are situated within the CAFRA-regulated area but not within a designated center (e.g., the Mystic Island Town Center, the Tuckerton Town Center or the Parkertown Village Center) or an area designated as Planning Area 2 are, under the CAFRA rules, limited to a three-percent maximum impervious coverage. Therefore, affordable housing development is impractical in such regulated areas.

### **Economic Development Policies**

The municipal master plan articulates the economic goals, objectives and development policies of the township. The 1999 Township Master Plan included an Economic Plan Element, which indicated that there was not a lack of employment opportunities for its residents nor a lack of growth in employment. The critical economic issue for Little Egg Harbor, as addressed in the 1999 Township Master Plan, was the formation of ratable development for the support of municipal services. The Economic Plan Element identified several strategies to achieve that objective.

In addition, the Township pursued and realized Plan Endorsement with the New Jersey State Planning Commission to provide consistency between the land development policies of the municipalities, as well as the CAFRA Zone to minimize impediments to future growth.

### **Identification of Affordable Housing Sites**

The Township has identified sites for the production of affordable housing to meet its prior round obligation and prospective need obligation (including the RDP and unmet need) for affordable housing. The locations of the existing and proposed affordable housing sites are shown on the Affordable Housing Sites Map, which is part of this Housing Element and Fair Share Plan (Appendix B). Complete details of each site are provided in the township's fair share plan.

It is noted that during the preparation of this Housing Element and Fair Share Plan no other affordable housing sites beyond those listed identified in Appendix B and outlined in the township's fair share plan were offered for consideration by developers who have expressed a commitment to provide low- and moderate-income housing.



# Fair Share Plan

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

## **Municipal Affordable Housing Obligation**

The township has an obligation to plan for its fair share of the regional need for low- and moderate-income housing. As has been described in the Housing Element, the township's affordable housing obligation consists of the following components:

- Rehabilitation Obligation (Present Need): 124 units
- 1987 to 1999 Prior Round Obligation: 194 units
- 1999 to 2025 Third Round Obligation: 634 units

This report outlines the township's proposed affordable housing compliance strategy.

### **Rehabilitation Obligation (Present Need)**

The Present Need assigned to the township is 124 units. Little Egg Harbor Township is working to address its rehabilitation obligation as described in the following subsections.

#### **Ocean County CDBG Housing Rehabilitation Program**

Little Egg Harbor Township participates in the Ocean County CDBG Housing Rehabilitation Program. The purpose of the CDBG Housing Rehabilitation Program is to bring dwellings, including owner-occupied and rental units, up to local and state building codes. All funding under this program is in the form of a ten-year deferred loan. Since January 1, 2010, a total of three units have been rehabilitated in the township, as follows:

- 24 Cherry Street: Rehabilitated in 2014, \$30,275 expended
- 269 Valley Forge Drive: Rehabilitated in 2016, \$27,800 expended
- 238 Lexington Drive: Rehabilitated in 2016, \$24,600 expended

#### **Proposed Efforts**

The township will use affordable housing trust funds, and, to the extent necessary, other municipal funds, to implement a housing rehabilitation program that adheres to all regulatory

requirements in order to complete a minimum of an additional 121 housing rehabilitations (incl., the rehabilitation of rental units) to meet its complete present need. The proposed housing rehabilitation program will be administered through a qualified consultant, and both owner- and renter-occupied housing units will be eligible to receive funding for rehabilitation, provided that: the occupants of such units are determined to be classifiable as low- or moderate-income; and, the units are determined to be substandard (i.e., the units require repair or replacement of at least one major system [e.g.: roof; plumbing; heating; electrical system; etc.]). Up to \$10,000 will be provided for the rehabilitation of each unit, and ten-year controls on affordability will be required. Appendix I, *Draft Operating Manual*, provides complete details of the township's proposed housing rehabilitation program.

Please note that, as of the preparation of this Housing Element and Fair Share Plan, the township had not appointed an administrator for the proposed housing rehabilitation program, but had issued a request for proposals from qualified consultants to provide services for the administration of this program, as well as the township's affordability assistance program. A copy of the request for proposals and governing body authorization are provided in Appendix J.

### 1987 to 1999 Prior Round Obligation

The prior round obligation assigned to the township is 194 units. Little Egg Harbor Township has addressed its prior round obligation with the projects that are described in the following subsections.

#### Park Plaza Apartments (Prior Cycle Credits; 50 Credits)

Park Plaza Apartments is located at 150 Mathistown Road, on Block 285, Lot 13. It consists of 50 age-restricted rental units. The project is occupied and received a certificate of occupancy on March 28, 1984. It was financed with a Section 221 mortgage, which restricts occupancy to low- and moderate- income households. Per HUD's records, the first mortgage payment was made on September 1, 1984 and the mortgage will mature in 2024.

The township is seeking 50 prior cycle credits for Park Plaza Apartments.

#### Harbor House (100-Percent Affordable; 36 Credits and 36 Rental Bonus Credits)

Harbor House is located at 320 Radio Road, on Block 285, Lot 5. It consists of 36 family-rental units. The development is occupied, and certificates of occupancy were issued in Spring 1990.

Harbor House was financed through the USDA's Farm Home Program, which offered low- or no-interest mortgages for housing developments for very low- to moderate-income households. According to the USDA, Harbor House's mortgage is dated January 26, 1990 and matures in 2040. Affordability controls will be in place until 2040.

The township is seeking 36 credits and 36 rental bonus credits under the terms of N.J.A.C. 5:93-5.15(d)1 for Harbor House.

#### Royal Timbers (100-Percent Affordable; 104 Units Total, Seeking 72 Credits)

Royal Timbers is located on Wild Oaks Court, which is off Center Street, on Block 285.11, Lot 11. It consists of 104 family-rental units, and received certificates of occupancy between July 1, 1997 and October 30, 1998.

The Construction of Royal Timbers was financed via a Low-Income Housing Tax Credit (LIHTC) that was delivered through the New Jersey Housing and Mortgage Finance Agency. The LIHTC requires 15-year low- to moderate-income affordability controls that are typically extended for a total of 30 years.

All 104 units in Royal Timbers are restricted to households with incomes that are no more than 60 percent of Ocean County's median household income.

While all 104 affordable, family-rental units in Royal Timbers are creditworthy, the township requests that only 72 credits be applied to its prior round obligation.

#### Summary of 1987 to 1999 Prior Round Obligation Compliance

Based on the above, Little Egg Harbor Township requests a total of 194 credits to address its 194-unit prior round obligation. Of the requested credits: 50 are prior cycle credits; 108 are family-rental credits; and, 36 are rental bonus credits.

A summary of the township's prior round compliance strategy is provided in Table 8.

**Table 8: Prior Round Compliance Summary**

Mechanism	Completed Units	Units/Credits
<b>Prior Cycle Credits</b>		
Park Plaza Apartments (Age-restricted Rental)	50	50
<b>100-Percent Affordable</b>		
Harbor House (Family Rental)	36	36
Royal Timbers (Family Rental)	72	72
<b>Rental Bonus Credits</b>		
Harbor House (Family Rental)	--	36
<b>Total Prior Round Credits</b>	<b>158</b>	<b>194</b>

In addition to the above, it is noted that the township's prior round obligation compliance strategy conforms with all applicable caps and requirements. This is demonstrated below:

- Rental Obligation – 25 Percent of Obligation After Application of Prior Cycle Credits:
  - Minimum: 36 Units

- Provided: 108 Units
- Maximum Rental Bonus Credits – 25 Percent of Obligation After Application of Prior Cycle Credits:
  - Maximum: 36 Units
  - Provided: 36 Units
- Maximum Senior Units – 25 Percent of Obligation After Application of Prior Cycle Credits:
  - Maximum: 36 Units
  - Provided: 0 Provided

### Third Round Prospective Need for 1999-2025

Little Egg Harbor Township has been assigned a total third round prospective need of 608 units. However, as has been previously noted, the township is entitled to and has prepared a vacant land adjustment. The township's vacant land adjustment indicates that there is a RDP of 308 units. The unmet need is, therefore, 326 units.

The township assumes the following caps and requirements, which are applicable to its 308-unit RDP:

- Rental Obligation (25 Percent of Obligation, Rounded Up): 77 Units
- Bonus Credit Maximum (25 Percent of Obligation, Rounded Down): 77 Credits
- Age-Restricted Maximum (25 Percent of Obligation, Rounded Down): 77 Credits

Little Egg Harbor Township proposes to address its third round prospective need as described in the following subsections.

#### Royal Timbers (100-Percent Affordable; 104 Units Total, Seeking 32 Credits and 20 Rental Bonus Credits)

As has been noted in the section entitled "1987 to 1999 Prior Round Obligation" (above), Royal Timbers is located on Wild Oaks Court, which is off Center Street, on Block 285.11, Lot 11. It consists of 104 family-rental units, and received certificates of occupancy between July 1, 1997 and October 30, 1998.

The construction of Royal Timbers was financed via a low-income housing tax credit (LIHTC) that was delivered through the New Jersey Housing and Mortgage Finance Agency. The LIHTC requires 15-year low- to moderate-income affordability controls that are typically extended for a total of 30 years.

All 104 units in Royal Timbers are restricted to households with incomes that are no more than 60 percent of Ocean County's median household income.

All 104 affordable, family-rental units in Royal Timbers are creditworthy. The township has requested that 72 credits be applied to its prior round obligation. The township requests that the

remaining 32 credits be applied to its third round obligation. The township also requests a total of 20 rental bonus credits for units in Royal Timbers under the terms of N.J.A.C. 5:93-5.15(d)1.

[Oak Lane \(100-Percent Affordable; 56 Credits and 56 Rental Bonus Credits\)](#)

Oak Lane is proposed to be located at 190 Oak Lane, on Block 292, lots 10, 11 and 12.01. It will consist of 56 affordable, family-rental units, and will be located in the Tuckerton CAFRA Town Center and Planning Area 2.

Oak Lane is a proposed as a 100-percent affordable family rental development on a 4.2-acre site. The project is approved for a total of 56 family rental units, and will be funded as part of Round 3A of the CDBG-DR Fund for Restoration of Multifamily Housing.

The project has received all requisite approvals from the Little Egg Harbor Township Zoning Board of Adjustment. The township is seeking 56 credits and 56 rental bonus credits under the terms of N.J.A.C. 5:93-5.15(d)1 for Oak Lane.

A site suitability report for this project is appended to this Housing Element and Fair Share Plan.

[Mathistown No. 1 \(Inclusionary; 25 Credits\)](#)

Mathistown No. 1 is proposed to be located along Mathistown Road, on Block 325, lots 4.01, 4.02, and 4.03. It will consist of a total of 125 units, of which 25 will be affordable family rental units. The proposed set-aside is 20 percent. The site contains a total of approximately 14.7 acres.

The site is located in Mystic Island CAFRA Town Center and Planning Area 2.

The township is seeking 25 credits for the proposed inclusionary family rental development on the Mathistown No. 1 site.

A site suitability report for this project is appended to this Housing Element and Fair Share Plan.

[Mathistown No. 2 \(Inclusionary; 25 Credits\)](#)

Mathistown No. 2 is proposed to be located along Mathistown Road, on Block 325.20, Lot 11. It will consist of a total of 125 units, of which 25 will be affordable family rental units. The proposed set-aside is 20 percent. The site contains a total of approximately 14.3 acres.

The site is located in Mystic Island CAFRA Town Center and Planning Area 2.

The township is seeking 25 credits for the proposed inclusionary family rental development on the Mathistown No. 2 site.

A site suitability report for this project is appended to this Housing Element and Fair Share Plan.

#### [Mixed-Use Site on Route 9 \(Inclusionary; 75 Credits\)](#)

The mixed-use site on Route 9 is proposed to be located on: Block 283, Lot 2; Block 284, Lot 2; Block 286, Lot 1; and, Block 287, lots 2 and 3. It will be an inclusionary site with a total of 75 affordable family-sale and -rental units.

The project is unconstructed. The frontage will be along Route 9, and the tract is located in: Tuckerton Town Center; Tuckerton CAFRA Town Center; and, Planning Area 2.

The Mixed-Use Site on Route 9 contains a total of 94.27 acres, of which 62.79 acres will be used for the development of market rate and affordable family sale and rental units, and the remaining 31.48 acres will be used for the development of retail space. In total, the development will have a minimum of 400 units, of which 75 will be affordable.

The township is seeking 75 credits for the proposed inclusionary development on the Mixed-Use Site on Route 9.

A site suitability report for this project is appended to this Housing Element and Fair Share Plan.

#### [Seacrest Village \(Assisted Living; 8 Credits\)](#)

Seacrest Village is located at the corner of Mathistown Road and Mystic Shores Boulevard, on Block 325, Lot 7.05. It is a licensed assisted living facility with a total capacity of 88 beds over 62,000 square feet.

The project is complete and operational. It received 80 percent of its funding from HUD, and 10 percent of its population is required to be Medicaid patients (i.e., recipients of Medicaid waivers). The township is seeking a total of eight (8) credits for assisted living bedrooms. In addition, because the residents of these assisted living bedrooms are recipients of Medicaid waivers, they are classified as very low-income.

#### [Community Options 1 \(Special Needs; 2 Credits\)](#)

The Community Options 1 site is located at 129 Westchester Drive, on Block 285, Lot 206. It contains a licensed special needs (adult) group home facility with two bedrooms. The project is complete and operational.

Funding is provided through the Division of Developmental Disabilities of the New Jersey Department of Human Services. The group home's license is renewed annually, and its residents are classified as very low-income. New residents are referred from the Division of Developmental Disability's residential services waiting list or from the state's residential developmental centers.

The township is seeking two credits for the special needs housing on the Community Options 1 site.

#### Community Options 2 (Special Needs; 3 Credits)

The Community Options 2 site is located at 214 Harbortown Drive, on Block 326.16, Lot 9. It contains a licensed special needs (adult) group home facility with three bedrooms. The project is complete and operational.

Funding is provided through the Division of Developmental Disabilities of the New Jersey Department of Human Services. The group home's license is renewed annually, and its residents are classified as very low-income. New residents are referred from the Division of Developmental Disability's residential services waiting list or from the state's residential developmental centers.

The township is seeking three credits for the special needs housing on the Community Options 2 site.

#### Special Needs Housing Partnership (Special Needs; 6 Credits)

Special Needs Housing Partnership will develop a licensed group home with a total of 6 bedrooms on a to-be-determined site in Little Egg Harbor Township.

The development of this group home was foreseen by the 2012 Spending Plan, which dedicated \$375,000 for the creation of appropriate housing for individuals with developmental disabilities through the purchase and conversion of an existing residential structure within the municipality.

A memorandum of understanding dated June 14, 2012 and made between the New Jersey Housing and Mortgage Finance Agency, the New Jersey Department of Human Services, and Little Egg Harbor Township provides for the transfer of the \$375,000 to the State for the coordination and administration of this program.

The residents of the special needs project will be classified as very low-income.

#### Summary of Third Round Prospective Need for 1999-2025 Compliance

As has been previously noted, Little Egg Harbor Township has been assigned a total third round prospective need of 608 units. However, the township is entitled to and has prepared a vacant land adjustment. The township's vacant land adjustment indicates that there is a RDP of 308 units. The unmet need is, therefore, 326 units.

#### RDP Compliance

Based on the above, Little Egg Harbor Township requests a total of 308 credits to address its 308-unit RDP. Of the requested credits: 232 are for affordable units; and, 76 are rental bonus credits. This compliance strategy conforms with all applicable caps and requirements, as indicated below:

- Rental Obligation Minimum (77 Units): 113 provided
- Bonus Credit Maximum (77 Credits): 76 provided
- Age-Restricted Maximum (77 Credits): 8 provided

A summary of the township's RDP compliance strategy is provided in Table 9.

**Table 9: RDP Compliance Summary**

Mechanisms	Affordable Units	Rental Bonus Credits	Total Credits
<b>Units Carried Forward from Prior Period</b>			
<i>Tall Timbers</i>	<b>32</b>	<b>20</b>	<b>75</b>
<b>Inclusionary Developments</b>			
<i>Route 9 Mixed-Use Development (Family for-Sale/Rental)</i>	75	—	75
<i>Mathistown No. 1 (Family Rental)</i>	25	—	25
<i>Mathistown No. 2 (Family For-Sale)</i>	25	—	25
<b>100-Percent Affordable Development</b>			
<i>Oak Lane (Family Rental)</i>	56	56	112
<b>Supportive/Special Needs Housing</b>			
<i>Community Options 1 (Westchester Drive.)</i>	2	—	2
<i>Community Options 2 (Harbortown Drive)</i>	3	—	3
<i>Seacrest Village (Assisted Living)</i>	8	—	8
<i>NJDCA Special Needs Housing Partnership</i>	6	—	6
<b>Total Third Round Credits</b>	<b>232</b>	<b>76</b>	<b>308</b>
<b>Total RDP</b>	—	—	<b>308</b>

In addition to the above, the township notes that at least 50 percent of the units addressing the township's new construction obligation will be affordable to low-income households in accordance with applicable rules and regulations.

With regard to the township's compliance with P.L. 2008, c. 46, the township further notes that it estimates its very low-income requirement to be 40, which is 13 percent of the portion of the third round obligation that can be attributed to the period from 2008 through 2025 (i.e., 13 percent of 308). The township has identified at least nineteen credits that are attributable to very low-income housing units (viz., Seacrest Village, Community Options 1, Community Options 2, and Special Needs Housing Partnership). The township will fulfill the remainder of its very low-income requirement on proposed affordable housing sites that have been outlined in this fair share plan, as follows: eight very low-income family units on the Oak Lane site; four very low-income family units on the Mathistown No. 1 site; four very low-income family units on the Mathistown No. 2 site; and, ten very low-income family units on the Mixed-Use on Route 9 site. In total, with very low-income units on both existing and proposed affordable housing sites taken into consideration, there are then 45 very low-income units, which exceeds the requirement of 40 units and includes 26 very low-income units for families.



With further regard to the township's compliance with P.L. 2008, c. 46, it is noted that generation of very low-income units on the proposed affordable housing sites that are identified in this Housing Element and Fair Share Plan, as well as on future affordable housing sites that are not specifically identified herein, will result from the application of Section 15-21(E)3 of the Little Egg Harbor Township Code, which stipulates that: 13 percent of all affordable units in developments with at least eight affordable units constructed onsite must be reserved for very low-income households; and, at least 50 percent of all very low-income units shall be reserved for very low-income families.

#### *Fulfillment of Unmet Need*

As has been previously noted the Township has an unmet need of 326 units. Little Egg Harbor Township proposes to fulfill its unmet need of 326 units with a municipal-wide requirement that any new multifamily development with five or more units shall include a 15-percent set-aside for rental units, and 20-percent for sale units. This requirement is in accordance with the courts settlement agreement.

### **Right to Additional Credits**

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

### **Right to Use Other Compliance Mechanisms**

The Township reserves its right to use any permissible technique to address its fair share housing obligation including, but not limited to, mandatory set-aside requirements and the acceptance of payments in lieu of construction of affordable housing.

### **Fair Share Plan Implementation Schedule**

The Township will provide for the construction and reconstruction, as well as the required documentation of affordable units, in accordance with the implementation schedule provided in Table 10.

**Table 10: Plan Implementation Schedule**

Project	Anticipated Year of Construction Commencement	Anticipated Year of Construction Completion
Oak Lane	2018	2019
Mathistown No. 1	2020	2021
Mathistown No. 2	2020	2021
Mixed-Use Site on Route 9	2019	2022

## Capturing Future Affordable Housing Development Opportunities

Little Egg Harbor will adopt a mandatory affordable housing requirement for new multi-family residential development requiring a 15-percent set-aside for rental and 20-percent set-aside for for-sale projects in excess of five units.

## Provision of Affordability Assistance

In addition to addressing its present and prospective needs, Little Egg Harbor, as detailed in its Affordable Housing Trust Fund Spending Plan (Appendix K), will allocate approximately \$336,466 to the provision of affordability assistance, including approximately \$112,155 in affordability assistance for very low-income households.

The township's affordability assistance program will be implemented and administrated through a qualified consultant, and provide security deposit assistance and down payment/closing cost assistance in the form of low- and no-interest loans, respectively. Eligible participants must be income-qualified by the township's administrative agent and must be under contract to purchase or rent a deed-restricted unit within the township. Properties for which affordability assistance is sought must be single- or two-family homes, attached or detached, within the township and subject to affordability controls and monitoring requirements. Appendix I, *Draft Operating Manual*, provides complete details of the township's proposed affordability assistance program.

Please note that, as of the preparation of this Housing Element and Fair Share Plan, the township had not appointed an administrator for the proposed affordability assistance program, but had issued a request for proposals from qualified consultants to provide services for the administration of this program, as well as the township's housing rehabilitation program. A copy of the request for proposals is provided in Appendix J.

## **Appendix A: Vacant Land Adjustment**

# Vacant Land Analysis of Sewer Service Area

**Prepared for:**  
Little Egg Harbor Township  
Ocean County, New Jersey

**Revised:**  
November 16, 2016



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## Introduction

This document provides an analysis of the development potential of vacant and undeveloped land that is located within the sewer service area of Little Egg Harbor Township. It has been prepared for the purpose of ascertaining the realistic affordable housing development potential (hereinafter referred to as Realistic Development Potential) of said lands.

## Identification of Vacant Land

This inventory reviewed the 2015 MOD IV Tax Data records for Vacant (Property Class 1), Regular Farmland (Property Class 3A), Qualified Farmland (Property Class 3B), and Public (Property Class 15C), Township-owned lands in the sewer service area of Little Egg Harbor Township. All such properties are listed in the accompanying Vacant Land Inventory Table in Appendix A. These sites were joined to available parcel data in a Geographic Information System (GIS) in order to review development capability and potential.

## Environmental Encumbrances and Other Exclusions

Environmentally sensitive areas (incl., flood hazard areas and wetlands) and dedicated recreation and open space areas have been excluded from the calculation of the municipality's Realistic Development Potential (RDP). In addition, small isolated lots having an insufficient acreage to generate an affordable housing set-aside as part of an inclusionary development have been excluded from the calculation of the RDP, as have been landlocked parcels or sites with limited or no access. Furthermore, threatened and endangered species habitat preservation requirements and CAFRA impervious cover limits have been observed. With regard to CAFRA impervious cover limits, it is noted that: sites within CAFRA Planning Area 2 were assumed to have an impervious coverage limit of 30 percent; sites within the Parkertown Village Center were assumed to have an impervious coverage limit of 60 percent; sites within the Mystic Island Town Center and Tuckerton Town Center were assumed to have an impervious coverage limit of 70 percent. Please note that when a site was located within more than one CAFRA planning area, the impervious surface coverage limit of the CAFRA planning area comprising the majority of the site was observed. With regard to threatened and endangered species habitat, it is noted that the developable acreage of sites that had a total gross yield of 25 or more units (incl., market rate and affordable units) and at least 50-percent coverage of potential threatened and endangered



species habitat, as mapped by the Landscape Project of the New Jersey Department of Environmental Protection, were reduced to address threatened and endangered species habitat preservation requirements.

Appendix B maps the individual environmental constraints described above in relation to the properties in the Township that were assessed as: Class 1; Class 3A; Class 3B; or, Class 15C and Township-owned. Appendix A further outlines any applicable remarks pertaining to the need to exclude any of these properties from the Township's RDP and states a final calculation of developable acres for each property. The site number that is listed in Appendix A coincides with the mapping in Appendix B.

#### [Vacant Land as RDP](#)

The assessment of vacant land and application of permitted exclusions results in a RDP of 308 units. These 308 units are distributed among 49 sites (n.b., a site may contain one or more tax parcels), including four (4) affordable housing sites that are part of the township's preliminary fair share compliance plan, and encompass a total developable area of approximately 247 acres, exclusive of developable acreage within the aforementioned affordable housing sites. To arrive at an RDP of 308 units, a density of at least six (6) units per acre was applied to each site. The specific density applied to each site was determined by: applying 120 percent of the prevailing density in the respective census block group (n.b., the census block group is the smallest geographical unit for which the United States Census Bureau publishes sample data) at the time of, and as reported by, the 2010 US Census and rounding up to the nearest whole number; the permitted density of the respective zone district; or, a presumptive density of six [6] units per acre, whichever of the three options resulted in the highest density. However, for sites located within Mystic Island Town Center or Tuckerton Town Center with a minimum of 3.5 developable acres, the presumptive density was assumed to be 12 units per acre (n.b., for sites with less than 3.5 developable acres, presumptive densities were determined in the same manner as for all other portions of the sewer service area, which has been described above). The presumptive set-aside was 20 percent. The sites that contribute to the Township's RDP are identified in Appendix A by an RDP value that is greater than or equal to 1.



## Appendix A: Vacant Land Inventory Table

SITE NO.	BLOCK	LOT	PROPERTY CLASS	OWNER	GROSS AREA (ACRES)	PRESERVED FARMLAND (ACRES)	WETLAND AREA (ACRES)	FLOOD HAZARD AREA (ACRES)	HISTORIC SITE (ACRES)	OPEN SPACE AND RECREATION (ACRES)	TOTAL CONSTRAINED AREA (ACRES)	NET AREA (ACRES)	TOTAL NET AREA (ACRES IN SITE)	SEWER SERVICE AREA (YES/NO)	VACANT	ZONING	PRESUMPTIVE DENSITY	CAFRA IMPERVIOUS COVER LIMIT	GROSS TOTAL UNITS (BEFORE T&E HABITAT PRESERVATION)	GROSS TOTAL UNITS ≥ 25 AND ≥ 50% OF SITE AREA OCCUPIED BY T&E HABITAT (TRUE/FALSE)	RDP
1	153.01	2	Class: 1 - Vacant Land	MOTT, GEORGE R	0.07	-	-	-	-	-	-	0.07	0.15	YES	VACANT (APPARENT)	R-100	6.00	0.30	0	FALSE	0
	153.01	1	Class: 1 - Vacant Land	MOTT, GEORGE R	0.08	-	-	-	-	-	-	0.08		YES	VACANT (APPARENT)	R-100					
	152	6	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.06	-	-	-	-	-	-	0.06		YES	Parker's Run Redevelopment Area	R-100					
	152	9	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.06	-	-	-	-	-	-	0.06		YES	Parker's Run Redevelopment Area	R-100					
	152	1	Class: 1 - Vacant Land	UNKNOWN OWNER	0.06	-	-	-	-	-	-	0.06		YES	Parker's Run Redevelopment Area	R-100					
	151	22	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.07	-	-	-	-	-	-	0.07		YES	Parker's Run Redevelopment Area	PRC					
	151	3	Class: 1 - Vacant Land	WAXMAN, FRANK	0.11	-	-	-	-	-	-	0.11		YES	Parker's Run Redevelopment Area	PRC					
	152	8	Class: 1 - Vacant Land	UNKNOWN OWNER	0.12	-	-	-	-	-	-	0.12		YES	Parker's Run Redevelopment Area	R-100					
	152	5	Class: 1 - Vacant Land	UNKNOWN OWNER	0.12	-	-	-	-	-	-	0.12		YES	Parker's Run Redevelopment Area	R-100	6.00	0.30	7	FALSE	1
	152	2	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.12	-	-	-	-	-	-	0.12		YES	Parker's Run Redevelopment Area	R-100					
	152	4	Class: 1 - Vacant Land	PESCHKO, LESTER & TRACEY	0.20	-	-	-	-	-	-	0.20		YES	Parker's Run Redevelopment Area	R-100					
	151	5	Class: 1 - Vacant Land	DIPAOLLO, EUGENE A & DIANA L	0.33	-	-	-	-	-	-	0.33		YES	Parker's Run Redevelopment Area	PRC					
	151	30	Class: 1 - Vacant Land	BEACH, GREGORY & CHERYL	0.36	-	-	-	-	-	-	0.36		YES	Parker's Run Redevelopment Area	PRC					
	151	1	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.53	-	-	-	-	-	-	0.53		YES	Parker's Run Redevelopment Area	PRC					
	130	2.02	Class: 1 - Vacant Land	LAROSA, PAUL M & CHERYL A	0.69	-	-	-	-	-	-	0.69		YES	Parker's Run Redevelopment Area	R-200					
	151	11	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	1.22	-	0.01	-	-	-	0.01	1.21		YES	Parker's Run Redevelopment Area	PRC					
	150	39	Class: 1 - Vacant Land	PFAUTH, RICHARD & ANITA	0.12	-	-	-	-	-	-	0.12		YES	VACANT (APPARENT)	PRC					
	150	20	Class: 1 - Vacant Land	PFAUTH, RICHARD & ANITA	0.12	-	-	-	-	-	-	0.12		YES	VACANT (APPARENT)	PRC	6.00	0.30	4	FALSE	0
	150	41	Class: 1 - Vacant Land	PFAUTH, RICHARD & ANITA	0.14	-	-	-	-	-	-	0.14		YES	VACANT (APPARENT)	PRC					
	150	1	Class: 1 - Vacant Land	DIPAOLLO, EUGENE A & DIANA L	0.89	-	-	-	-	-	-	0.89		YES	VACANT (APPARENT)	PRC					
	150	16	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	1.12	-	-	-	-	-	-	1.12		YES	VACANT (APPARENT)	PRC					
	147	15	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.05	-	-	-	-	-	-	0.05		YES	Parker's Run Redevelopment Area	PRC					
	147	14	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.06	-	-	-	-	-	-	0.06		YES	Parker's Run Redevelopment Area	PRC	6.00	0.30	4	FALSE	0
	147	23	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.12	-	-	-	-	-	-	0.12		YES	Parker's Run Redevelopment Area	PRC					
	147	30	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.12	-	-	-	-	-	-	0.12		YES	Parker's Run Redevelopment Area	PRC					
	147	20	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.15	-	-	-	-	-	-	0.15		YES	Parker's Run Redevelopment Area	PRC					
	147	1	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	2.09	-	-	-	-	-	-	2.09		YES	Parker's Run Redevelopment Area	PRC					
	146	16	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.05	-	-	-	-	-	-	0.05		YES	VACANT (APPARENT)	PRC					
	146	38	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.06	-	-	-	-	-	-	0.06		YES	VACANT (APPARENT)	PRC	6.00	0.30	4	FALSE	0
	146	8	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.06	-	-	-	-	-	-	0.06		YES	VACANT (APPARENT)	PRC					
	146	27	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.06	-	-	-	-	-	-	0.06		YES	VACANT (APPARENT)	PRC					
	146	31	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.06	-	-	-	-	-	-	0.06		YES	VACANT (APPARENT)	PRC					
	146	39	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.10	-	-	-	-	-	-	0.10		YES	VACANT (APPARENT)	PRC					
	146	18	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.15	-	-	-	-	-	-	0.15		YES	VACANT (APPARENT)	PRC					
	146	1	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.76	-	-	-	-	-	-	0.76		YES	VACANT (APPARENT)	PRC					
	146	9	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.93	-	-	-	-	-	-	0.93		YES	VACANT (APPARENT)	PRC					
	145	57	Class: 1 - Vacant Land	PFAUTH, RICHARD & ANITA	0.06	-	-	-	-	-	-	0.06		YES	VACANT (APPARENT)	PRC					
	145	69	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.06	-	-	-	-	-	-	0.06		YES	VACANT (APPARENT)	PRC	6.00	0.70	5	FALSE	1
	145	70	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.11	-	-	-	-	-	-	0.11		YES	VACANT (APPARENT)	PRC					
	145	67	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.12	-	-	-	-	-	-	0.12		YES	VACANT (APPARENT)	PRC					
	145	74	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.12	-	-	-	-	-	-	0.12		YES	VACANT (APPARENT)	PRC					
	145	65	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.12	-	-	-	-	-	-	0.12		YES	VACANT (APPARENT)	PRC					
	145	72	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.12	-	-	-	-	-	-	0.12		YES	VACANT (APPARENT)	PRC					
	145	51	Class: 1 - Vacant Land	GLEASON, THOMAS R	0.31	-	-	-	-	-	-	0.31		YES	VACANT (APPARENT)	PRC					
	145	58	Class: 1 - Vacant Land	PFAUTH, RICHARD & ANITA	0.40	-	-	-	-	-	-	0.40		YES	VACANT (APPARENT)	PRC					
	144	42	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.05	-	-	-	-	-	-	0.05		YES	VACANT (APPARENT)	PRC					
	144	18	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.05	-	-	-	-	-	-	0.05		YES	VACANT (APPARENT)	PRC	6.00	0.30	1	FALSE	0
	144	22	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.07	-	-	-	-	-	-	0.07		YES	VACANT (APPARENT)	PRC					
	144	14	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.22	-	-	-	-	-	-	0.22		YES	VACANT (APPARENT)	PRC					
	144	19	Class: 1 - Vacant Land	GLEASON, THOMAS R	0.61	-	-	-	-	-	-	0.61		YES	VACANT (APPARENT)	PRC					
	143	15	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.05	-	-	-	-	-	-	0.05		YES	VACANT (APPARENT)	PRC					
	143	18	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.06	-	-	-	-	-	-	0.06		YES	VACANT (APPARENT)	PRC	6.00	0.30	1	FALSE	0
	143	16	Class: 1 - Vacant Land	OGDEN, CHARLOTTE M	0.06	-	-	-	-	-	-	0.06		YES	VACANT (APPARENT)	PRC					
	143	22	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.06	-	-	-	-	-	-	0.06		YES	VACANT (APPARENT)	PRC					
	143	19	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.17	-	-	-	-	-	-	0.17		YES	VACANT (APPARENT)	PRC					
	143	37	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.45	-	-	-	-	-	-	0.45		YES	VACANT (APPARENT)	PRC					
	141	23	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.13	-	-	-	-	-	-	0.13		YES	VACANT (APPARENT)	PRC	6.00	0.30	0	FALSE	0
	141	26	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.42	-	-	-	-	-	-	0.42		YES	VACANT (APPARENT)	PRC					
	132	11	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.05	-	-	-	-	-	-	0.05		YES	VACANT (APPARENT)	PRC					
	132	15	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.06	-	-	-	-	-	-	0.06		YES	VACANT (APPARENT)	PRC					
	133	17	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.07	-	-	-	-	-	-	0.07		YES	VACANT (APPARENT)	PRC					
	133	21	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.10	-	-	-	-	-	-	0.10		YES	VACANT (APPARENT)	PRC					
	132	12	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.11	-	-	-	-	-	-	0.11		YES	VACANT (APPARENT)	PRC	6.00	0.30	8	FALSE	1
	133	7	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.18	-	-	-	-	-	-	0.18		YES	VACANT (APPARENT)	PRC					
	131	1	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.20	-	-	-	-	-	-	0.20		YES	VACANT (APPARENT)	PRC					
	132	1	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.71	-	-	-	-	-	-	0.71		YES	VACANT (APPARENT)	PRC					
	196	5.08	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	1.03	-	-	-	-	-	-	1.03		YES	VACANT (APPARENT)	PRC					
	133	1	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	2.00	-	-	-	-	-	-	2.00		YES	VACANT (APPARENT)	PRC					
	140	1	Class: 1 - Vacant Land	RONDA, JULIA M	0.78	-	-	-	-	-	-	0.78	1.60	YES	VACANT (APPARENT)	PRC	6.00	0.30	2	FALSE	0
	140	23	Class: 1 - Vacant Land	SCATASSA, JOSEPH & PAULETTE M	0.82	-	-	-	-	-	-	0.82		YES	VACANT (APPARENT)	PRC					
	139	35	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.06	-	-	-	-	-	-	0.06		YES	VACANT (APPARENT)	PRC	6.00	0.30	2	FALSE	0
	139	25	Class: 1 - Vacant Land	DIPAOLLO, DIANA & EUGENE	0.58	-	-	-	-	-	-	0.58		YES	VACANT (APPARENT)	PRC					
	139	1	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.84	-	-	-	-	-	-	0.84		YES	VACANT (APPARENT)	PRC					
	138	28	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.06	-	-	-	-	-	-	0.06		YES	VACANT (APPARENT)	PRC					
	138	11	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.11	-	-	-	-	-	-	0.11		YES	VACANT (APPARENT)	PRC	6.00	0.30	2	FALSE	0
	138	23	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.12	-	-	-	-	-	-	0.12		YES	VACANT (APPARENT)	PRC					
	138	1	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	1.10	-	-	-	-	-	-	1.10		YES	VACANT (APPARENT)	PRC					
	137	42	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.05	-	-	-	-	-	-	0.05		YES	VACANT (APPARENT)	PRC					
	137	48	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.06	-	-	-	-	-	-	0.06		YES	VACANT (APPARENT)	PRC					
	137	47	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.06	-	-	-	-	-	-	0.06		YES	VACANT (APPARENT)	PRC					
	137	43	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.06	-	-</														



SITE NO.	BLOCK	LOT	PROPERTY CLASS	OWNER	GROSS AREA (ACRES)	PRESERVED FARMLAND (ACRES)	WETLAND AREA (ACRES)	FLOOD HAZARD AREA (ACRES)	HISTORIC SITE (ACRES)	OPEN SPACE AND RECREATION (ACRES)	TOTAL CONSTRAINED AREA (ACRES)	NET AREA (ACRES)	TOTAL NET AREA (ACRES IN SITE)	SEWER SERVICE AREA (YES/NO)	VACANT	ZONING	PRESUMPTIVE DENSITY	CAFRA IMPERVIOUS COVER LIMIT	GROSS TOTAL UNITS (BEFORE T&E HABITAT PRESERVATION)	GROSS TOTAL UNITS ≥ 25 AND ≥ 50% OF SITE AREA OCCUPIED BY T&E HABITAT (TRUE/FALSE)	RDP
	196	5.11	Class: 1 - Vacant Land	LIDLOW, MARK & POPPER, JEANNE	0.57	-	-	-	-	-	-	0.57		YES	VACANT (APPARENT)	R-150					
	196	5.12	Class: 1 - Vacant Land	DIPPOLITO, MICHAEL J & MARY ELLEN	0.58	-	-	-	-	-	-	0.58		YES	VACANT (APPARENT)	R-150					
	196	5.1	Class: 1 - Vacant Land	BARTON, THOMAS J	0.58	-	-	-	-	-	-	0.58		YES	VACANT (APPARENT)	R-150					
	196	5.13	Class: 1 - Vacant Land	HEGSTAD, TROY W & DEBRA A	0.59	-	-	-	-	-	-	0.59		YES	VACANT (APPARENT)	R-150					
	136	27	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.93	-	-	-	-	-	-	0.93		YES	VACANT (APPARENT)	PRC					
	135	1.01	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	2.16	-	-	-	-	-	-	2.16		YES	VACANT (APPARENT)	PRC					
	136	1.01	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	2.35	-	-	-	-	-	-	2.35		YES	VACANT (APPARENT)	PRC					
16	124	9.84	Class: 1 - Vacant Land	SEIDEL, HENRY	0.15	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A	6.00	—	—	—	—
	124	9.85	Class: 1 - Vacant Land	K HOVNANIAN AT LEH TWP II LLC	0.16	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
	124	9.86	Class: 1 - Vacant Land	K HOVNANIAN AT LEH TWP II LLC	0.16	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
	124	9.86	Class: 1 - Vacant Land	K HOVNANIAN AT LEH TWP II LLC	0.16	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
17	124.05	34	Class: 1 - Vacant Land	GSO LB1 LLC	0.19	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A	6.00	—	—	—	—
	124.05	33	Class: 1 - Vacant Land	GSO LB1 LLC	0.20	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
18	124	9.81	Class: 1 - Vacant Land	GSO LB1 LLC	0.15	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A	6.00	—	—	—	—
	124	9.8	Class: 1 - Vacant Land	GSO LB1 LLC	0.15	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
	124	9.77	Class: 1 - Vacant Land	GSO LB1 LLC	0.16	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
	124	9.79	Class: 1 - Vacant Land	GSO LB1 LLC	0.16	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
	124	9.78	Class: 1 - Vacant Land	GSO LB1 LLC	0.16	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
	124	9.82	Class: 1 - Vacant Land	GSO LB1 LLC	0.17	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
	124	9.76	Class: 1 - Vacant Land	GSO LB1 LLC	0.17	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
	124	9.75	Class: 1 - Vacant Land	GSO LB1 LLC	0.18	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
	124	9.83	Class: 1 - Vacant Land	GSO LB1 LLC	0.19	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
	124.05	9	Class: 1 - Vacant Land	GSO LB1 LLC	0.20	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
	124.05	11	Class: 1 - Vacant Land	GSO LB1 LLC	0.23	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
19	124.05	12	Class: 1 - Vacant Land	GSO LB1 LLC	0.25	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A	6.00	—	—	—	—
	124.05	10	Class: 1 - Vacant Land	GSO LB1 LLC	0.32	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
	124.04	52	Class: 1 - Vacant Land	GSO LB1 LLC	0.20	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
	124.04	51	Class: 1 - Vacant Land	GSO LB1 LLC	0.20	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
20	124.04	53	Class: 1 - Vacant Land	GSO LB1 LLC	0.21	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A	6.00	—	—	—	—
	124.04	55	Class: 1 - Vacant Land	GSO LB1 LLC	0.22	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
	124.04	54	Class: 1 - Vacant Land	GSO LB1 LLC	0.22	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
	124.05	30	Class: 1 - Vacant Land	GSO LB1 LLC	0.17	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
21	124.05	20	Class: 1 - Vacant Land	GSO LB1 LLC	0.18	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A	6.00	—	—	—	—
	124.05	21	Class: 1 - Vacant Land	GSO LB1 LLC	0.18	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
	124.05	19	Class: 1 - Vacant Land	GSO LB1 LLC	0.18	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
	124.05	18	Class: 1 - Vacant Land	GSO LB1 LLC	0.19	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
	124.05	29	Class: 1 - Vacant Land	GSO LB1 LLC	0.20	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
	124.05	28	Class: 1 - Vacant Land	GSO LB1 LLC	0.20	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
	124.05	25	Class: 1 - Vacant Land	GSO LB1 LLC	0.20	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
	124.05	17	Class: 1 - Vacant Land	GSO LB1 LLC	0.21	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
	124.05	32	Class: 1 - Vacant Land	GSO LB1 LLC	0.21	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
	124.05	22	Class: 1 - Vacant Land	GSO LB1 LLC	0.21	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
	124.05	31	Class: 1 - Vacant Land	GSO LB1 LLC	0.22	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
	124.05	27	Class: 1 - Vacant Land	GSO LB1 LLC	0.23	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
	124.05	13	Class: 1 - Vacant Land	GSO LB1 LLC	0.23	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
	124.05	16	Class: 1 - Vacant Land	GSO LB1 LLC	0.23	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
	124.05	24	Class: 1 - Vacant Land	GSO LB1 LLC	0.24	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
	124.05	15	Class: 1 - Vacant Land	GSO LB1 LLC	0.24	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
	124.05	26	Class: 1 - Vacant Land	GSO LB1 LLC	0.26	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
	124.05	23	Class: 1 - Vacant Land	GSO LB1 LLC	0.26	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
	124.05	14	Class: 1 - Vacant Land	GSO LB1 LLC	0.28	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
22	124.04	36	Class: 1 - Vacant Land	GSO LB1 LLC	0.15	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A	6.00	—	—	—	—
	124.04	37	Class: 1 - Vacant Land	GSO LB1 LLC	0.18	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
	124.04	38	Class: 1 - Vacant Land	GSO LB1 LLC	0.18	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
	124.04	47	Class: 1 - Vacant Land	GSO LB1 LLC	0.18	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
	124.04	46	Class: 1 - Vacant Land	GSO LB1 LLC	0.18	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
	124.04	43	Class: 1 - Vacant Land	GSO LB1 LLC	0.18	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
	124.04	39	Class: 1 - Vacant Land	GSO LB1 LLC	0.19	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
	124.04	33	Class: 1 - Vacant Land	GSO LB1 LLC	0.19	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
	124.04	35	Class: 1 - Vacant Land	GSO LB1 LLC	0.19	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
	124.04	45	Class: 1 - Vacant Land	GSO LB1 LLC	0.19	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
	124.04	48	Class: 1 - Vacant Land	GSO LB1 LLC	0.20	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
	124.04	34	Class: 1 - Vacant Land	GSO LB1 LLC	0.20	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
	124.04	42	Class: 1 - Vacant Land	GSO LB1 LLC	0.20	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
	124.04	49	Class: 1 - Vacant Land	GSO LB1 LLC	0.21	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
	124.04	50	Class: 1 - Vacant Land	GSO LB1 LLC	0.22	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
	124.04	41	Class: 1 - Vacant Land	GSO LB1 LLC	0.22	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					
	124.04	40	Class: 1 - Vacant Land	GSO LB1 LLC	0.22	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A					

SITE NO.	BLOCK	LOT	PROPERTY CLASS	OWNER	GROSS AREA (ACRES)	PRESERVED FARMLAND (ACRES)	WETLAND AREA (ACRES)	FLOOD HAZARD AREA (ACRES)	HISTORIC SITE (ACRES)	OPEN SPACE AND RECREATION (ACRES)	TOTAL CONSTRAINED AREA (ACRES)	NET AREA (ACRES)	TOTAL NET AREA (ACRES IN SITE)	SEWER SERVICE AREA (YES/NO)	VACANT	ZONING	PRESUMPTIVE DENSITY	CAFRA IMPERVIOUS COVER LIMIT	GROSS TOTAL UNITS (BEFORE T&E HABITAT PRESERVATION)	GROSS TOTAL UNITS ≥ 25 AND ≥ 50% OF SITE AREA OCCUPIED BY T&E HABITAT (TRUE/FALSE)	RDP							
28	124.03	34	Class: 1 - Vacant Land	GSO LB1 LLC	0.21	-	-	-	-	-	-	-	-	YES	Harbor Bay Residential (Approved Development)	R-1A	6.00	-	-	-	-							
	124.03	39	Class: 1 - Vacant Land	GSO LB1 LLC	0.21	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A												
	124.03	38	Class: 1 - Vacant Land	GSO LB1 LLC	0.21	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A												
	124.03	33	Class: 1 - Vacant Land	GSO LB1 LLC	0.21	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A												
	124.03	32	Class: 1 - Vacant Land	GSO LB1 LLC	0.21	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A												
	124.03	36	Class: 1 - Vacant Land	GSO LB1 LLC	0.22	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A												
	124.03	37	Class: 1 - Vacant Land	GSO LB1 LLC	0.22	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A												
	124.03	30	Class: 1 - Vacant Land	GSO LB1 LLC	0.22	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A												
	124.03	27	Class: 1 - Vacant Land	ERLANDSON, ROBERT A & ELAINE F	0.22	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A												
	124.03	31	Class: 1 - Vacant Land	GSO LB1 LLC	0.22	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A												
	124.03	24	Class: 1 - Vacant Land	GSO LB1 LLC	0.22	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A												
	124.03	23	Class: 1 - Vacant Land	GSO LB1 LLC	0.22	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A												
	124.03	21	Class: 1 - Vacant Land	COLOGNA, MICHAEL & PATRICIA A	0.24	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A												
	124.03	35	Class: 1 - Vacant Land	GSO LB1 LLC	0.28	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A												
	124.03	29	Class: 1 - Vacant Land	REAGAN, CAROLYN (TR)	0.31	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A												
	124.03	28	Class: 1 - Vacant Land	KOZIELSKI, ANTHONY D & BARBARA A	0.40	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A												
	29	124.04	20	Class: 1 - Vacant Land	GSO LB1 LLC	0.18	-	-	-	-	-	-		-	-	YES						Harbor Bay Residential (Approved Development)	R-1A	6.00	-	-	-	-
		124.04	31	Class: 1 - Vacant Land	GSO LB1 LLC	0.19	-	-	-	-	-	-		-		YES						Harbor Bay Residential (Approved Development)	R-1A					
124.04		32	Class: 1 - Vacant Land	SOFIE, ROBERT M & CAROL	0.19	-	-	-	-	-	-	-	YES	Harbor Bay Residential (Approved Development)		R-1A												
124.04		11	Class: 1 - Vacant Land	GSO LB1 LLC	0.20	-	-	-	-	-	-	-	YES	Harbor Bay Residential (Approved Development)		R-1A												
124.04		12	Class: 1 - Vacant Land	GSO LB1 LLC	0.20	-	-	-	-	-	-	-	YES	Harbor Bay Residential (Approved Development)		R-1A												
124.04		29	Class: 1 - Vacant Land	GSO LB1 LLC	0.21	-	-	-	-	-	-	-	YES	Harbor Bay Residential (Approved Development)		R-1A												
124.04		28	Class: 1 - Vacant Land	GSO LB1 LLC	0.21	-	-	-	-	-	-	-	YES	Harbor Bay Residential (Approved Development)		R-1A												
124.04		26	Class: 1 - Vacant Land	GSO LB1 LLC	0.21	-	-	-	-	-	-	-	YES	Harbor Bay Residential (Approved Development)		R-1A												
124.04		25	Class: 1 - Vacant Land	GSO LB1 LLC	0.22	-	-	-	-	-	-	-	YES	Harbor Bay Residential (Approved Development)		R-1A												
124.04		6	Class: 1 - Vacant Land	GSO LB1 LLC	0.22	-	-	-	-	-	-	-	YES	Harbor Bay Residential (Approved Development)		R-1A												
124.04		27	Class: 1 - Vacant Land	BRAUNIUS, ROY E & ELAINE C	0.22	-	-	-	-	-	-	-	YES	Harbor Bay Residential (Approved Development)		R-1A												
124.04		10	Class: 1 - Vacant Land	GSO LB1 LLC	0.22	-	-	-	-	-	-	-	YES	Harbor Bay Residential (Approved Development)		R-1A												
124.04		7	Class: 1 - Vacant Land	VECCHIONE, ANDREW S & MILDRED	0.22	-	-	-	-	-	-	-	YES	Harbor Bay Residential (Approved Development)		R-1A												
124.04		8	Class: 1 - Vacant Land	GSO LB1 LLC	0.22	-	-	-	-	-	-	-	YES	Harbor Bay Residential (Approved Development)		R-1A												
124.04		17	Class: 1 - Vacant Land	GEVER, LARRY N & MARCY R	0.24	-	-	-	-	-	-	-	YES	Harbor Bay Residential (Approved Development)		R-1A												
124.04		9	Class: 1 - Vacant Land	GSO LB1 LLC	0.24	-	-	-	-	-	-	-	YES	Harbor Bay Residential (Approved Development)		R-1A												
124.04		21	Class: 1 - Vacant Land	GSO LB1 LLC	0.24	-	-	-	-	-	-	-	YES	Harbor Bay Residential (Approved Development)		R-1A												
124.04		24	Class: 1 - Vacant Land	LONGSHORE, RICHARD H & PATRICIA L	0.24	-	-	-	-	-	-	-	YES	Harbor Bay Residential (Approved Development)		R-1A												
124.04		13	Class: 1 - Vacant Land	MCENTEE, ROBERT L & BEVERLY C	0.25	-	-	-	-	-	-	-	YES	Harbor Bay Residential (Approved Development)		R-1A												
124.04		14	Class: 1 - Vacant Land	GSO LB1 LLC	0.25	-	-	-	-	-	-	-	YES	Harbor Bay Residential (Approved Development)		R-1A												
124.04		23	Class: 1 - Vacant Land	SHAMPINE, J MICHAEL & CHRISTINE H	0.25	-	-	-	-	-	-	-	YES	Harbor Bay Residential (Approved Development)		R-1A												
124.04		30	Class: 1 - Vacant Land	BARILE, RAYMOND C & DOLORES C	0.26	-	-	-	-	-	-	-	YES	Harbor Bay Residential (Approved Development)		R-1A												
124.04		18	Class: 1 - Vacant Land	FRANCAVILLA, BARBARA	0.28	-	-	-	-	-	-	-	YES	Harbor Bay Residential (Approved Development)		R-1A												
124.04		19	Class: 1 - Vacant Land	SPATARO, WILLIAM J & MARY K	0.28	-	-	-	-	-	-	-	YES	Harbor Bay Residential (Approved Development)		R-1A												
124.04	16	Class: 1 - Vacant Land	SZUBIAK, MICHAEL & ANNA	0.30	-	-	-	-	-	-	-	YES	Harbor Bay Residential (Approved Development)	R-1A														
124.04	15	Class: 1 - Vacant Land	MEREDITH, THOMAS E & BETH A	0.30	-	-	-	-	-	-	-	YES	Harbor Bay Residential (Approved Development)	R-1A														
124.04	22	Class: 1 - Vacant Land	ELEFANTE, JAMES & DEBORAH	0.30	-	-	-	-	-	-	-	YES	Harbor Bay Residential (Approved Development)	R-1A														
30	124	9.73	Class: 1 - Vacant Land	GSO LB1 LLC	0.16	-	-	-	-	-	-	-	-	YES	Harbor Bay Residential (Approved Development)	R-1A	6.00	-	-	-	-							
	124	9.74	Class: 1 - Vacant Land	GSO LB1 LLC	0.17	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A												
	124	9.72	Class: 1 - Vacant Land	GSO LB1 LLC	0.17	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A												
	124	9.71	Class: 1 - Vacant Land	GSO LB1 LLC	0.17	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-1A												
31	326.22	7	Class: 1 - Vacant Land	GREAT BAY LITTLE EGG LLC	0.58	-	0.26	0.58	-	-	0.58	-	0.00	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	WFD	6.00	0.30	0	FALSE	0							
	326.22	8	Class: 1 - Vacant Land	GREAT BAY LITTLE EGG LLC	0.55	-	0.36	0.55	-	-	0.55	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	WFD												
	326.225	4	Class: 1 - Vacant Land	MARINER'S POINTE E NEIGHBORHOOD INC	0.79	-	-	0.79	-	-	0.79	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	WFD												
	326.225	3	Class: 1 - Vacant Land	GREAT BAY MARINA, INC	0.86	-	-	0.86	-	-	0.86	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	WFD												
	326.225	2	Class: 1 - Vacant Land	GREAT BAY MARINA, INC	1.90	-	-	1.90	-	-	1.90	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	WFD												
	326.22	9	Class: 1 - Vacant Land	GREAT BAY MARINA	0.21	-	-	0.21	-	-	0.21	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	WFD												
	326.22	5	Class: 1 - Vacant Land	GREAT BAY LITTLE EGG LLC	0.59	-	0.14	0.59	-	-	0.59	0.00		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	WFD												
326.22	6	Class: 1 - Vacant Land	GREAT BAY LITTLE EGG LLC	0.57	-	0.19	0.57	-	-	0.57	0.00	YES	VACANT (APPARENT)	WFD														
32	313	6	Class: 1 - Vacant Land	KERFOOT, JAMES B & HOLLY	0.10	-	-	0.10	-	-	0.10	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0							
	313	7	Class: 1 - Vacant Land	VITALE, PETER A	0.10	-	-	0.10	-	-	0.10	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50												
33	325.54	35	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.64	-	-	0.64	-	-	0.64	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0							
	325.89	44	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	3.48	-	-	3.48	-	-	3.48	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50												
34	282	9.01	Class: 1 - Vacant Land	708 ROUTE 9 SOUTH, LLC	0.83	-	-	-	-	-	-	0.83	11.07	YES	VACANT (APPARENT)	HB	6.00	0.30	19	FALSE	3							
	282	1.02	Class: 1 - Vacant Land	JIG FAMILY LP	4.62	-	-	-	-	-	-	4.62		YES	VACANT (APPARENT)	GB												
	282	1.01	Class: 1 - Vacant Land	JIG FAMILY LP	5.61	-	-	-	-	-	-	5.61		YES	VACANT (APPARENT)	HB												
	282	8.04	Class: 1 - Vacant Land	710 ROUTE 9 SOUTH, LLC	11.90	-	0.43	-	-	-	0.43	-		YES	Existing Approval (Storage Facility)	HB												
	282	6.02	Class: 1 - Vacant Land	CRANBERRY CREEK FAHME LLC	26.68	-	8.66	-	-	-	8.66	-		YES	Existing Approval (Commercial)	HB												
35	190.07	1	Class: 1 - Vacant Land	SHEAR & CORLISS % CORLISS, PAULINE	0.92	-	-	-	-	-	-	0.92	6.27	YES	VACANT (APPARENT)	R-400	6.00	0.30	11	FALSE	2							
	190.07	19	Class: 1 - Vacant Land	SHEAR & CORLISS % CORLISS, PAULINE	1.07	-	-	-	-	-	-	1.07		YES	VACANT (APPARENT)	R-400												
	190.07	2	Class: 1 - Vacant Land	SHEAR & CORLISS % CORLISS, PAULINE	1.14	-	-	-	-	-	-	1.14		YES	VACANT (APPARENT)	R-400												
	190.07	3	Class: 1 - Vacant Land	SHEAR & CORLISS % CORLISS, PAULINE	1.44	-	-	-	-	-	-	1.44		YES	VACANT (APPARENT)	R-400												
	190.07	4	Class: 1 - Vacant Land	SHEAR & CORLISS % CORLISS, PAULINE	1.70	-	-	-	-	-	-	1.70		YES	VACANT (APPARENT)	R-400												
36	325	10	Class: 1 - Vacant Land	MULQUEEN, JOHN F & IWONA J	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	WFD	6.00	0.30	0	FALSE	0							
	325	35	Class: 1 - Vacant Land	PRYDULUK, LAWRENCE E & NANCY	0.10	-	-	0.10	-	-	0.10	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	WFD												
37	310	2	Class: 1 - Vacant Land	AGOSTINO, JOSEPH & AGOSTINO, LOUIS	0.14	-	-	0.14	-	-	0.14	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0							
	310	1	Class: 1 - Vacant Land	NOTTE, MARTIN	0.23	-	-	0.23	-	-	0.23	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50												
38	325.52	3	Class: 1 - Vacant Land	ATTANASIO, FRANK	1.97	-	1.94	1.97	-	-	1.97	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	GB	6.00	0.70	0	FALSE	0							
	325.52	1	Class: 1 - Vacant Land	CATANIA & SONS LLC	0.96	-	0.96	0.96	-	-	0.96	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	GB												
39	325	4	Class: 1 - Vacant Land	SOUTHWINDS ASSOCIATES, INC	80.67	-	29.45	-	-	-	29.45	-	2.99	YES	Acquisition by Ocean County for Preservation	GB	6.00	0.70	0	FALSE	0							
	325	4.03	Class: 1 - Vacant Land	ANDWIN REALTY INVESTORC/OLANDERSON	5.09	-	-	-	-	-	-	-		YES	Part of Housing Plan Site (Included as Separate Line Item at End of Table)	GB												
	325	4.01	Class: 1 - Vacant Land	ANDWIN REALTY INVESTORC/OLANDERSON	7.22	-	-	-	-	-	-	-		YES	Part of Housing Plan Site (Included as Separate Line Item at End of Table)	HB												
	325	4.02	Class: 1 - Vacant Land	ANDWIN REALTY INVESTORC/OLANDERSON	3.48	-	-	-	-	-	-	-		YES	Part of Housing Plan Site (Included as Separate Line Item at End of Table)	HB												
	325	6	Class: 1 - Vacant Land	E & D EGG REAL ESTATE, LLC	0.81	-	-	-	-	-	-	0.81		YES	VACANT (APPARENT)	GB												
	325	9	Class: 1 - Vacant Land	E & D EGG REAL ESTATE, LLC	1.09	-	-	-	-	-	-	1.09		YES	VACANT (APPARENT)	GB												
	325	8	Class: 1 - Vacant Land</																									

SITE NO.	BLOCK	LOT	PROPERTY CLASS	OWNER	GROSS AREA (ACRES)	PRESERVED FARMLAND (ACRES)	WETLAND AREA (ACRES)	FLOOD HAZARD AREA (ACRES)	HISTORIC SITE (ACRES)	OPEN SPACE AND RECREATION (ACRES)	TOTAL CONSTRAINED AREA (ACRES)	NET AREA (ACRES)	TOTAL NET AREA (ACRES IN SITE)	SEWER SERVICE AREA (YES/NO)	VACANT	ZONING	PRESUMPTIVE DENSITY	CAFRA IMPERVIOUS COVER LIMIT	GROSS TOTAL UNITS (BEFORE T&E HABITAT PRESERVATION)	GROSS TOTAL UNITS ≥ 25 AND ≥ 50% OF SITE AREA OCCUPIED BY T&E HABITAT (TRUE/FALSE)	RDP
44	325.22	2	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.18	-	-	0.18	-	0.18	0.18	0.00	47.61	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	12.00	0.70	399	TRUE	26
	278	1	Class: 1 - Vacant Land	PROVIDENT ASSOCIATES	0.04	-	-	-	-	-	0.04	YES		VACANT (APPARENT)	GB						
	278	2	Class: 1 - Vacant Land	FAHMIE, ELIAS JR	0.58	-	-	-	-	-	0.58	YES		VACANT (APPARENT)	R-200						
	278	17.03	Class: 1 - Vacant Land	PALMISANO, JAMES & PALMISANO, KENNETH	0.97	-	-	-	-	-	0.97	YES		VACANT (APPARENT)	GB						
	278	18	Class: 1 - Vacant Land	FAHMIE, ELIAS	17.63	-	-	-	-	-	17.63	YES		VACANT (APPARENT)	GB						
	278	13.03	Class: 1 - Vacant Land	FAHMIE, ELIAS JR	28.39	-	-	-	-	-	28.39	YES		VACANT (APPARENT)	GB						
45	157	4	Class: 1 - Vacant Land	KOLAKOWSKI, CORINN	0.16	-	-	-	-	-	0.16	YES	VACANT (APPARENT)	R-75	0.70	6.00	0.30	1	FALSE	0	
	157	6	Class: 1 - Vacant Land	CONSTANTINE, JOHN D	0.17	-	-	-	-	-	0.17	YES	VACANT (APPARENT)	R-75							
	157	8	Class: 1 - Vacant Land	CICALO, PETER	0.18	-	-	-	-	-	0.18	YES	VACANT (APPARENT)	R-75							
	157	2	Class: 1 - Vacant Land	LEARY, WILLIAM & KRISTI	0.18	-	-	-	-	-	0.18	YES	VACANT (APPARENT)	R-75							
46	326.217	28	Class: 1 - Vacant Land	OLSZEWSKA TRUST	0.32	-	-	0.32	-	-	0.32	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.30	0	FALSE	0	
	326.217	27	Class: 1 - Vacant Land	ALESSI, KATHERINE	0.34	-	-	0.34	-	-	0.34	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50						
47	325.51	33	Class: 1 - Vacant Land	BALABKINS, JOSEPH & XENIA P	0.20	-	-	0.20	-	-	0.20	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0	
	325.51	32	Class: 1 - Vacant Land	DOHERTY, MARY A C/O	0.22	-	-	0.22	-	-	0.22	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50						
48	326.28	1	Class: 1 - Vacant Land	UNKNOWN OWNER	3.36	-	1.22	3.36	-	-	3.36	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	GB	6.00	0.70	0	FALSE	0	
	333.33	1	Class: 1 - Vacant Land	KLMH LLC	1.83	-	-	1.83	-	-	1.83	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	GB						
49	278	22	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.87	-	-	-	-	-	0.87	-	2.11	YES	VACANT (APPARENT)	R-200	6.00	0.70	8	FALSE	1
	278	20.01	Class: 1 - Vacant Land	LLL FARM, LLC	1.24	-	-	-	-	-	1.24	-		YES	VACANT (APPARENT)	R-200					
50	183	10	Class: 1 - Vacant Land	PERCHEM, COSTA	0.21	-	-	-	-	-	0.21	-	3.25	YES	VACANT (APPARENT)	GB	6.00	0.30	5	FALSE	1
	183	12	Class: 1 - Vacant Land	WHITE, FREDRICK & HELEN	0.22	-	-	-	-	-	0.22	-		YES	VACANT (APPARENT)	GB					
	189	3.02	Class: 1 - Vacant Land	NEDRITIS, ERIKS ALVIN	2.86	-	-	0.04	-	-	0.04	2.82		YES	VACANT (APPARENT)	GB					
51	326.217	40	Class: 1 - Vacant Land	WONG, PAUL & PATTY	0.16	-	-	0.16	-	-	0.16	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.30	0	FALSE	0	
	326.217	41	Class: 1 - Vacant Land	WHITE, RAY E III & MARY ELLEN (TR)	0.17	-	-	0.17	-	-	0.17	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50						
52	325.51	42	Class: 1 - Vacant Land	KEMPE, RONALD & BARBARA ANN	0.12	-	-	0.12	-	-	0.12	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0	
	325.51	43	Class: 1 - Vacant Land	PHELAN, THOMAS H JR & SIGRID H	0.12	-	-	0.12	-	-	0.12	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50						
53	326.5	11	Class: 1 - Vacant Land	ZALESKI, GERTRUDE C/O EMILY TOBIAS	0.11	-	-	0.02	-	-	0.02	0.09	0.20	YES	VACANT (APPARENT)	R-50	9.00	0.70	1	FALSE	0
	326.5	13	Class: 1 - Vacant Land	ZALESKI, GERTRUDE C/O EMILY TOBIAS	0.11	-	-	0.00	-	-	0.00	0.11		YES	VACANT (APPARENT)	R-50					
54	264	34	Class: 1 - Vacant Land	MATHIS, CLARENCE	0.41	-	-	-	-	-	0.41	-	0.92	YES	VACANT (APPARENT)	R-200	6.00	0.70	3	FALSE	0
	264	33	Class: 1 - Vacant Land	MATHIS,LEON H C/OCLARENCE MATHIS SR	0.51	-	-	-	-	-	0.51	-		YES	VACANT (APPARENT)	R-200					
55	126	30	Class: 1 - Vacant Land	HOLZMAN, RHODA	1.41	-	-	-	-	-	1.41	-	4.88	YES	VACANT (APPARENT)	R-1A	6.00	0.30	8	FALSE	1
	126	32.03	Class: 1 - Vacant Land	BECKER, WESLEY A & ALLISON M	3.47	-	-	-	-	-	3.47	-		YES	VACANT (APPARENT)	R-1A					
56	326.218	56	Class: 1 - Vacant Land	SOUTO, SUSANA B	0.15	-	-	0.15	-	-	0.15	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.30	0	FALSE	0
	326.218	55	Class: 1 - Vacant Land	TUCCI, GINO	0.15	-	-	0.15	-	-	0.15	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50					
	326.218	57	Class: 1 - Vacant Land	SOUTO, SUSANA B	0.15	-	-	0.15	-	-	0.15	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50					
57	325.94	17	Class: 1 - Vacant Land	GOLEMBIEWSKI, LAURA M	0.15	-	-	0.15	-	-	0.15	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0	
	325.94	18	Class: 1 - Vacant Land	COSTAIN, DAVID G & MARTHA G	0.14	-	-	0.14	-	-	0.14	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50						
58	326.3	45	Class: 1 - Vacant Land	LAPORTA, HALINA	0.11	-	-	-	-	-	-	0.11	0.47	YES	VACANT (APPARENT)	R-50	9.00	0.70	2	FALSE	0
	326.3	44	Class: 1 - Vacant Land	LAPORTA, HALINA	0.12	-	-	-	-	-	0.12	YES		VACANT (APPARENT)	R-50						
	326.3	43	Class: 1 - Vacant Land	LAPORTA, HALINA	0.12	-	-	-	-	-	0.12	YES		VACANT (APPARENT)	R-50						
	326.3	46	Class: 1 - Vacant Land	LAPORTA, HALINA	0.13	-	-	-	-	-	0.13	YES		VACANT (APPARENT)	R-50						
59	264	11.2	Class: 1 - Vacant Land	TUCCiarONE, MICHAEL F	0.50	-	-	-	-	-	0.50	-	1.47	YES	VACANT (APPARENT)	R-200	6.00	0.70	6	FALSE	1
	264	11.21	Class: 1 - Vacant Land	GS REALTY CORP	0.96	-	-	-	-	-	0.96	-		YES	VACANT (APPARENT)	R-200					
60	172	10.12	Class: 1 - Vacant Land	TYLER NINE LLC	0.25	-	-	-	-	-	-	-	13.40	YES	Harbor Bay Residential (Approved Development)	R-100	6.00	0.60	48	FALSE	9
	172	10.14	Class: 1 - Vacant Land	SAVINO, APRIL	0.26	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-100					
	172	10.13	Class: 1 - Vacant Land	FROEHLICH, ROBERT F JR & JENNIFER	0.32	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-100					
	172	10.1	Class: 1 - Vacant Land	HILLMAN, JOHN K II	0.33	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-100					
	172	10.11	Class: 1 - Vacant Land	RUSSELL, DONALD V JR & FRANCES	0.39	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	R-100					
	172	10.05	Class: 1 - Vacant Land	MARDIROSSIAN, ALBERT	0.82	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	GB					
	172	8.01	Class: 1 - Vacant Land	FELMAN INVESTMENTS	1.34	-	-	-	-	-	1.34	-		YES	VACANT (APPARENT)	GB					
	172	10.04	Class: 1 - Vacant Land	MARDIROSSIAN, ALBERT	1.38	-	-	-	-	-	-	-		YES	Harbor Bay Residential (Approved Development)	GB					
	172	8	Class: 1 - Vacant Land	FELMAN INVESTMENTS	1.47	-	-	-	-	-	1.47	-		YES	VACANT (APPARENT)	GB					
	172	9	Class: 1 - Vacant Land	ROOS, ERNEST C/O IDA ROOS	10.59	-	-	-	-	-	-	10.59		YES	VACANT (APPARENT)	R-100 & GB (60/40)					
61	326.204	45	Class: 1 - Vacant Land	SCHLESSINGER, HEATHER D	0.16	-	-	0.16	-	-	0.16	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.30	0	FALSE	0	
	326.204	44	Class: 1 - Vacant Land	OBRIEN, DONALD F & BARBARA A	0.15	-	-	0.15	-	-	0.15	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50						
62	325.93	1	Class: 1 - Vacant Land	YODICE, MARY	0.08	-	-	0.08	-	-	0.08	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0	
	325.93	2	Class: 1 - Vacant Land	BOWKER, FRANK J	0.15	-	-	0.15	-	-	0.15	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50						
63	326.17	10	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.32	-	-	-	-	-	0.32	-	0.66	YES	VACANT (APPARENT)	GB	6.00	0.70	2	FALSE	0
	326.17	11	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.34	-	-	-	-	-	0.34	-		YES	VACANT (APPARENT)	GB					
64	264	11.14	Class: 1 - Vacant Land	TRINKA, JOSHUA	0.79	-	0.11	-	-	-	0.11	-	2.50	YES	VACANT (APPARENT)	R-200	6.00	0.70	10	FALSE	2
	264	11.11	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.77	-	-	-	-	-	0.77	-		YES	VACANT (APPARENT)	R-200					
	264	11.12	Class: 1 - Vacant Land	SHIMONIS, EGAN J & MARIE	1.05	-	-	-	-	-	-	1.05		-	YES	VACANT (APPARENT)					
65	170	22	Class: 1 - Vacant Land	TRUEX, DELORES	0.63	-	-	-	-	-	0.63	-	1.35	YES	VACANT (APPARENT)	R-100	6.00	0.60	4	FALSE	0
	170	7	Class: 1 - Vacant Land	MORRISSEY, THERESE	0.73	-	-	-	-	-	0.73	-		YES	VACANT (APPARENT)	R-100					
66	326.215	30	Class: 1 - Vacant Land	ELIA, F RICHARD	0.30	-	-	0.30	-	-	0.30	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.30	0	FALSE	0	
	326.215	31	Class: 1 - Vacant Land	ELIA, F RICHARD	0.15	-	-	0.15	-	-	0.15	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50						
67	325.88	1	Class: 1 - Vacant Land	BARTON, RONALD & WALINCHES, JAMES	0.08	-	-	0.08	-	-	0.08	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0	
	325.88	2	Class: 1 - Vacant Land	BARTON, RONALD S II	0.15	-	-	0.15	-	-	0.15	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50						
68	326.17	134	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.05	-	-	-	-	-	-	0.05	0.33	YES	VACANT (APPARENT)	R-75A	6.00	0.70	1	FALSE	0
	326.17	132	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.05	-	-	-	-	-											

SITE NO.	BLOCK	LOT	PROPERTY CLASS	OWNER	GROSS AREA (ACRES)	PRESERVED FARMLAND (ACRES)	WETLAND AREA (ACRES)	FLOOD HAZARD AREA (ACRES)	HISTORIC SITE (ACRES)	OPEN SPACE AND RECREATION (ACRES)	TOTAL CONSTRAINED AREA (ACRES)	NET AREA (ACRES)	TOTAL NET AREA (ACRES IN SITE)	SEWER SERVICE AREA (YES/NO)	VACANT	ZONING	PRESUMPTIVE DENSITY	CAFRA IMPERVIOUS COVER LIMIT	GROSS TOTAL UNITS (BEFORE T&E HABITAT PRESERVATION)	GROSS TOTAL UNITS ≥ 25 AND ≥ 50% OF SITE AREA OCCUPIED BY T&E HABITAT (TRUE/FALSE)	RDP
79	325.2	15.03	Class: 1 - Vacant Land	LAKE CHAMPLAIN, LLC	3.03	-	-	-	-	-	-	3.03	-	YES	VACANT (APPARENT)	GB	-	-	-	-	-
	265	7	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.21	-	-	-	-	-	-	0.21	-	YES	VACANT (APPARENT)	R-200	12.00	0.70	29	FALSE	5
	265	1	Class: 1 - Vacant Land	PROVIDENT ASSOCIATES	3.36	-	-	-	-	-	-	3.36	-	YES	VACANT (APPARENT)	R-200	-	-	-	-	-
80	178	6	Class: 1 - Vacant Land	CZECZ, ANNA	0.24	-	-	-	-	-	-	0.24	-	YES	VACANT (APPARENT)	GB	6.00	0.30	4	FALSE	0
	178	1	Class: 1 - Vacant Land	NIEDRITIS, AIGA	0.52	-	-	0.27	-	-	0.27	0.25	-	YES	VACANT (APPARENT)	GB					
	178	5	Class: 1 - Vacant Land	CZECZ, ANNA	0.25	-	-	-	-	-	-	0.25	-	YES	VACANT (APPARENT)	GB					
	178	7	Class: 1 - Vacant Land	CZECZ, ANNA	0.26	-	-	-	-	-	-	0.26	-	YES	VACANT (APPARENT)	GB					
	178	8	Class: 1 - Vacant Land	ZISSIMATOS, CHRISTOFHOROS	0.26	-	-	-	-	-	-	0.26	-	YES	VACANT (APPARENT)	GB					
	178	11	Class: 1 - Vacant Land	MGRG, LLC % GREGORIO, MICHAEL	0.28	-	-	-	-	-	-	0.28	-	YES	VACANT (APPARENT)	GB					
	178	13	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.37	-	-	-	-	-	-	0.37	-	YES	VACANT (APPARENT)	R-150					
	178	12	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.43	-	-	-	-	-	-	0.43	-	YES	VACANT (APPARENT)	R-150					
	325	22.04	Class: 1 - Vacant Land	400 ASBURY AVENUE, LLC	0.24	-	-	0.24	-	-	-	0.24	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50					
81	325	22.05	Class: 1 - Vacant Land	NOTO, JOSEPH & PATRICIA	0.21	-	0.00	0.21	-	-	-	0.21	0.00	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.30	0	FALSE	0
82	325.114	46	Class: 1 - Vacant Land	LECLERC, MATTHEW & RHONDA	0.12	-	-	0.12	-	-	-	0.12	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
	325.114	47	Class: 1 - Vacant Land	SALGE, EDWARD & LINDA	0.12	-	-	0.12	-	-	-	0.12	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50					
83	325.7	2	Class: 1 - Vacant Land	LAKE CHAMPLAIN, LLC	0.26	-	-	-	-	-	-	-	-	YES	Development Approval	R-75	6.00	-	-	-	-
	325.7	1	Class: 1 - Vacant Land	LAKE CHAMPLAIN, LLC	0.26	-	-	-	-	-	-	-	-	YES	Development Approval	R-75					
	325.2	12	Class: 1 - Vacant Land	LAKE CHAMPLAIN, LLC	0.93	-	-	-	-	-	-	-	-	YES	Development Approval	GB					
	325.2	11	Class: 1 - Vacant Land	WHELAN, THOMAS	11.86	-	-	-	-	-	-	-	-	YES	Development Approval	GB					
	78	33.07	Class: 1 - Vacant Land	TALL CEDARS, LLC	1.07	-	-	-	-	1.07	1.07	-	-	YES	Acquisition by Ocean County for Preservation	R-1A					
84	78	33.06	Class: 1 - Vacant Land	TALL CEDARS, LLC	1.34	-	-	-	-	1.34	1.34	-	-	YES	Acquisition by Ocean County for Preservation	R-1A	6.00	-	-	-	-
	78	33.08	Class: 1 - Vacant Land	TALL CEDARS, LLC	1.42	-	-	-	-	1.42	1.42	-	-	YES	Acquisition by Ocean County for Preservation	R-1A					
	78	33.05	Class: 1 - Vacant Land	TALL CEDARS, LLC	1.11	-	-	-	-	1.11	1.11	-	-	YES	Acquisition by Ocean County for Preservation	R-1A					
	78	33.03	Class: 1 - Vacant Land	TALL CEDARS, LLC	1.13	-	-	-	-	1.13	1.13	-	-	YES	Acquisition by Ocean County for Preservation	R-1A					
	78	33.01	Class: 1 - Vacant Land	TALL CEDARS, LLC	1.25	-	-	-	-	1.25	1.25	-	-	YES	Acquisition by Ocean County for Preservation	R-1A					
	78	33.04	Class: 1 - Vacant Land	TALL CEDARS, LLC	1.06	-	-	-	-	1.06	1.06	-	-	YES	Acquisition by Ocean County for Preservation	R-1A					
	78	33.02	Class: 1 - Vacant Land	TALL CEDARS, LLC	1.01	-	-	-	-	1.01	1.01	-	-	YES	Acquisition by Ocean County for Preservation	R-1A					
	78	24.01	Class: 1 - Vacant Land	TALL CEDARS, LLC	5.96	-	-	-	-	-	-	-	-	YES	Acquisition by Ocean County for Preservation	R-1A					
	178	32	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.55	-	-	0.54	-	-	0.54	0.01	-	YES	VACANT (APPARENT)	R-150					
	178	28.02	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.43	-	-	0.28	-	-	0.28	0.15	-	YES	VACANT (APPARENT)	R-150					
85	178	28.03	Class: 1 - Vacant Land	GIBBONS, WILLIAM J & GWENN H	0.43	-	-	0.20	-	-	0.20	0.24	-	YES	VACANT (APPARENT)	R-150	6.00	0.30	7	FALSE	1
	178	42	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.56	-	-	0.15	-	-	0.15	0.41	-	YES	VACANT (APPARENT)	R-150					
	178	30	Class: 1 - Vacant Land	KONTOGIANNIS, HELEN	0.44	-	-	-	-	-	-	0.44	-	YES	VACANT (APPARENT)	R-150					
	178	45	Class: 1 - Vacant Land	GIBBONS, WILLIAM J & GWENN H	0.46	-	-	0.02	-	-	0.02	0.44	-	YES	VACANT (APPARENT)	R-150					
	178	44	Class: 1 - Vacant Land	GIBBONS, WILLIAM J & GWENN H	0.46	-	-	-	-	-	-	0.46	-	YES	VACANT (APPARENT)	R-150					
	178	43	Class: 1 - Vacant Land	GIBBONS, WILLIAM & GWENN HOTALING	0.46	-	-	-	-	-	-	0.46	-	YES	VACANT (APPARENT)	R-150					
	178	29	Class: 1 - Vacant Land	SKORA, INC	0.61	-	-	-	-	-	-	0.61	-	YES	VACANT (APPARENT)	R-150					
	325	74	Class: 1 - Vacant Land	SANCTUARY TOWNHOME OWNERS ASS'N,INC	1.17	-	-	1.17	-	-	1.17	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50					
	325	80	Class: 1 - Vacant Land	SANCTUARY TOWNHOME OWNERS ASS'N,INC	0.40	-	-	0.40	-	-	0.40	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50					
325	78	Class: 1 - Vacant Land	SANCTUARY TOWNHOME OWNERS ASS'N,INC	0.14	-	-	0.14	-	-	0.14	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50						
86	325	79	Class: 1 - Vacant Land	SANCTUARY TOWNHOME OWNERS ASS'N,INC	0.47	-	-	0.47	-	-	0.47	0.00	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.30	0	FALSE	0
	325.112	16	Class: 1 - Vacant Land	GIANFRANCESCO, FERNANDO	0.17	-	-	0.17	-	-	0.17	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50					
	325.112	17	Class: 1 - Vacant Land	FAZZIO, CHRISTOPHER P	0.13	-	-	0.13	-	-	0.13	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50					
88	330.03	10	Class: 1 - Vacant Land	WORTHINGTON, WAYNE	0.31	-	0.26	0.31	-	-	0.31	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-100	6.00	0.30	0	FALSE	0
	330.03	7	Class: 1 - Vacant Land	GALBIERCZYK, EDWARD J	0.35	-	0.16	0.35	-	-	0.35	0.00	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-100					
	330.03	9	Class: 1 - Vacant Land	WORTHINGTON, WAYNE	0.23	-	0.21	0.23	-	-	0.23	0.00	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-100					
89	78	33.22	Class: 1 - Vacant Land	TALL CEDARS, LLC	1.81	-	0.33	-	-	1.81	1.81	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-1A	6.00	0.30	0	FALSE	0
	78	33.24	Class: 1 - Vacant Land	TALL CEDARS, LLC	1.60	-	0.60	0.49	-	1.60	1.60	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-1A					
	78	33.17	Class: 1 - Vacant Land	TALL CEDARS, LLC	1.04	-	-	-	-	1.04	1.04	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-1A					
	78	33.16	Class: 1 - Vacant Land	TALL CEDARS, LLC	1.11	-	-	-	-	1.11	1.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-1A					
	78	33.21	Class: 1 - Vacant Land	TALL CEDARS, LLC	2.19	-	0.39	-	-	2.19	2.19	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-1A					
	78	33.19	Class: 1 - Vacant Land	TALL CEDARS, LLC	0.99	-	-	-	-	0.99	0.99	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-1A					
	78	33.18	Class: 1 - Vacant Land	TALL CEDARS, LLC	1.00	-	-	-	-	1.00	1.00	0.00	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-1A					
	78	33.2	Class: 1 - Vacant Land	TALL CEDARS, LLC	1.02	-	-	-	-	1.02	1.02	0.00	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-1A					
	78	33.23	Class: 1 - Vacant Land	TALL CEDARS, LLC	1.26	-	0.29	0.13	-	1.26	1.26	0.00	-	YES	VACANT (APPARENT)	R-1A					
	78	33.15	Class: 1 - Vacant Land	TALL CEDARS, LLC	4.99	-	2.16	-	-	4.99	4.99	0.00	-	YES	VACANT (APPARENT)	R-1A					
90	189.01	2	Class: 1 - Vacant Land	WETZEL, JOHN M & JOAN B	0.17	-	-	0.17	-	-	0.17	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-75	6.00	0.30	0	FALSE	0
	189.01	1	Class: 1 - Vacant Land	MARKELLOS, C, ET AL % S PREVIOUS	0.08	-	-	0.08	-	-	0.08	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-75					
91	325	37	Class: 1 - Vacant Land	OSBORN ISLAND PROPERTIES, LLC	0.12	-	-	0.12	-	-	0.12	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.30	0	FALSE	0
	325	38	Class: 1 - Vacant Land	POPPER, RICHARD	0.14	-	-	0.14	-	-	0.14	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50					
	325	20	Class: 1 - Vacant Land	POPPER, RICHARD	0.22	-	-	0.22	-	-	0.22	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50					
92	325.106	6	Class: 1 - Vacant Land	GAUGHAN, JOSEPH & JEANNE	0.12	-	-	0.12	-	-	0.12	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
	325.106	5	Class: 1 - Vacant Land	SPERBER, GEORGE & DIVINCENZO, NANCY	0.12	-	-	0.12	-	-	0.12	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50					
93	326.01	7.01	Class: 1 - Vacant Land	DUYM, WALTER & LUCILLE	0.10	-	-	0.10	-	-	0.10	0.00	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-100	6.00	0.30	0	FALSE	0
	326.01	8.07	Class: 1 - Vacant Land	ANNUNZIATA, UMBERTO & DIANNE	0.38	-	-	0.38	-	-	0.38	0.00	-	YES	VACANT (APPARENT)	R-100					
94	254	7	Class: 1 - Vacant Land	DISBROW FAMILY, LLC% DISBROW, HARRY	1.35	-	-	-	-	-	-	1.35	-	YES	VACANT (APPARENT)	GB	12.00	0.70	57	TRUE	3
	254	9	Class: 1 - Vacant Land	DISBROW FAMILY, LLC% DISBROW, HARRY	1.70	-	-	-	-	-	-	1.70	-	YES	VACANT (APPARENT)	R-5A					

SITE NO.	BLOCK	LOT	PROPERTY CLASS	OWNER	GROSS AREA (ACRES)	PRESERVED FARMLAND (ACRES)	WETLAND AREA (ACRES)	FLOOD HAZARD AREA (ACRES)	HISTORIC SITE (ACRES)	OPEN SPACE AND RECREATION (ACRES)	TOTAL CONSTRAINED AREA (ACRES)	NET AREA (ACRES)	TOTAL NET AREA (ACRES IN SITE)	SEWER SERVICE AREA (YES/NO)	VACANT	ZONING	PRESUMPTIVE DENSITY	CAFRA IMPERVIOUS COVER LIMIT	GROSS TOTAL UNITS (BEFORE T&E HABITAT PRESERVATION)	GROSS TOTAL UNITS ≥ 25 AND ≥ 50% OF SITE AREA OCCUPIED BY T&E HABITAT (TRUE/FALSE)	RDP
99	192	14	Class: 1 - Vacant Land	FAHMIE, THOMAS C	0.54	-	-	-	-	-	-	0.54	7.95	YES	VACANT (APPARENT)	GB	12.00	0.70	66	TRUE	4
	192	1	Class: 1 - Vacant Land	FAHMIE, THOMAS C	7.41	-	-	-	-	-	-	7.41		YES	VACANT (APPARENT)	GB					
100	189.01	5	Class: 1 - Vacant Land	BNB REAL ESTATE HOLDINGS LLC	0.17	-	-	0.17	-	-	0.17	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-75	6.00	0.30	0	FALSE	0
	189.01	12	Class: 1 - Vacant Land	LULUDIS, FREDERICK & ROBERTA	0.18	-	-	0.18	-	-	0.18	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-75					
	189.01	11	Class: 1 - Vacant Land	LEONETTI, NANCY E	0.21	-	-	0.21	-	-	0.21	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-75					
	189.01	8.01	Class: 1 - Vacant Land	PARKER, DAVID L & SHARON L	0.32	-	-	0.32	-	-	0.32	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-75					
	189.01	4	Class: 1 - Vacant Land	ANATRA, JOSEPH L & JUDITH M	0.16	-	-	0.16	-	-	0.16	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-75					
	189.01	10	Class: 1 - Vacant Land	ZENGEL, GERARD & DOCHNEY, JOSEPH	0.18	-	-	0.18	-	-	0.18	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-75					
	189.01	6	Class: 1 - Vacant Land	RODRIGUEZ, VICTOR R & ELAINE	0.17	-	-	0.17	-	-	0.17	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-75					
	189.01	15.01	Class: 1 - Vacant Land	SIENKIEWICZ, RICHARD & PATRICIA	0.38	-	-	0.38	-	-	0.38	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-75					
	189.01	14	Class: 1 - Vacant Land	RUSO, RICK & SHARON W	0.17	-	-	0.17	-	-	0.17	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-75					
	189.01	7	Class: 1 - Vacant Land	RODRIGUEZ, VICTOR R & ELAINE	0.16	-	-	0.16	-	-	0.16	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-75					
	189.01	13	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.17	-	-	0.17	-	-	0.17	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-75					
101	326.33	29	Class: 1 - Vacant Land	LONGO, MICHAEL B & IRENE	0.15	-	-	0.15	-	-	0.15	-	0.00	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
	326.33	32	Class: 1 - Vacant Land	WHARTON, LARRY A & CLARE	0.13	-	-	0.13	-	-	0.13	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50					
	326.33	28	Class: 1 - Vacant Land	SMITH, ANTHONY	0.19	-	-	0.19	-	-	0.19	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50					
	326.33	30	Class: 1 - Vacant Land	LONGO, MICHAEL B & IRENE	0.11	-	-	0.11	-	-	0.11	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50					
	326.33	31	Class: 1 - Vacant Land	CRATER, WARREN	0.13	-	-	0.13	-	-	0.13	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50					
102	326.33	27	Class: 1 - Vacant Land	WOLF, WALTER H & ANITA C	0.15	-	-	0.15	-	-	0.15	0.00	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
	325.104	2	Class: 1 - Vacant Land	NOONAN, ROBERT K & BARBARA	0.17	-	-	0.17	-	-	0.17	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50					
103	325.104	1	Class: 1 - Vacant Land	ROMBERGER, BRADFORD E & DARE'LENE A	0.07	-	-	0.07	-	-	0.07	-	0.06	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	6.00	0.30	0	FALSE	0
	326.01	8.08	Class: 1 - Vacant Land	COUNTRY CLUB ESTATES BY KARA, LLC	0.37	-	-	0.37	-	-	0.37	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-100					
104	326.01	14	Class: 1 - Vacant Land	DDW CONSTRUCTION INC	0.34	-	-	0.34	-	-	0.34	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-100	6.00	0.70	11	FALSE	2
	326.01	8.01	Class: 1 - Vacant Land	COUNTRY CLUB ESTATES BY KARA, LLC	0.27	-	-	0.21	-	-	0.21	0.06		YES	VACANT (APPARENT)	R-100					
105	191	16.13	Class: 1 - Vacant Land	GRAHAM, JOHN S & PHYLLIS J	0.60	-	-	-	-	-	-	0.60	2.85	YES	VACANT (APPARENT)	R-75A	6.00	0.70	0	FALSE	0
	191	16.01	Class: 1 - Vacant Land	GRAHAM, JOHN S & PHYLLIS J	2.24	-	-	-	-	-	-	2.24		YES	VACANT (APPARENT)	R-75A					
106	189.01	27	Class: 1 - Vacant Land	DEROSA, GARY & COYLE, LORRAINE	0.25	-	-	0.25	-	-	0.25	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-75	6.00	0.30	0	FALSE	0
	189.01	26	Class: 1 - Vacant Land	COYLE, LORRAINE	0.17	-	-	0.17	-	-	0.17	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-75					
	189.01	28	Class: 1 - Vacant Land	DEROSA, GARY & COYLE, LORRAINE	0.30	-	-	0.30	-	-	0.30	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-75					
	326.33	38	Class: 1 - Vacant Land	FOX, THOMAS & MORRIS, SUSAN	0.15	-	-	0.15	-	-	0.15	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50					
107	326.33	39	Class: 1 - Vacant Land	ZACCARIA, FRANK V & CONSTANCE M	0.14	-	-	0.14	-	-	0.14	-	0.00	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
	326.33	41	Class: 1 - Vacant Land	WEBB, RITCHIE J & JENNIE M	0.12	-	-	0.12	-	-	0.12	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50					
108	326.33	40	Class: 1 - Vacant Land	JONES, JOHN & MARIE	0.12	-	-	0.12	-	-	0.12	0.00	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
	325.101	1	Class: 1 - Vacant Land	DRUKER, HERBERT & ANGELO GRIECO	0.07	-	-	0.07	-	-	0.07	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50					
109	325.102	17	Class: 1 - Vacant Land	LOBRON-SCOLLON, CONIANN	0.16	-	-	0.16	-	-	0.16	-	0.00	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	6.00	0.30	0	FALSE	0
	331.07	20	Class: 1 - Vacant Land	SOUTH SHORE PROPERTIES, LLC	0.18	-	0.08	0.18	-	-	0.18	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	GB					
	331.07	21	Class: 1 - Vacant Land	SOUTH SHORE PROPERTIES, LLC	0.17	-	0.09	0.17	-	-	0.17	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	GB					
	331.07	19	Class: 1 - Vacant Land	SOUTH SHORE PROPERTIES, LLC	0.20	-	0.08	0.20	-	-	0.20	0.00		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	GB					
110	331.07	18	Class: 1 - Vacant Land	SOUTH SHORE PROPERTIES, LLC	0.17	-	0.07	0.17	-	-	0.17	0.00	1.00	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	GB	6.00	0.70	4	FALSE	0
	191	21	Class: 1 - Vacant Land	JILLSON, BARRY L & JUDITH	0.21	-	-	-	-	-	-	0.21		YES	VACANT (APPARENT)	R-75A					
111	191	16.11	Class: 1 - Vacant Land	GRAHAM, JOHN S & PHYLLIS J	0.79	-	-	-	-	-	-	0.79	-	YES	VACANT (APPARENT)	R-75A	6.00	0.30	0	FALSE	0
	189.02	31	Class: 1 - Vacant Land	MAVROGIANNIS, AUGUSTINOS	0.15	-	-	0.15	-	-	0.15	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-75					
112	189.02	30	Class: 1 - Vacant Land	MAVROGIANNIS, AUGUSTINOS	0.16	-	-	0.16	-	-	0.16	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-75	9.00	0.70	0	FALSE	0
	326.33	5	Class: 1 - Vacant Land	BRANCATO, JOHN	0.11	-	-	0.11	-	-	0.11	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50					
	326.33	3	Class: 1 - Vacant Land	HANSON, GLENN E & LANA	0.12	-	-	0.12	-	-	0.12	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50					
	326.33	6	Class: 1 - Vacant Land	PISANO, PHILIP J JR & KATHLEEN M	0.11	-	-	0.11	-	-	0.11	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50					
113	326.33	4	Class: 1 - Vacant Land	FRANCO, JEROME J & MAUREEN C	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
	325.1	2	Class: 1 - Vacant Land	STRACEY, MATTHEW	0.18	-	-	0.18	-	-	0.18	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50					
114	325.1	1	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.07	-	-	0.07	-	-	0.07	-	0.00	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	6.00	0.30	0	FALSE	0
	331.07	4	Class: 1 - Vacant Land	SOUTH SHORE PROPERTIES, LLC	0.25	-	-	0.25	-	-	0.25	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	GB					
	331.07	3	Class: 1 - Vacant Land	SOUTH SHORE PROPERTIES, LLC	0.17	-	-	0.17	-	-	0.17	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	GB					
	331.07	2	Class: 1 - Vacant Land	SOUTH SHORE PROPERTIES, LLC	0.16	-	-	0.16	-	-	0.16	0.00		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	GB					
115	190.04	18	Class: 1 - Vacant Land	MAIKRZAK, BRYAN	0.86	-	-	-	-	-	-	0.86	1.73	YES	VACANT (APPARENT)	R-400	6.00	0.70	7	FALSE	1
	190.04	19	Class: 1 - Vacant Land	MAIKRZAK, BRYAN	0.86	-	-	-	-	-	-	0.86		YES	VACANT (APPARENT)	R-400					
116	189.02	37	Class: 1 - Vacant Land	BARON, JULIE	0.19	-	-	0.19	-	-	0.19	-	0.00	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-75	6.00	0.30	0	FALSE	0
	189.02	39	Class: 1 - Vacant Land	PAKINS, EDWARD & JOANN	0.17	-	0.11	0.17	-	-	0.17	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-75					
	189.02	35	Class: 1 - Vacant Land	GHAHARY, DARIUS & JOANNE (TR)	0.17	-	0.12	0.17	-	-	0.17	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-75					
	189.02	36	Class: 1 - Vacant Land	HALLIWELL, MARILYNN & PAKNIS,J, ET AL	0.17	-	0.13	0.17	-	-	0.17	0.00		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-75					
	189.02	38	Class: 1 - Vacant Land	DOCHNEY, JOSEPH & ZENGEL, GERALD	0.19	-	0.19	0.19	-	-	0.19	0.00		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-75					
	326.31	31	Class: 1 - Vacant Land	MILLWARD, ADRIAN	0.12	-	-	0.12	-	-	0.12	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50					
117	326.31	30	Class: 1 - Vacant Land	FAZZIO, CHRISTOPHER P	0.12	-	-	0.12	-	-	0.12	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
	326.31	29	Class: 1 - Vacant Land	ROCK, JOHN H & ANN P	0.12	-	-	0.12	-	-	0.12	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50					
	326.31	28	Class: 1 -																		

SITE NO.	BLOCK	LOT	PROPERTY CLASS	OWNER	GROSS AREA (ACRES)	PRESERVED FARMLAND (ACRES)	WETLAND AREA (ACRES)	FLOOD HAZARD AREA (ACRES)	HISTORIC SITE (ACRES)	OPEN SPACE AND RECREATION (ACRES)	TOTAL CONSTRAINED AREA (ACRES)	NET AREA (ACRES)	TOTAL NET AREA (ACRES IN SITE)	SEWER SERVICE AREA (YES/NO)	VACANT	ZONING	PRESUMPTIVE DENSITY	CAFRA IMPERVIOUS COVER LIMIT	GROSS TOTAL UNITS (BEFORE T&E HABITAT PRESERVATION)	GROSS TOTAL UNITS ≥ 25 AND ≥ 50% OF SITE AREA OCCUPIED BY T&E HABITAT (TRUE/FALSE)	RDP
129	302	2	Class: 1 - Vacant Land	BLACKWELL, CAROL % BLACKWELL, MARK	0.36	-	-	0.36	-	-	0.36	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50					
	190.03	25	Class: 1 - Vacant Land	SHEAR & CORLISS % CORLISS, PAULINE	0.83	-	-	-	-	-	-	0.83	1.66	YES	VACANT (APPARENT)	R-400	6.00	0.30	2	FALSE	0
	190.03	24	Class: 1 - Vacant Land	SHEAR & CORLISS % CORLISS, PAULINE	0.84	-	-	-	-	-	-	0.84	-	YES	VACANT (APPARENT)	R-400					
130	167	25	Class: 1 - Vacant Land	ALSOFROM, LYUAN % AUDREY STEINBERG	1.36	-	-	-	-	-	-	1.36	2.74	YES	VACANT (APPARENT)	LI	6.00	0.30	4	FALSE	0
	167	1	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	1.39	-	-	-	-	-	-	1.39	-	YES	VACANT (APPARENT)	LI					
131	325.105	19	Class: 1 - Vacant Land	CHAPLIN, JEFFREY	0.25	-	-	0.25	-	-	0.25	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
	325.105	18	Class: 1 - Vacant Land	MCCRINK, RAELEEN, ET AL	0.16	-	-	0.16	-	-	0.16	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50					
132	325.99	5	Class: 1 - Vacant Land	CASEY, JOHN P	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
	325.99	6	Class: 1 - Vacant Land	FRIES, JOSEPH & LYNNETTE	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50					
133	294.01	3.02	Class: 1 - Vacant Land		0.03	-	-	0.03	-	-	0.03	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	MF	8.00	0.70	0	FALSE	0
	294.01	3.01	Class: 15C - Public Property		0.03	-	-	0.03	-	-	0.03	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	MF					
134	190.03	27	Class: 1 - Vacant Land	SHEAR & CORLISS % CORLISS, PAULINE	0.83	-	-	-	-	-	-	0.83	5.12	YES	VACANT (APPARENT)	R-400					
	190.03	6	Class: 1 - Vacant Land	SHEAR & CORLISS % PAULINE CORLISS	0.90	-	-	-	-	-	-	0.90	-	YES	VACANT (APPARENT)	R-400	6.00	0.30	9	FALSE	1
	190.03	5	Class: 1 - Vacant Land	SHEAR & CORLISS % PAULINE CORLISS	0.94	-	-	-	-	-	-	0.94	-	YES	VACANT (APPARENT)	R-400					
	190.03	4	Class: 1 - Vacant Land	SHEAR & CORLISS % PAULINE COURLISS	1.07	-	-	-	-	-	-	1.07	-	YES	VACANT (APPARENT)	R-400					
	190.03	28	Class: 1 - Vacant Land	SHEAR & CORLISS % CORLISS, PAULINE	1.38	-	-	-	-	-	-	1.38	-	YES	VACANT (APPARENT)	R-400					
135	169	5	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.51	-	-	-	-	-	-	0.51	2.56	YES	VACANT (APPARENT)	LI	6.00	0.30	4	FALSE	0
	169	6	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	2.05	-	-	-	-	-	-	2.05	-	YES	VACANT (APPARENT)	LI					
136	325.14	22	Class: 1 - Vacant Land	TAIT, BRIAN W & MAUREEN	0.12	-	-	0.12	-	-	0.12	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
	325.14	23	Class: 1 - Vacant Land	HANSEN, TAMMY	0.12	-	-	0.12	-	-	0.12	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50					
137	325.99	8	Class: 1 - Vacant Land	MAXWELL HOMES LLC	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
	325.99	9	Class: 1 - Vacant Land	BANASIAK, MARIE	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50					
138	292.01	13	Class: 1 - Vacant Land	PRINCIOTTI, PATRICK	2.70	-	1.63	2.50	-	-	2.51	0.19	-	YES	VACANT (APPARENT)	R-75					
	292	11	Class: 1 - Vacant Land	PROPERTIES BY STONEHENGE, LLC	0.36	-	-	-	-	-	-	-	0.82	YES	Part of Housing Plan Site (Included as Separate Line Item at End of Table)	GB	6.00	0.70	4	FALSE	0
	292	12.01	Class: 1 - Vacant Land	REALTY OWNERSHIP VENTURES, INC.	0.67	-	-	0.04	-	-	0.04	0.62	-	YES	VACANT (APPARENT)	GB					
	292	10	Class: 1 - Vacant Land	PROPERTIES BY STONEHENGE, LLC	3.28	-	-	1.02	-	-	1.02	-	-	YES	Part of Housing Plan Site (Included as Separate Line Item at End of Table)	GB					
139	190.04	29	Class: 1 - Vacant Land	SHEAR & CORLISS % CORLISS, PAULINE	0.82	-	-	-	-	-	-	0.82	4.60	YES	VACANT (APPARENT)	R-400					
	190.04	28	Class: 1 - Vacant Land	SHEAR & CORLISS % CORLISS, PAULINE	0.83	-	-	-	-	-	-	0.83	-	YES	VACANT (APPARENT)	R-400	6.00	0.30	8	FALSE	1
	190.04	4	Class: 1 - Vacant Land	SHEAR & CORLISS % CORLISS, PAULINE	0.88	-	-	-	-	-	-	0.88	-	YES	VACANT (APPARENT)	R-400					
	190.04	5	Class: 1 - Vacant Land	SHEAR & CORLISS % CORLISS, PAULINE	0.88	-	-	-	-	-	-	0.88	-	YES	VACANT (APPARENT)	R-400					
	190.04	3	Class: 1 - Vacant Land	SHEAR & CORLISS % CORLISS, PAULINE	1.19	-	-	-	-	-	-	1.19	-	YES	VACANT (APPARENT)	R-400					
140	168	1	Class: 1 - Vacant Land	SCHNEIDMAN, MORRIS & F C/O J BESS	0.75	-	-	-	-	-	-	0.75	2.25	YES	VACANT (APPARENT)	LI	6.00	0.30	4	FALSE	0
	168	13	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	1.79	-	0.28	-	-	-	-	1.51	-	YES	VACANT (APPARENT)	LI					
141	318	29	Class: 1 - Vacant Land	FRAZIER, GEORGIANA	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
	318	30	Class: 1 - Vacant Land	MORRIS, KEVIN & JO-ELLEN	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50					
142	325.99	14	Class: 1 - Vacant Land	BLACK, JESSE C & MARGUERITE	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
	325.99	15	Class: 1 - Vacant Land	LENEHAN, JOSEPH & CYNTHIA	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50					
143	287.07	22	Class: 1 - Vacant Land	DDW CONSTRUCTION CO INC	0.24	-	-	-	-	-	-	0.24	0.78	YES	VACANT (APPARENT)	R-100					
	287.07	21	Class: 1 - Vacant Land	DDW CONSTRUCTION CO INC	0.26	-	-	-	-	-	-	0.26	-	YES	VACANT (APPARENT)	R-100	6.00	0.70	3	FALSE	0
	287.07	24	Class: 1 - Vacant Land	LAMB, NICOLE	0.29	-	-	-	-	-	-	0.29	-	YES	VACANT (APPARENT)	R-100					
144	190.05	9	Class: 1 - Vacant Land	AT&T CORP	0.84	-	-	-	-	-	-	0.84	1.67	YES	VACANT (APPARENT)	R-400	6.00	0.30	3	FALSE	0
	190.05	10	Class: 1 - Vacant Land	AT&T CORP	0.84	-	-	-	-	-	-	0.84	-	YES	VACANT (APPARENT)	R-400					
145	169	2	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.13	-	-	-	-	-	-	0.13	0.97	YES	VACANT (APPARENT)	LI	6.00	0.30	1	FALSE	0
	169	3	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.89	-	0.05	-	-	-	0.05	0.84	-	YES	VACANT (APPARENT)	LI					
146	324	7	Class: 1 - Vacant Land	DIRIENZO, RONALD & GAETANA	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
	324	6	Class: 1 - Vacant Land	DIRIENZO, RONALD & GAETANA	0.12	-	-	0.12	-	-	0.12	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50					
147	325.1	30	Class: 1 - Vacant Land	VANCLEVE, HARRY R	0.15	-	-	0.15	-	-	0.15	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0						

SITE NO.	BLOCK	LOT	PROPERTY CLASS	OWNER	GROSS AREA (ACRES)	PRESERVED FARMLAND (ACRES)	WETLAND AREA (ACRES)	FLOOD HAZARD AREA (ACRES)	HISTORIC SITE (ACRES)	OPEN SPACE AND RECREATION (ACRES)	TOTAL CONSTRAINED AREA (ACRES)	NET AREA (ACRES)	TOTAL NET AREA (ACRES IN SITE)	SEWER SERVICE AREA (YES/NO)	VACANT	ZONING	PRESUMPTIVE DENSITY	CAFRA IMPERVIOUS COVER LIMIT	GROSS TOTAL UNITS (BEFORE T&E HABITAT PRESERVATION)	GROSS TOTAL UNITS ≥ 25 AND ≥ 50% OF SITE AREA OCCUPIED BY T&E HABITAT (TRUE/FALSE)	RDP
155	170	27	Class: 1 - Vacant Land	MENDELSON, IRA	0.29	-	0.12	-	-	-	0.12	0.17	0.79	YES	VACANT (APPARENT)	R-100	6.00	0.60	4	FALSE	0
	170	1	Class: 1 - Vacant Land	WILLIAMS, JEROME C & IRENE P	0.69	-	0.21	-	-	-	0.21	0.48		YES	VACANT (APPARENT)	R-100					
156	322	13.02	Class: 1 - Vacant Land	FISHMAN, MICHAEL & LISA	0.12	-	-	0.12	-	-	0.12	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
	322	12	Class: 1 - Vacant Land	VANHORN, ROBERT K & GLORIA	0.12	-	-	0.12	-	-	0.12	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50					
	322	11	Class: 1 - Vacant Land	MURRAY, RAYMOND J	0.12	-	-	0.12	-	-	0.12	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50					
	322	13.01	Class: 1 - Vacant Land	FISHMAN, MICHAEL & LISA	0.12	-	-	0.12	-	-	0.12	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50					
157	325.96	38	Class: 1 - Vacant Land	GARRETT, RANDOLPH W & MICHELE E	0.11	-	-	0.11	-	-	0.11	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
	325.96	39	Class: 1 - Vacant Land	CHRISTENSEN, DEBRA ANN	0.11	-	-	0.11	-	-	0.11	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50					
158	286	5	Class: 1 - Vacant Land	MARK PROPERTIES LLC ET AL	12.33	-	-	-	-	12.33	12.33	-		YES	Existing Approval	R-150	6.00	0.30	0	FALSE	0
	286	6	Class: 3B - Farm (Qualified)		1.74	-	-	-	-	-	-	-		YES	Existing Approval	R-150					
	286	1	Class: 1 - Vacant Land	TUCKERTON MORTGAGE CO % FROST, NANCY	5.61	-	-	-	-	-	-	-		YES	Part of Housing Plan Site (Included as Separate Line Item at End of Table)	R-150					
	286	2	Class: 1 - Vacant Land	TUCKERTON SAND & GRAVEL % MATHIS, C	19.78	-	0.23	-	-	-	0.23	-		YES	Contaminated Site	R-150					
	286	3	Class: 1 - Vacant Land	HUPPERT, LEON&B & KRUPNICK REALTY LLC	58.37	-	0.16	-	-	-	0.16	-		YES	Existing Approval	R-150					
159	190.07	17	Class: 1 - Vacant Land	SHEAR & CORLISS % CORLISS, PAULINE	0.84	-	-	-	-	-	0.84	1.72		YES	VACANT (APPARENT)	R-400	6.00	0.30	3	FALSE	0
	190.07	6	Class: 1 - Vacant Land	SHEAR & CORLISS % CORLISS, PAULINE	0.88	-	-	-	-	-	0.88			YES	VACANT (APPARENT)	R-400					
160	190	3.03	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.17	-	0.10	-	-	-	0.10	0.07	0.24	YES	VACANT (APPARENT)	R-100	6.00	0.60	1	FALSE	0
	190	2.04	Class: 1 - Vacant Land	TRUEX, DOLORES	0.49	-	0.32	-	-	-	0.32	0.17		YES	VACANT (APPARENT)	R-100					
161	326.201	51	Class: 1 - Vacant Land	BEACHFRONT PARTNERS LLC % FAHMIE, T	0.17	-	-	0.17	-	-	0.17	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-70	7.00	0.30	0	FALSE	0
162	326.31	38	Class: 1 - Vacant Land	AURIEMMA, JAMES & KIMBERLY A	0.11	-	-	0.11	-	-	0.11	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
163	189	5.01	Class: 1 - Vacant Land	MANESSIS, DEMETRIOS& MANESSIS, GEORGE	0.09	-	0.05	0.09	-	-	0.09	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	GB	6.00	0.30	0	FALSE	0
164	326.33	35	Class: 1 - Vacant Land	LOWE-VILICHKA, JACQUELINE A	0.14	-	-	0.14	-	-	0.14	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
165	325	67	Class: 1 - Vacant Land	SANCTUARY TOWNHOME OWNERS ASS'N, INC	0.07	-	-	0.07	-	-	0.07	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.30	0	FALSE	0
166	325	42	Class: 1 - Vacant Land	DURKO, JOSEPHINE C/O LYKOSH, DENISE	0.32	-	0.12	0.32	-	-	0.32	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	WFD	6.00	0.30	0	FALSE	0
167	325	336	Class: 1 - Vacant Land	SANCTUARY TOWNHOME OWNERS ASS'N, INC	0.10	-	-	0.10	-	-	0.10	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.30	0	FALSE	0
168	326.32	36	Class: 1 - Vacant Land	WOLANIUK, DANIEL S & MARYANNE	0.11	-	-	0.11	-	-	0.11	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
169	325.313	2.01	Class: 1 - Vacant Land	PODD, NANCY L	0.31	-	0.11	0.31	-	-	0.31	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
170	325	71	Class: 1 - Vacant Land	SANCTUARY TOWNHOME OWNERS ASS'N, INC	0.10	-	-	0.10	-	-	0.10	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.30	0	FALSE	0
171	326.201	16.01	Class: 1 - Vacant Land	DOMICOLI, JOSEPH & VINCENZINA	0.12	-	-	0.12	-	-	0.12	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-70	7.00	0.30	0	FALSE	0
172	326.33	11	Class: 1 - Vacant Land	FARRELL, JOSEPH C & MERRY J	0.11	-	-	0.11	-	-	0.11	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
173	326	28.03	Class: 1 - Vacant Land	YANCEY-DISBROW, SUSAN	5.85	-	4.46	5.85	-	-	5.85	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	WFD	6.00	0.30	0	FALSE	0
174	326.33	46	Class: 1 - Vacant Land	MCCLENAGHAN, ANN P	0.11	-	-	0.11	-	-	0.11	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
175	189.01	35	Class: 1 - Vacant Land	GARRETSON, R&J % MESZAROS, LAURA	0.21	-	0.07	0.21	-	-	0.21	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-75	6.00	0.30	0	FALSE	0
176	326.219	20	Class: 1 - Vacant Land	SMITH, DANIEL J & SIMON, VICTORIA G	0.46	-	-	0.46	-	-	0.46	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.30	0	FALSE	0
177	326.219	28	Class: 1 - Vacant Land	SPAETH, LEONARD W JR ETAL	0.15	-	-	0.15	-	-	0.15	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.30	0	FALSE	0
178	326.218	41	Class: 1 - Vacant Land	LIEN, SUEI YUEN PAUL & HOSANNA W	0.15	-	-	0.15	-	-	0.15	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.30	0	FALSE	0
179	325	36	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.67	-	-	0.67	-	-	0.67	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	WFD	6.00	0.30	0	FALSE	0
180	325.113	1	Class: 1 - Vacant Land	PISCOLA, ANGELO J	0.08	-	-	0.08	-	-	0.08	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
181	326.26	35	Class: 1 - Vacant Land	FRIES, ANDREW & JANET	0.11	-	-	0.11	-	-	0.11	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	11.00	0.70	0	FALSE	0
182	326.204	25	Class: 1 - Vacant Land	TRIBUJANI, LUCIANO & LAURIE	0.14	-	-	0.14	-	-	0.14	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.30	0	FALSE	0
183	315	3	Class: 1 - Vacant Land	LYNCH, KIMBERLY	0.11	-	-	0.11	-	-	0.11	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
184	322	3	Class: 1 - Vacant Land	BLOCK, JACOB M & CLEMENTINE&BLOCK B	0.12	-	-	0.12	-	-	0.12	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
185	325.107	1	Class: 1 - Vacant Land	SUCHOWIERSKI, ROBERT & ROSEMARIE	0.08	-	-	0.08	-	-	0.08	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
186	325.108	14	Class: 1 - Vacant Land	MARGINI, FRANK & EVA	0.25	-	-	0.25	-	-	0.25	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
187	325.16	5	Class: 1 - Vacant Land	TEDESCO, GENARO & ELEANOR	0.17	-	-	0.17	-	-	0.17	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
188	325.101	27	Class: 1 - Vacant Land	MOLNAR, JOHN & DEBORAH	0.31	-	-	0.31	-	-	0.31	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
189	326.219	7.01	Class: 1 - Vacant Land	CARABELLI, RICARDO J & DEBORAH A	0.16	-	-	0.16	-	-	0.16	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.30	0	FALSE	0
190	325.97	19	Class: 1 - Vacant Land	SMITH, ROBERT M & EILEEN T	0.08	-	-	0.08	-	-	0.08	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
191	325.309	1	Class: 1 - Vacant Land	JASIONOWICZ, FRANK	0.08	-	-	0.08	-	-	0.08	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
192	322	29	Class: 1 - Vacant Land	WALTON, ERIC A & DIANE	0.12	-	-	0.12	-	-	0.12	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
193	325.96	41	Class: 1 - Vacant Land	ADAMS, THOMAS & ALYSE	0.11	-	-	0.11	-	-	0.11	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
194	331.07	12	Class: 1 - Vacant Land	RBD PROPERTIES, INC	0.16	-	-	0.16	-	-	0.16	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
195	325.103	36	Class: 1 - Vacant Land	HART, SUSAN M	0.11	-	-	0.11	-	-	0.11	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	GB	6.00	0.30	0	FALSE	0
196	325.47	18	Class: 1 - Vacant Land	BROWN, MICHAEL C & SUSAN A	0.16	-	-	0.16	-	-	0.16	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
197	325.107	22	Class: 1 - Vacant Land	ELFRETT, PAUL J	0.08	-	-	0.08	-	-	0.08	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
198	326.215	48	Class: 1 - Vacant Land	UVIANO, RALPH R & ELIZABETH	0.15	-	-	0.15	-	-	0.15	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.30	0	FALSE	0
199	325.89	1	Class: 1 - Vacant Land	GREEN, WALTER R & BARBARA A	0.08	-	-	0.08	-	-	0.08	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
200	307	12	Class: 1 - Vacant Land	BAUSENBESGER, KARL & LAURA	0.12	-	-	0.12	-	-	0.12	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.30	0	FALSE	0
201	326.24	47	Class: 1 - Vacant Land	KALMEY, LINDA	0.11	-	-	0.11	-	-	0.11	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
202	325.103	9	Class: 1 - Vacant Land	PAYNE CONSTRUCTION SERVICES INC	0.11	-	-	0.11	-	-	0.11	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
203	330.07	5	Class: 1 - Vacant Land	LECZYCKI, WIESLAW	0.23	-	-	0.23	-	-	0.23	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-100	6.00	0.30	0	FALSE	0
204	326.219	6	Class: 1 - Vacant Land	LIBERTY SHORES, LLC	0.14	-	-	0.14	-	-	0.14	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.30	0	FALSE	0
205	326.24	74	Class: 1 - Vacant Land	DANGLE, ANDRE & DIANA	0.12	-	-	0.12	-	-	0.12	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
206	325.13	1.01	Class: 1 - Vacant Land	GREAT BAY CONDO ASSOC % IMPAC	0.39	-	-	0.39	-	-	0.39	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	WFD	9.00	0.70	0	FALSE	0
207	326.218	43	Class: 1 - Vacant Land	GILL, ROBERT & BARBARA	0.15	-	-	0.15	-	-	0.15	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.30	0	FALSE	0
208	326.218	34	Class: 1 - Vacant Land	MILLER, LOUIS E & MAUREEN	0.15	-	-	0.15	-	-	0.15	-		YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBER						

SITE NO.	BLOCK	LOT	PROPERTY CLASS	OWNER	GROSS AREA (ACRES)	PRESERVED FARMLAND (ACRES)	WETLAND AREA (ACRES)	FLOOD HAZARD AREA (ACRES)	HISTORIC SITE (ACRES)	OPEN SPACE AND RECREATION (ACRES)	TOTAL CONSTRAINED AREA (ACRES)	NET AREA (ACRES)	TOTAL NET AREA (ACRES IN SITE)	SEWER SERVICE AREA (YES/NO)	VACANT	ZONING	PRESUMPTIVE DENSITY	CAFRA IMPERVIOUS COVER LIMIT	GROSS TOTAL UNITS (BEFORE T&E HABITAT PRESERVATION)	GROSS TOTAL UNITS ≥ 25 AND ≥ 50% OF SITE AREA OCCUPIED BY T&E HABITAT (TRUE/FALSE)	RDP
240	325.44	11	Class: 1 - Vacant Land	RENDA, JOSEPH A & ELLEN	0.12	-	-	0.12	-	-	0.12	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
241	325.104	37	Class: 1 - Vacant Land	DAVEY, AMY BETH	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
242	325.104	20	Class: 1 - Vacant Land	DILLON, MICHAEL A & MARGARET	0.17	-	-	0.17	-	-	0.17	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
243	325.42	17	Class: 1 - Vacant Land	BYRNE, STEPHEN C & SINGH, LOTTIE	0.13	-	-	0.13	-	-	0.13	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
244	325.42	26	Class: 1 - Vacant Land	PSAK, PAUL M & MARY L	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
245	325.42	45	Class: 1 - Vacant Land	KLINE, KEVIN & DANA	0.12	-	-	0.12	-	-	0.12	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
246	325.43	32	Class: 1 - Vacant Land	SCHMITTINGER, JOHN F & CLAIRE A	0.12	-	-	0.12	-	-	0.12	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
247	325.114	10	Class: 1 - Vacant Land	BRADY, RICHARD	0.12	-	-	0.12	-	-	0.12	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
248	325.46	1	Class: 1 - Vacant Land	SCHIRMER, PETER	0.05	-	-	0.05	-	-	0.05	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
249	325.108	4	Class: 1 - Vacant Land	TIZOL, LINDA & TIZOL, DAVID	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
250	325.111	30	Class: 1 - Vacant Land	HORNE, JAMES N & CONNIE	0.10	-	-	0.10	-	-	0.10	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
251	325.17	10	Class: 1 - Vacant Land	CARBERRY, STEPHEN	0.12	-	-	0.12	-	-	0.12	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
252	325.84	6	Class: 1 - Vacant Land	HOUSER, RAYMOND & LISA	0.20	-	-	0.20	-	-	0.20	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
253	307	9	Class: 1 - Vacant Land	WINAND, ROBERT & PAMELA	0.17	-	-	0.17	-	-	0.17	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.30	0	FALSE	0
254	325.109	30	Class: 1 - Vacant Land	HUNTER, DAVID & P & ZAVITSANOS, A	0.07	-	-	0.07	-	-	0.07	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
255	325.108	25	Class: 1 - Vacant Land	DASILVA, MANUEL J & MOURO, ROSA M	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
256	325.106	30	Class: 1 - Vacant Land	MCCORMACK, MICHAEL & MELISSA	0.13	-	-	0.13	-	-	0.13	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
257	325.112	12	Class: 1 - Vacant Land	MCDERMOTT, THOMAS & KATHLEEN	0.12	-	-	0.12	-	-	0.12	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
258	325.5	69	Class: 1 - Vacant Land	RUH, ARTHUR J & SHERRY F	0.12	-	-	0.12	-	-	0.12	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
259	325.95	1	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.08	-	-	0.08	-	-	0.08	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
260	325	61	Class: 1 - Vacant Land	SANCTUARY TOWNHOME OWNERS ASS'N, INC	0.03	-	-	0.03	-	-	0.03	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.30	0	FALSE	0
261	326.215	3	Class: 1 - Vacant Land	RHYNER, RICHARD & RHYNER, GM ETAL	0.15	-	-	0.15	-	-	0.15	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.30	0	FALSE	0
262	316	42	Class: 1 - Vacant Land	MOCERA, DAVE C & PHYLLIS A	0.12	-	-	0.12	-	-	0.12	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
263	325.44	26	Class: 1 - Vacant Land	LIGUORI, ANITA M & LIGUORI, LUANNE	0.12	-	-	0.12	-	-	0.12	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
264	325.111	1	Class: 1 - Vacant Land	MURTAGH, KEVIN J & NANCY L	0.07	-	-	0.07	-	-	0.07	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
265	325.98	11	Class: 1 - Vacant Land	DEPRE, PAT L SR & CAROL A	0.12	-	-	0.12	-	-	0.12	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
266	326.18	1	Class: 1 - Vacant Land	MURPHY, MARGARET R	0.18	-	-	0.18	-	-	0.18	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
267	325.42	14	Class: 1 - Vacant Land	PROKOP, LAURENCE F & MORIARTY, B	0.13	-	-	0.13	-	-	0.13	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
268	312	38	Class: 1 - Vacant Land	RUGNETTA, JANEY	0.10	-	-	0.10	-	-	0.10	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
269	326.26	40	Class: 1 - Vacant Land	PYFFER, ROBERT S & MARY KANE	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	11.00	0.70	0	FALSE	0
270	325.46	15	Class: 1 - Vacant Land	GRINKA, LORRAINE	0.15	-	-	0.15	-	-	0.15	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
271	324	9	Class: 1 - Vacant Land	LEMON, COLEEN & MCGOWAN, ERIN	0.12	-	-	0.12	-	-	0.12	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
272	325.94	22	Class: 1 - Vacant Land	VANDERPLOEG, JOSEPH & R, ET AL	0.13	-	-	0.13	-	-	0.13	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
273	325.1	15	Class: 1 - Vacant Land	THOMPSON SHARON R & HITCHNER, DIANA E	0.12	-	-	0.12	-	-	0.12	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
274	326.25	35	Class: 1 - Vacant Land	KITTSTEIN, JANET	0.13	-	-	0.13	-	-	0.13	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
275	325.12	5	Class: 1 - Vacant Land	RUSSELL, BRETT N	0.16	-	-	0.16	-	-	0.16	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
276	325.1	18	Class: 1 - Vacant Land	JAWORSKI, CHARLES & PATRICIA	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
277	325.112	21	Class: 1 - Vacant Land	FIORI, STEPHANIE L & FRANK V	0.14	-	-	0.14	-	-	0.14	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
278	325.43	35	Class: 1 - Vacant Land	MAXWELL, RICHARD L & GINA M	0.13	-	-	0.13	-	-	0.13	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
279	325.41	45	Class: 1 - Vacant Land	STENGER, WILLIAM H SR	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
280	325.43	14	Class: 1 - Vacant Land	PURKS, WILLIAM & ADELE	0.12	-	-	0.12	-	-	0.12	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
281	325.114	39	Class: 1 - Vacant Land	VIEGAS, LOUIS F & IRENE A	0.17	-	-	0.17	-	-	0.17	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
282	325.97	27	Class: 1 - Vacant Land	PAUL, JAMES H & MARILYN E	0.13	-	-	0.13	-	-	0.13	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
283	326.218	15	Class: 1 - Vacant Land	DESCHENES, KEITH & HOLLY	0.15	-	-	0.15	-	-	0.15	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.30	0	FALSE	0
284	326.26	9	Class: 1 - Vacant Land	BROWNE, JOSEPH M JR & PATRICIA L	0.12	-	-	0.12	-	-	0.12	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
285	326.26	5	Class: 1 - Vacant Land	SZEMAN, RONALD R & MASCARIN, MARY	0.12	-	-	0.12	-	-	0.12	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
286	325.43	4	Class: 1 - Vacant Land	FAIRHURST, RICHARD III & CASSAR, K	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
287	326.25	2	Class: 1 - Vacant Land	CASTELLANO, RALPH R	0.12	-	-	0.12	-	-	0.12	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
288	325.16	1	Class: 1 - Vacant Land	SCHENKCHEN, PAUL & MADDELENA E	0.15	-	-	0.15	-	-	0.15	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
289	325.14	27	Class: 1 - Vacant Land	CABANAS, ROBERT & INA	0.27	-	-	0.27	-	-	0.27	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
290	325.12	20	Class: 1 - Vacant Land	SCHANEL, DONIA LEE	0.15	-	-	0.15	-	-	0.15	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
291	325.108	12	Class: 1 - Vacant Land	TORCHIA, KENNETH N	0.17	-	-	0.17	-	-	0.17	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
292	325.98	21	Class: 1 - Vacant Land	BICKEL, ALVIN R & MARIAN S	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
293	326.32	52	Class: 1 - Vacant Land	MAJOR, PAUL M & R M & VLACHIS, A	0.07	-	-	0.07	-	-	0.07	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
294	325.4	108	Class: 1 - Vacant Land	BEACH, THOMAS & CANDACE	0.13	-	-	0.13	-	-	0.13	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	WFD	9.00	0.70	0	FALSE	0
295	325.114	28	Class: 1 - Vacant Land	TORRES, JESUS ET AL	0.14	-	-	0.14	-	-	0.14	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
296	326.24	68	Class: 1 - Vacant Land	GHIGLIOTTI LAND DEVELOPMENT LLC	0.12	-	-	0.12	-	-	0.12	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
297	325.108	18	Class: 1 - Vacant Land	FORD, BRIAN J & MARY D	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
298	315	17	Class: 1 - Vacant Land	STOLZ, ESTELLE L	0.12	-	-	0.12	-	-	0.12	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
299	325.95	9	Class: 1 - Vacant Land	BBP ASSOCIATES, LLC	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
300	314	31	Class: 1 - Vacant Land	ZWEIG, EDWARD R	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
301	325.95	16	Class: 1 - Vacant Land	KRYSTON, ELIZABETH B (IRR TR)	0.12	-	-	0.12	-	-	0.12	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
302	311	23	Class																		



SITE NO.	BLOCK	LOT	PROPERTY CLASS	OWNER	GROSS AREA (ACRES)	PRESERVED FARMLAND (ACRES)	WETLAND AREA (ACRES)	FLOOD HAZARD AREA (ACRES)	HISTORIC SITE (ACRES)	OPEN SPACE AND RECREATION (ACRES)	TOTAL CONSTRAINED AREA (ACRES)	NET AREA (ACRES)	TOTAL NET AREA (ACRES IN SITE)	SEWER SERVICE AREA (YES/NO)	VACANT	ZONING	PRESUMPTIVE DENSITY	CAFRA IMPERVIOUS COVER LIMIT	GROSS TOTAL UNITS (BEFORE T&E HABITAT PRESERVATION)	GROSS TOTAL UNITS ≥ 25 AND ≥ 50% OF SITE AREA OCCUPIED BY T&E HABITAT (TRUE/FALSE)	RDP
336	326.201	3	Class: 1 - Vacant Land	FAHMIE, THOMAS C	0.17	-	0.14	0.17	-	0.17	0.17	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-70	7.00	0.30	0	FALSE	0
337	326.24	5	Class: 1 - Vacant Land	ABRAMOWICZ, MICHAEL A	0.12	-	-	0.12	-	-	0.12	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
338	325.51	82	Class: 1 - Vacant Land	SCALETTL, CHESTER	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
339	325.14	3	Class: 1 - Vacant Land	GURSKIT, JASON	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
340	325.13	16	Class: 1 - Vacant Land	LUECKE, HORST W & LINDA	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
341	325.45	25	Class: 1 - Vacant Land	KRAATZ, DAVID	0.25	-	-	0.25	-	-	0.25	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
342	325.105	29	Class: 1 - Vacant Land	PICCININNO, ALLEN	0.16	-	-	0.16	-	-	0.16	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
343	325.53	31	Class: 1 - Vacant Land	DIGIOVANNI, ANGELO & JOSEPHINE	0.23	-	-	0.23	-	-	0.23	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
344	325.312	21	Class: 1 - Vacant Land	DENERO, BARBARA	0.06	-	-	0.06	-	-	0.06	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
345	325.98	46	Class: 1 - Vacant Land	CAMA SDIRA LLC	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
346	314	34	Class: 1 - Vacant Land	CORRADETTI, LOUIS E	0.13	-	-	0.13	-	-	0.13	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
347	325.46	11	Class: 1 - Vacant Land	ROOSEVELT, SCOTT M	0.14	-	-	0.14	-	-	0.14	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
348	325.104	17	Class: 1 - Vacant Land	AXTEN, MARITA	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
349	325.51	20	Class: 1 - Vacant Land	HUTCHINSON, SAMUEL & TARA	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
350	325.5	21	Class: 1 - Vacant Land	DORSEY, WILLIAM C	0.12	-	-	0.12	-	-	0.12	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
351	325.41	38	Class: 1 - Vacant Land	MICKERSON, PENNY A	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
352	325.92	5	Class: 1 - Vacant Land	SIKORA, RAYMOND B JR	0.15	-	-	0.15	-	-	0.15	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
353	326.25	63	Class: 1 - Vacant Land	COCCIOLILLO, JESSICA A	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
354	325.47	3	Class: 1 - Vacant Land	MOLITERNO, ANGELO J & LAURA A	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
355	325.13	31	Class: 1 - Vacant Land	MCNALLY, DANIELLE	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
356	325.51	18	Class: 1 - Vacant Land	FERNANDEZ, JOSEPH & DONNA	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
357	325.92	1	Class: 1 - Vacant Land	PEREZ, IDANIA (TRUST)	0.08	-	-	0.08	-	-	0.08	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
358	325.96	23	Class: 1 - Vacant Land	SIERRA, ALICE	0.12	-	-	0.12	-	-	0.12	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
359	325.96	43	Class: 1 - Vacant Land	GRANSKE, BARRY J	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
360	325.5	34	Class: 1 - Vacant Land	MCGUIRE, SUSAN	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
361	325.14	15	Class: 1 - Vacant Land	O'CONNOR, MATTHEW	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
362	326.25	57	Class: 1 - Vacant Land	LARMOUR, EDWARD & PATRICE M	0.12	-	-	0.12	-	-	0.12	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
363	326.25	20	Class: 1 - Vacant Land	LODGE, HELENE A	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
364	325.96	21	Class: 1 - Vacant Land	GERVASI, WILLIAM L & CAROL T	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
365	325.51	63	Class: 1 - Vacant Land	BAKER, DEBRA M & HENGEMUHL, JEANNE	0.15	-	-	0.15	-	-	0.15	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
366	325.114	6	Class: 1 - Vacant Land	PINTOZZI, CHRISTOPHER	0.12	-	-	0.12	-	-	0.12	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
367	325.43	19	Class: 1 - Vacant Land	GILL, CAROLE	0.12	-	-	0.12	-	-	0.12	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
368	325.114	3	Class: 1 - Vacant Land	HAYES, SHERRY	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
369	326.31	48	Class: 1 - Vacant Land	NEWLAND, WILLIAM R	0.07	-	-	0.07	-	-	0.07	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
370	321	15	Class: 1 - Vacant Land	PAPETTI, JOHN F JR & MARYANN	0.12	-	-	0.12	-	-	0.12	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
371	312	25	Class: 1 - Vacant Land	MERCER, DOREEN E	0.13	-	-	0.13	-	-	0.13	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
372	325.101	51	Class: 1 - Vacant Land	STANTON, JOHN	0.16	-	-	0.16	-	-	0.16	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
373	317	8	Class: 1 - Vacant Land	REID, RUSSELL E	0.10	-	-	0.10	-	-	0.10	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
374	325.43	2	Class: 1 - Vacant Land	MARCH, RICHARD W & JUNE C (REV.TR.)	0.22	-	-	0.22	-	-	0.22	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
375	325.105	39	Class: 1 - Vacant Land	STERLING, BARBARA & NETTO, A & J	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
376	321	25	Class: 1 - Vacant Land	JOHNSON, GLENN & MADELINE	0.43	-	-	0.43	-	-	0.43	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
377	320	10	Class: 1 - Vacant Land	STORCK, BYRON A & BARBARA M	0.14	-	-	0.14	-	-	0.14	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
378	325.14	5	Class: 1 - Vacant Land	MARTAKIS, ROXANNE	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
379	325.101	17	Class: 1 - Vacant Land	ABATE, JOSEPH & LORETTA	0.16	-	-	0.16	-	-	0.16	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
380	325.99	57	Class: 1 - Vacant Land	SMITH, GARRETT B & EILEEN L	0.12	-	-	0.12	-	-	0.12	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
381	325.99	36	Class: 1 - Vacant Land	SALINAS, DENNIS J & FAITH A	0.31	-	-	0.31	-	-	0.31	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
382	325.112	7	Class: 1 - Vacant Land	PEPERIAS, DIMITRI GEORGE	0.08	-	-	0.08	-	-	0.08	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
383	325.88	5	Class: 1 - Vacant Land	WINDYHILL HOMES CORPORATION	0.12	-	-	0.12	-	-	0.12	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
384	325.12	16	Class: 1 - Vacant Land	WALNAP, HARRY & VIOLET	0.15	-	-	0.15	-	-	0.15	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
385	325.107	33	Class: 1 - Vacant Land	MOORE, MICHAEL	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
386	325.51	15	Class: 1 - Vacant Land	DILAUNO, ANGELO & ELIZABETH	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
387	325.93	18	Class: 1 - Vacant Land	DENTON, DAVID P & CATHERINE M	0.26	-	-	0.26	-	-	0.26	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
388	326.25	8	Class: 1 - Vacant Land	SCHUSTER, KENNETH E & MARYROSE	0.12	-	-	0.12	-	-	0.12	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
389	325.47	1	Class: 1 - Vacant Land	GOLDBERG, DAVID J	0.21	-	-	0.21	-	-	0.21	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
390	316	27	Class: 1 - Vacant Land	SPECHT, CHARLES & EILEEN	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
391	326.01	20	Class: 1 - Vacant Land	SLIM, SUSAN H	0.25	-	-	0.25	-	-	0.25	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-100	6.00	0.30	0	FALSE	0
392	326.02	9	Class: 1 - Vacant Land	DUFFY, ANTHONY G & CHRISTA	0.49	-	-	0.49	-	-	0.49	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-100	6.00	0.30	0	FALSE	0
393	325.11	3	Class: 1 - Vacant Land	MORETTI, FREDERIC KENNETH & JUDITH A	0.12	-	-	0.12	-	-	0.12	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
394	325.51	80	Class: 1 - Vacant Land	BRAY, ROY & JOANNE	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
395	325.308	17	Class: 1 - Vacant Land	DAIN ASSOCIATES, LLC C/O ITTOOP, P	0.34	-	-	0.34	-	-	0.34	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
396	325.305	12	Class: 1 - Vacant Land	RECIGNO, PETER P	0.32	-	-	0.32	-	-	0.32	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
397	325.305	6	Class: 1 - Vacant Land	HEULITT, BRYAN & CHERYL	0.12	-	-	0.12	-	-	0.12	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
398	325.106	25	Class: 1 - Vacant Land	SLATE, JAMES R & MARIE F	0.23	-	-	0.23	-	-	0.23	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50					

SITE NO.	BLOCK	LOT	PROPERTY CLASS	OWNER	GROSS AREA (ACRES)	PRESERVED FARMLAND (ACRES)	WETLAND AREA (ACRES)	FLOOD HAZARD AREA (ACRES)	HISTORIC SITE (ACRES)	OPEN SPACE AND RECREATION (ACRES)	TOTAL CONSTRAINED AREA (ACRES)	NET AREA (ACRES)	TOTAL NET AREA (ACRES IN SITE)	SEWER SERVICE AREA (YES/NO)	VACANT	ZONING	PRESUMPTIVE DENSITY	CAFRA IMPERVIOUS COVER LIMIT	GROSS TOTAL UNITS (BEFORE T&E HABITAT PRESERVATION)	GROSS TOTAL UNITS ≥ 25 AND ≥ 50% OF SITE AREA OCCUPIED BY T&E HABITAT (TRUE/FALSE)	RDP
432	325.9	1	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.08	-	-	0.08	-	-	0.08	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
433	312	30	Class: 1 - Vacant Land	GENITON, EDWARD G & LINDA M	0.10	-	-	0.10	-	-	0.10	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
434	325.97	34	Class: 1 - Vacant Land	SMITH, DANIEL & CINDY	0.14	-	-	0.14	-	-	0.14	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
435	310	44	Class: 1 - Vacant Land	LANORITH, JOHN M & RITA E C/O	0.12	-	-	0.12	-	-	0.12	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
436	325.51	40	Class: 1 - Vacant Land	SANTAGUIDA, LOIS	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
437	325.51	78	Class: 1 - Vacant Land	RULLO, FRANK P & COLEEN M	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
438	325.95	35	Class: 1 - Vacant Land	FAZZIO, CHRISTOPHER P	0.12	-	-	0.12	-	-	0.12	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
439	330.07	2	Class: 1 - Vacant Land	LICCIARDELLO, DONNA MATHIS C/O	0.21	-	-	0.21	-	-	0.21	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-100	6.00	0.30	0	FALSE	0
440	325.305	1	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.07	-	-	0.07	-	-	0.07	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
441	325.86	7	Class: 1 - Vacant Land	CAIRD, ETHEL F C/O CAIRD, JOHN A	0.12	-	-	0.12	-	-	0.12	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
442	330.09	22	Class: 1 - Vacant Land	NIGRO, DANIEL F	0.24	-	-	0.24	-	-	0.24	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-100	6.00	0.30	0	FALSE	0
443	331.06	6.01	Class: 1 - Vacant Land	BUKOSKY, RICHARD & KAREN	1.49	-	0.44	1.49	-	-	1.49	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-100	6.00	0.30	0	FALSE	0
444	325.59	3	Class: 1 - Vacant Land	CHUN, CAROLYN	0.15	-	-	0.15	-	-	0.15	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
445	325.309	35	Class: 1 - Vacant Land	RICHARDS, HOWARD & PATRICIA	0.08	-	-	0.08	-	-	0.08	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
446	330.1	14	Class: 1 - Vacant Land	EBERLIN, BRETT C & KRISTIE	0.21	-	-	0.21	-	-	0.21	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-100	6.00	0.30	0	FALSE	0
447	312	36	Class: 1 - Vacant Land	PRODOEHL, DEBORAH J	0.10	-	-	0.10	-	-	0.10	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
448	331.04	14	Class: 1 - Vacant Land	DIASIO, JOSEPH	0.39	-	-	0.39	-	-	0.39	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-100	6.00	0.30	0	FALSE	0
449	325.86	1	Class: 1 - Vacant Land	KELLY, JOHN J & MARGARET A	0.07	-	-	0.07	-	-	0.07	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
450	325.418	7	Class: 1 - Vacant Land	MYSTIC SHORES ASSOCIATION, INC	0.10	-	-	0.10	-	-	0.10	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	PRD	7.00	0.70	0	FALSE	0
451	330.1	19	Class: 1 - Vacant Land	AVALLONE, ORESTE & LINDA J	0.22	-	-	0.22	-	-	0.22	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-100	6.00	0.30	0	FALSE	0
452	189.02	14	Class: 1 - Vacant Land	GRIFFIN, MICHAEL J	0.46	-	-	0.46	-	-	0.46	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-75	6.00	0.30	0	FALSE	0
453	325.51	72	Class: 1 - Vacant Land	DONNELLY, JOHN & JUNE (LE) & ETAL	0.12	-	-	0.12	-	-	0.12	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
454	325.54	12	Class: 1 - Vacant Land	DYORAK, GARY R	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
455	325.87	12	Class: 1 - Vacant Land	HOWARTH, JOSEPH G & ANGELIKA M	0.12	-	-	0.12	-	-	0.12	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
456	174	9	Class: 1 - Vacant Land	SIMPSON, FREDERIC J	0.46	-	0.03	0.46	-	-	0.46	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-150	6.00	0.30	0	FALSE	0
457	177	12	Class: 1 - Vacant Land	HART, CONSTANCE L	0.23	-	-	0.23	-	-	0.23	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-150	6.00	0.60	0	FALSE	0
458	325.91	1	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.08	-	-	0.08	-	-	0.08	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
459	325.305	21	Class: 1 - Vacant Land	DOHERTY, WALTER H & DONNA D	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
460	325.304	10.01	Class: 1 - Vacant Land	MSC ENTERPRISES, LLC	0.14	-	-	0.14	-	-	0.14	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
461	325.54	18	Class: 1 - Vacant Land	WUSS, MICHAEL & DEBORA	0.12	-	-	0.12	-	-	0.12	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
462	325.91	35	Class: 1 - Vacant Land	FIORINZO, PAUL & CHRISTINE	0.12	-	-	0.12	-	-	0.12	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
463	325.95	28	Class: 1 - Vacant Land	CAIRNS, THOMAS & LYNN	0.21	-	-	0.21	-	-	0.21	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
464	325.313	11	Class: 1 - Vacant Land	WALKER, RICHARD F & AILEEN A	0.12	-	-	0.12	-	-	0.12	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
465	306	7	Class: 1 - Vacant Land	KLEIN, THOMAS & ARLENE	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.30	0	FALSE	0
466	325.91	13	Class: 1 - Vacant Land	GLEBOCKI, DAVID & THERESA	0.12	-	-	0.12	-	-	0.12	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
467	325.92	22	Class: 1 - Vacant Land	REBRYN REALTY LLC	0.15	-	-	0.15	-	-	0.15	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
468	325.51	69	Class: 1 - Vacant Land	BUTTIGLIERI, BARBARA	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
469	326.9	1	Class: 1 - Vacant Land	AFFAIR AT EGG HARBOR HIST SOCIETY	0.54	-	-	0.54	-	0.54	0.54	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
470	325.84	1	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.07	-	-	0.07	-	-	0.07	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
471	325.308	9	Class: 1 - Vacant Land	SEMPREVIVO, RONALD & PATRICIA	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
472	325.67	22	Class: 1 - Vacant Land	PICKEL, LORI D	0.17	-	-	0.17	-	-	0.17	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-75	6.00	0.70	0	FALSE	0
473	331.05	5	Class: 1 - Vacant Land	GAINFORT, GORDON D	0.35	-	-	0.35	-	-	0.35	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-100	6.00	0.30	0	FALSE	0
474	325	7.04	Class: 1 - Vacant Land	MYSTIC PARTNERS, LP	3.82	-	1.78	3.82	-	-	3.82	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	PRD	7.00	0.70	0	FALSE	0
475	325.305	27	Class: 1 - Vacant Land	ALLOCCO, STEPHEN G & MEILING	0.07	-	-	0.07	-	-	0.07	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
476	330.11	5	Class: 1 - Vacant Land	FRASCA, JOHN L & DONNA L	0.24	-	-	0.24	-	-	0.24	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-100	6.00	0.30	0	FALSE	0
477	325.304	5	Class: 1 - Vacant Land	WEINBERG, STEVEN W	0.12	-	-	0.12	-	-	0.12	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
478	325.85	20	Class: 1 - Vacant Land	PIATEX, MALGORZATA & WIESLAW	0.23	-	-	0.23	-	-	0.23	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
479	325.308	31	Class: 1 - Vacant Land	SPALLIERO, JOSEPH & TARA	0.12	-	-	0.12	-	-	0.12	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
480	325.86	44	Class: 1 - Vacant Land	STOUT, RICHARD & GRACE M	0.15	-	-	0.15	-	-	0.15	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
481	302	6	Class: 1 - Vacant Land	ATLANTIC CITY ELECTRIC ATT'L GASKO	0.12	-	-	0.12	-	-	0.12	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.30	0	FALSE	0
482	302	17	Class: 1 - Vacant Land	BODILLY, MOLLY C	0.29	-	-	0.29	-	-	0.29	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	MC	6.00	0.30	0	FALSE	0
483	189.02	26	Class: 1 - Vacant Land	HOLLANDER, JOHN JR & JACQUELINE	0.17	-	-	0.17	-	-	0.17	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-75	6.00	0.30	0	FALSE	0
484	301	9	Class: 1 - Vacant Land	SOWELL, DAVID M & DELORES A	0.12	-	-	0.12	-	-	0.12	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.30	0	FALSE	0
485	308	1	Class: 1 - Vacant Land	BRUECKNER, MILES T & DENISE M	0.12	-	-	0.12	-	-	0.12	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.30	0	FALSE	0
486	190	3.01	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.04	-	0.04	0.04	-	-	0.04	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-100	6.00	0.30	0	FALSE	0
487	325	351	Class: 1 - Vacant Land	SANCTUARY TOWNHOME OWNERS ASS'N, INC	0.08	-	-	0.08	-	-	0.08	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.30	0	FALSE	0
488	298	1	Class: 1 - Vacant Land	GRAY-LEWIS, DAVID C	0.24	-	-	0.24	-	-	0.24	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.30	0	FALSE	0
489	297	4	Class: 1 - Vacant Land	JENNINGS, DAVID	0.17	-	-	0.17	-	-	0.17	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.30	0	FALSE	0
490	296	8	Class: 1 - Vacant Land	DINKLACKER, ROBERT & HUMES, SHARON	0.11	-	-	0.11	-	-	0.11	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.30	0	FALSE	0
491	325.94	1	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.07	-	-	0.07	-	-	0.07	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.70	0	FALSE	0
492	187	6	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.31	-	-	0.31	-	-	0.31	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-150	6.00	0.30	0	FALSE	0
493	325	19.01	Class: 1 - Vacant Land	RYAN, EDWARD J JR	0.18	-	-	0.18	-	-	0.18	-	-	YES	NOT EXAMINED (NO OR LESS THAN 0.00 ACRES OF UNENCUMBERED LAND)	R-50	9.00	0.30	0	FALSE	0
494	325	22.38	Class: 1 - Vacant Land	OSBORN ISLAND PROPERTIES, LLC	0.27	-	-	0.27	-	-	0.27</										

SITE NO.	BLOCK	LOT	PROPERTY CLASS	OWNER	GROSS AREA (ACRES)	PRESERVED FARMLAND (ACRES)	WETLAND AREA (ACRES)	FLOOD HAZARD AREA (ACRES)	HISTORIC SITE (ACRES)	OPEN SPACE AND RECREATION (ACRES)	TOTAL CONSTRAINED AREA (ACRES)	NET AREA (ACRES)	TOTAL NET AREA (ACRES IN SITE)	SEWER SERVICE AREA (YES/NO)	VACANT	ZONING	PRESUMPTIVE DENSITY	CAFRA IMPERVIOUS COVER LIMIT	GROSS TOTAL UNITS (BEFORE T&E HABITAT PRESERVATION)	GROSS TOTAL UNITS ≥ 25 AND ≥ 50% OF SITE AREA OCCUPIED BY T&E HABITAT (TRUE/FALSE)	RDP
528	176	8.02	Class: 1 - Vacant Land	STRAHLE, BRIAN	0.17	-	-	-	-	-	-	0.17	0.17	YES	VACANT (APPARENT)	GB	6.00	0.60	0	FALSE	0
529	172	5	Class: 1 - Vacant Land	CASSLER,GEORGE EST % MACCALUS, JOHN	0.17	-	-	-	-	-	-	0.17	0.17	YES	VACANT (APPARENT)	GB	6.00	0.60	0	FALSE	0
530	325.11	1	Class: 1 - Vacant Land	ROMEO, ALFONSO	0.18	-	-	-	-	-	-	0.18	0.18	YES	VACANT (APPARENT)	R-50	9.00	0.30	0	FALSE	0
531	183	8	Class: 1 - Vacant Land	CAPOZZI, MICHAEL V	0.18	-	-	-	-	-	-	0.18	0.18	YES	VACANT (APPARENT)	GB	6.00	0.30	0	FALSE	0
532	124.03	70	Class: 1 - Vacant Land	GSO LB1 LLC	0.19	-	-	-	-	-	-	0.19	0.19	YES	VACANT (APPARENT)	R-1A	6.00	0.30	0	FALSE	0
533	326.1	3	Class: 1 - Vacant Land	COURTER, JOSEPH A JR	0.21	-	-	0.01	-	-	0.01	0.20	0.20	YES	VACANT (APPARENT)	R-100	6.00	0.30	0	FALSE	0
534	285.01	51	Class: 1 - Vacant Land	POPERAK, JOHN C/O BOWEN, BARBARA	0.21	-	-	-	-	-	-	0.21	0.21	YES	VACANT (APPARENT)	R-75	6.00	0.70	0	FALSE	0
535	325.403	1	Class: 1 - Vacant Land	MYSTIC SHORES ASSOCIATION, INC	0.21	-	-	-	-	-	-	0.21	0.21	YES	VACANT (APPARENT)	PRD	8.00	0.70	1	FALSE	0
536	124.02	38	Class: 1 - Vacant Land	DOBKOWSKI, LEWIS H & LYNN E	0.22	-	-	-	-	-	-	0.22	0.22	YES	VACANT (APPARENT)	R-1A	6.00	0.30	0	FALSE	0
537	124.02	31	Class: 1 - Vacant Land	GSO LB1 LLC	0.22	-	-	-	-	-	-	0.22	0.22	YES	VACANT (APPARENT)	R-1A	6.00	0.30	0	FALSE	0
538	169	17.01	Class: 1 - Vacant Land	MALCOM, WILLIAM V JR & CAMMARATA, J	0.22	-	-	-	-	-	-	0.22	0.22	YES	VACANT (APPARENT)	GB	6.00	0.60	0	FALSE	0
539	287.09	1	Class: 1 - Vacant Land	DEUTSCHE BANK NATIONAL TRUST CO	0.24	-	-	-	-	-	-	0.24	0.24	YES	VACANT (APPARENT)	R-100	6.00	0.70	0	FALSE	0
540	125	6	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.24	-	0.00	-	-	-	0.00	0.24	0.24	YES	VACANT (APPARENT)	R-1A	6.00	0.30	0	FALSE	0
541	160	9	Class: 1 - Vacant Land	CONFORTI, DANIEL & IRMA	0.24	-	-	-	-	-	-	0.24	0.24	YES	VACANT (APPARENT)	R-75	6.00	0.30	0	FALSE	0
542	326.08	11	Class: 1 - Vacant Land	AFFAIR AT EGG HARBOR HIST SOCIETY	0.25	-	-	-	-	-	-	0.25	0.25	YES	VACANT (APPARENT)	R-75A	6.00	0.30	0	FALSE	0
543	124.02	29	Class: 1 - Vacant Land	GORELIK, GREGORY	0.25	-	-	-	-	-	-	0.25	0.25	YES	VACANT (APPARENT)	R-1A	6.00	0.30	0	FALSE	0
544	287.05	2	Class: 1 - Vacant Land	CAPITAL MARKETING OF SC	0.27	-	-	-	-	-	-	0.27	0.27	YES	VACANT (APPARENT)	R-100	6.00	0.70	1	FALSE	0
545	270	38	Class: 1 - Vacant Land	MESSEC, CLARK O	0.28	-	-	0.01	-	-	0.01	0.27	0.27	YES	VACANT (APPARENT)	R-75	6.00	0.70	1	FALSE	0
546	287.09	6	Class: 1 - Vacant Land	DDW CONSTRUCTION CO INC	0.27	-	-	-	-	-	-	0.27	0.27	YES	VACANT (APPARENT)	R-100	6.00	0.70	1	FALSE	0
547	155	15.01	Class: 1 - Vacant Land	FISHER, ROGER A & NANETTE F	0.28	-	-	-	-	-	-	0.28	0.28	YES	VACANT (APPARENT)	R-100	6.00	0.30	0	FALSE	0
548	287.07	4	Class: 1 - Vacant Land	BUSSELL, BRUCE	0.29	-	-	-	-	-	-	0.29	0.29	YES	VACANT (APPARENT)	R-100	6.00	0.70	1	FALSE	0
549	172	10.07	Class: 1 - Vacant Land	TYLER NINE LLC	0.30	-	-	-	-	-	-	0.30	0.30	YES	VACANT (APPARENT)	R-100	6.00	0.60	1	FALSE	0
550	174	18	Class: 1 - Vacant Land	RETAINED REALTY INC	0.31	-	-	-	-	-	-	0.31	0.31	YES	VACANT (APPARENT)	R-150	6.00	0.60	1	FALSE	0
551	184	2	Class: 1 - Vacant Land	TOMCZYK, STANLEY & NANCY	0.32	-	-	-	-	-	-	0.32	0.32	YES	VACANT (APPARENT)	R-150	6.00	0.30	0	FALSE	0
552	330.01	10	Class: 1 - Vacant Land	SMITH, GARY & JACQUELINE	0.34	-	-	0.00	-	-	0.00	0.34	0.34	YES	VACANT (APPARENT)	R-100	6.00	0.30	0	FALSE	0
553	287.1	1	Class: 1 - Vacant Land	MAFFEI, JOHN F & CAROL L	0.34	-	-	-	-	-	-	0.34	0.34	YES	VACANT (APPARENT)	R-100	6.00	0.70	1	FALSE	0
554	270	11.02	Class: 1 - Vacant Land	POMPONIO, DANIEL P & ROTELLA, PAUL	0.35	-	-	-	-	-	-	0.35	0.35	YES	VACANT (APPARENT)	R-75	6.00	0.70	1	FALSE	0
555	287.09	21	Class: 1 - Vacant Land	DDW CONSTRUCTION CO INC	0.37	-	-	-	-	-	-	0.37	0.37	YES	VACANT (APPARENT)	R-100	6.00	0.70	1	FALSE	0
556	178	16	Class: 1 - Vacant Land	LEARY, WILLIAM & KRISTI	0.40	-	-	-	-	-	-	0.40	0.40	YES	VACANT (APPARENT)	R-150	6.00	0.30	0	FALSE	0
557	270	12.19	Class: 1 - Vacant Land	DDW CONSTRUCTION CO INC	0.49	-	0.06	0.01	-	-	0.06	0.42	0.42	YES	VACANT (APPARENT)	R-75	6.00	0.70	2	FALSE	0
558	183	1	Class: 1 - Vacant Land	COFFINEAU, JOSEPH & BLANCHE	0.45	-	-	-	-	-	-	0.45	0.45	YES	VACANT (APPARENT)	GB	6.00	0.30	0	FALSE	0
559	285.11	9.01	Class: 1 - Vacant Land	SUNRISE BAY HOA C/O PRIME MGMT INC	0.46	-	-	-	-	-	-	0.46	0.46	YES	VACANT (APPARENT)	PRD	7.00	0.70	2	FALSE	0
560	156	10.01	Class: 1 - Vacant Land	PHELPS, KENNETH & SHIRLEY	0.49	-	-	-	-	-	-	0.49	0.49	YES	VACANT (APPARENT)	R-75	6.00	0.30	0	FALSE	0
561	171	5	Class: 1 - Vacant Land	REILLY, THOMAS	0.51	-	-	-	-	-	-	0.51	0.51	YES	VACANT (APPARENT)	R-100	6.00	0.60	1	FALSE	0
562	78	4	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.55	-	-	-	-	-	-	0.55	0.55	YES	VACANT (APPARENT)	R-5A	6.00	0.30	0	FALSE	0
563	264	14.06	Class: 1 - Vacant Land	AMATO, STEVE & DINA	0.58	-	-	-	-	-	-	0.58	0.58	YES	VACANT (APPARENT)	R-200	6.00	0.70	2	FALSE	0
564	264	17.05	Class: 1 - Vacant Land	PROPERTIES BY STONEHENGE, LLC	0.64	-	-	-	-	-	-	0.64	0.64	YES	VACANT (APPARENT)	R-1A	6.00	0.70	2	FALSE	0
565	169	7.08	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	1.47	-	0.80	-	-	-	0.80	0.67	0.67	YES	VACANT (APPARENT)	R-200	6.00	0.30	2	FALSE	0
566	124	69	Class: 1 - Vacant Land	BUTENSKY, JANE	0.70	-	-	-	-	-	-	0.70	0.70	YES	VACANT (APPARENT)	GB	6.00	0.30	1	FALSE	0
567	161	1	Class: 1 - Vacant Land	DEMARCO, WILLIAM	0.72	-	-	-	-	-	-	0.72	0.72	YES	VACANT (APPARENT)	GB	6.00	0.30	1	FALSE	0
568	190.03	16	Class: 1 - Vacant Land	BARTLING, GEORGE % D BARTLING	0.72	-	-	-	-	-	-	0.72	0.72	YES	VACANT (APPARENT)	R-400	6.00	0.70	3	FALSE	0
569	285	13.02	Class: 1 - Vacant Land	WALEG REALTY, LLC C/O G HEMMELSTE	0.73	-	-	-	-	-	-	0.73	0.73	YES	VACANT (APPARENT)	GB	6.00	0.70	3	FALSE	0
570	142	1	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.80	-	-	-	-	-	-	0.80	0.80	YES	VACANT (APPARENT)	PRC	6.00	0.30	1	FALSE	0
571	190.02	14.01	Class: 1 - Vacant Land	CRANMER, EUGENE C JR & AVIS D	0.83	-	-	-	-	-	-	0.83	0.83	YES	VACANT (APPARENT)	R-400	6.00	0.70	3	FALSE	0
572	325.404	1	Class: 1 - Vacant Land	MYSTIC SHORES ASSOCIATION, INC	0.86	-	-	-	-	-	-	0.86	0.86	YES	VACANT (APPARENT)	PRD	7.00	0.70	4	FALSE	0
573	264	14.02	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	0.87	-	-	-	-	-	-	0.87	0.87	YES	VACANT (APPARENT)	R-200	6.00	0.70	3	FALSE	0
574	190.07	9	Class: 1 - Vacant Land	SHEAR & CORLISS % CORLISS, PAULINE	0.90	-	-	-	-	-	-	0.90	0.90	YES	VACANT (APPARENT)	R-400	6.00	0.30	1	FALSE	0
575	159	1	Class: 1 - Vacant Land	RIGGS, VIRGINIA C/O RIGGS, ROBERT C	0.91	-	-	-	-	-	-	0.91	0.91	YES	VACANT (APPARENT)	R-75	6.00	0.30	1	FALSE	0
576	155	18	Class: 1 - Vacant Land	MORITZ, JACK & ELIZABETH	0.94	-	-	-	-	-	-	0.94	0.94	YES	VACANT (APPARENT)	GB	6.00	0.30	1	FALSE	0
577	126	33	Class: 1 - Vacant Land	LAMSON PROPERTIES LLC	0.97	-	-	-	-	-	-	0.97	0.97	YES	VACANT (APPARENT)	R-1A	6.00	0.30	1	FALSE	0
578	190.02	14.03	Class: 1 - Vacant Land	LOOMIS, JUSTIN P & BERRY, KATHRYN L	1.07	-	-	-	-	-	-	1.07	1.07	YES	VACANT (APPARENT)	R-400	6.00	0.70	4	FALSE	0
579	285.11	6.02	Class: 1 - Vacant Land	HABITAT FOR HUMANITY OF SOC INC	1.37	-	-	0.28	-	-	0.28	1.09	1.09	YES	VACANT (APPARENT)	PRD	7.00	0.70	6	FALSE	1
580	264	18	Class: 1 - Vacant Land	HARMS, EST JW % CLARENCE & P MATHIS	1.11	-	-	-	-	-	-	1.11	1.11	YES	VACANT (APPARENT)	R-200	6.00	0.70	4	FALSE	0
581	126	39.01	Class: 1 - Vacant Land	BAKER, JOHN	1.12	-	-	-	-	-	-	1.12	1.12	YES	VACANT (APPARENT)	R-1A	6.00	0.30	2	FALSE	0
582	124	12.01	Class: 1 - Vacant Land	AGUIADO, CLIFF & HOGAN, SUSAN	1.19	-	-	-	-	-	-	1.19	1.19	YES	VACANT (APPARENT)	R-1A	6.00	0.30	2	FALSE	0
583	264	31.03	Class: 1 - Vacant Land	DUYIN, LUCILLE B & CRAWFORD, KAREN	1.19	-	-	-	-	-	-	1.19	1.19	YES	VACANT (APPARENT)	R-1A	6.00	0.70	4	FALSE	0
584	160	1	Class: 1 - Vacant Land	RIGGS, VIRGINIA C/O RIGGS, ROBERT C	1.23	-	-	-	-	-	-	1.23	1.23	YES	VACANT (APPARENT)	R-75	6.00	0.30	2	FALSE	0
585	278	13.02	Class: 1 - Vacant Land	WAL MART REAL ESTATE BUSINESS TRUST	1.25	-	-	-	-	-	-	1.25	-	YES	Existing Approval	GB	6.00	-	-	-	-
586	264	17.19	Class: 1 - Vacant Land	BONSANGUE, CHARLES (TR)	1.40	-	-	-	-	-	-	1.40	1.40	YES	VACANT (APPARENT)	R-1A	6.00	0.70	5	FALSE	1
587	190.07	11	Class: 1 - Vacant Land	SHEAR & CORLISS % CORLISS, PAULINE	1.82	-	-	-	-	-	-	1.82	1.82	YES	VACANT (APPARENT)	R-400	6.00	0.70	7	FALSE	1
588	269	5	Class: 1 - Vacant Land	MUNDT, NAOMI CLAIRE	2.00	-	-	-	-	-	-	2.00	2.00	YES	VACANT (APPARENT)	R-200	6.00	0.70	8	FALSE	1
589	169	4	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	2.07	-	-	-	-	-	-	2.07	2.07	YES	VACANT (APPARENT)	LI	6.00	0.30	3	FALSE	0
590	254	4.01	Class: 1 - Vacant Land	SUNSET PARTNERS, LLC	2.19	-	-	-	-	-	-	2.19	-	YES	Existing Approval	GB	6.00	-	-	-	-
591	264	17.09	Class: 1 - Vacant Land	CHAVAN, GARY & JULIE	2.47	-	0.24	-	-	-	0.24	2.23	2.23	YES	VACANT (APPARENT)	R-1A	6.00	0.70	10	FALSE	2
592	124	56.01	Class: 1 - Vacant Land	POINSETT, ROBERT & PATRICIA	2.66	-	-	-	-	-	-	2.66	2.66	YES	VACANT (APPARENT)	R-1A	6.00	0.60	9	FALSE	1
593	164	1	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	2.74	-	-	-	-	-	-	2.74	2.74	YES	Parker's Run Redevelopment Area	LI	6.00	0.30	16	FALSE	3
594	325.401	7.03	Class: 1 - Vacant Land	LITTLE EGG-MATHISTOWN C/O ARC PROP	2.83	-	-	-	-	-	-	-	-	YES	Existing Approval	GB	6.00	-	-	-	-
595	165	1	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	2.84	-	-	-	-	-	-	2.84	2.84	YES	Parker's Run Redevelopment Area	LI	6.00	0.30	17	FALSE	3
596	148	1	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	2.95	-	-	-	-	-	-	2.95	2.95	YES	VACANT (APPARENT)	PRC	6.00	0.30	5	FALSE	1
597	163	1	Class: 15C - Public Property	TOWNSHIP OF LITTLE EGG HARBOR	3.																



## Appendix B: Vacant Land Mapping







## **Appendix B: Affordable Housing Sites Map**

Sewer Service Area

Town Center Boundaries

Existing Sites

Harbor House

Park Plaza Apartment Complex

Royal Timbers

Seacrest Village

Community Options 1 (Westchester)

Community Options 2 (Harbourtown)

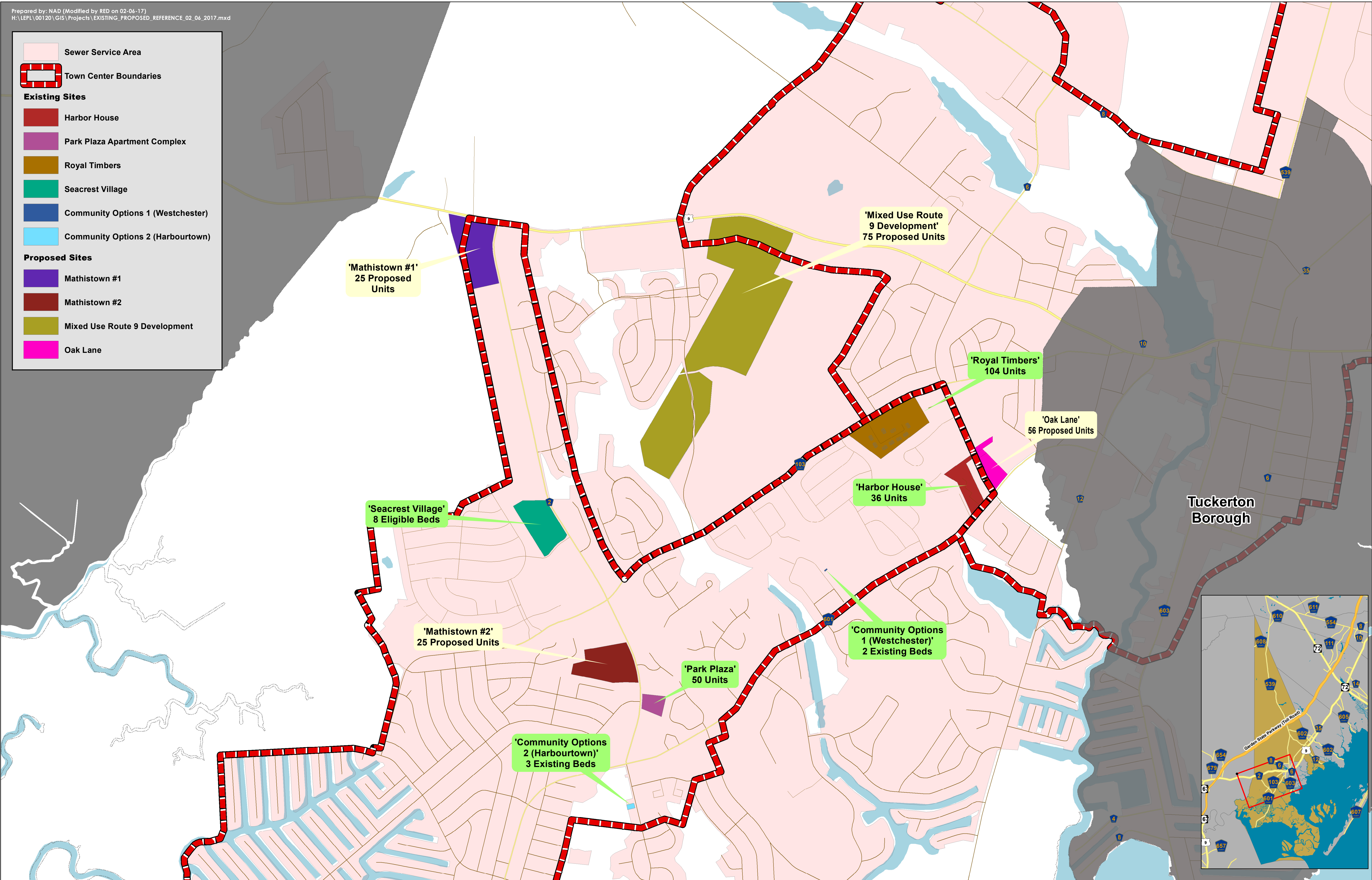
Proposed Sites

'Mathistown #1'

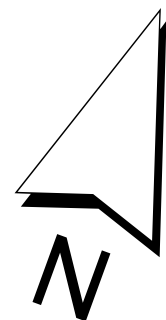
'Mathistown #2'

'Mixed Use Route 9 Development'

'Oak Lane'



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



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

# Appendix B: Affordable Housing Sites Little Egg Harbor Township Ocean County, New Jersey

## **Appendix C: Site Suitability Report (Oak Lane Site)**



# **Site Suitability Analysis Report**

## **Proposed Affordable Housing on: Block 292, Lots 10, 11 and 12.01**

Prepared February 2017 for:

Township of Little Egg Harbor  
Ocean County, New Jersey

Prepared by:



T&M Associates  
11 Tindall Road  
Middletown, NJ 07748

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APPENDIX B: Site Suitability Map	



## **INTRODUCTION**

The Township of Little Egg Harbor has reviewed Block 292, Lots 10, 11 and 12.01, which contain a combined total of about 4.30 acres and are mapped in Appendix B, as a potential site for the development of affordable housing in accordance with the recommendations of the Little Egg Harbor Township Housing Plan Element and Fair Share Plan. State regulations require that sites designated to produce affordable housing conform to the requirements of N.J.A.C. 5:97-3.13, which stipulates that sites designated to produce affordable housing shall be available, approvable, developable and suitable, according to the following criteria:

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

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

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



## **SITE SUITABILITY ANALYSIS**

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

### **Location on the State Plan Policy Map**

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

### **Special Planning Areas**

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

### **Wetlands**

There are no wetlands onsite.

### **Flood Hazards**

This site is located within a mapped flood hazard area. However, over three-quarters of the site are located outside of a mapped flood hazard area.

### **Category 1 Waterways**

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

### **Steep Slopes**

The site is free of steep slope constraints.

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

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



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

### **Availability of Sewer and Water Service**

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

### **Presence of Known Contaminated Sites**

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

### **Access to Appropriate Streets**

The proposed site has frontage and direct access to Oak Lane and Radio Road, which are public and improved roadways.

### **Residential Site Improvement Standards**

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

### **Site Availability**

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



*Site Suitability Analysis  
Block 292, Lots 10, 11 and 12.01 (Oak Lane)  
Township of Little Egg Harbor*

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### **Approvable Site**

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

### **ZONING AND LAND USE**

The site is presently located within the GB Zone. However, the Zoning Board of Adjustment has granted a use variance and all requisite site plan approvals for a 56-unit affordable multifamily development at the subject site.

The site is adjacent to compatible land uses. Specifically, the site is adjacent to a mix of residential and undeveloped properties (incl., properties across Oak Lane). In addition, the site is adjacent to commercial property (viz., small strip mall) to the northwest.

### **CONCLUSION**

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



*Site Suitability Analysis  
Block 292, Lots 10, 11 and 12.01 (Oak Lane)  
Township of Little Egg Harbor*

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



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

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





*Site Suitability Analysis*  
*Block 292, Lots 10, 11 and 12.01 (Oak Lane)*  
*Township of Little Egg Harbor*

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Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) or Section 404 of the Federal Clean Water Act (33 U.S.C. §§ 1251 through 1375); Category One waterway constraints pursuant to N.J.A.C. 7:9B, 7:8, 7:13 and 7:15; flood hazard constraints as defined in N.J.A.C. 7:13; and steep slope constraints in excess of 15 percent if the municipality has an ordinance in place that uniformly regulates steep slope development throughout the municipality.

5. Historic and architecturally important sites and districts listed on the State or National Register of Historic Places shall be reviewed by the New Jersey State Historic Preservation Office for a recommendation pertaining to the appropriateness and size of buffer areas that will protect the integrity of the site. The review and written recommendation by the New Jersey Historic Preservation Office shall be included in the Housing Element and Fair Share Plan that is the subject of any petition before the Council. Within historic districts, a municipality may regulate low- and moderate-income housing to the same extent it regulates all other development.
- c) The Council may seek a recommendation from the appropriate regulating agency on the suitability of a proposed site. In taking such action, the Council may require the municipality to submit all necessary documentation to the agency so that a review and decision regarding the suitability of any site may be completed.

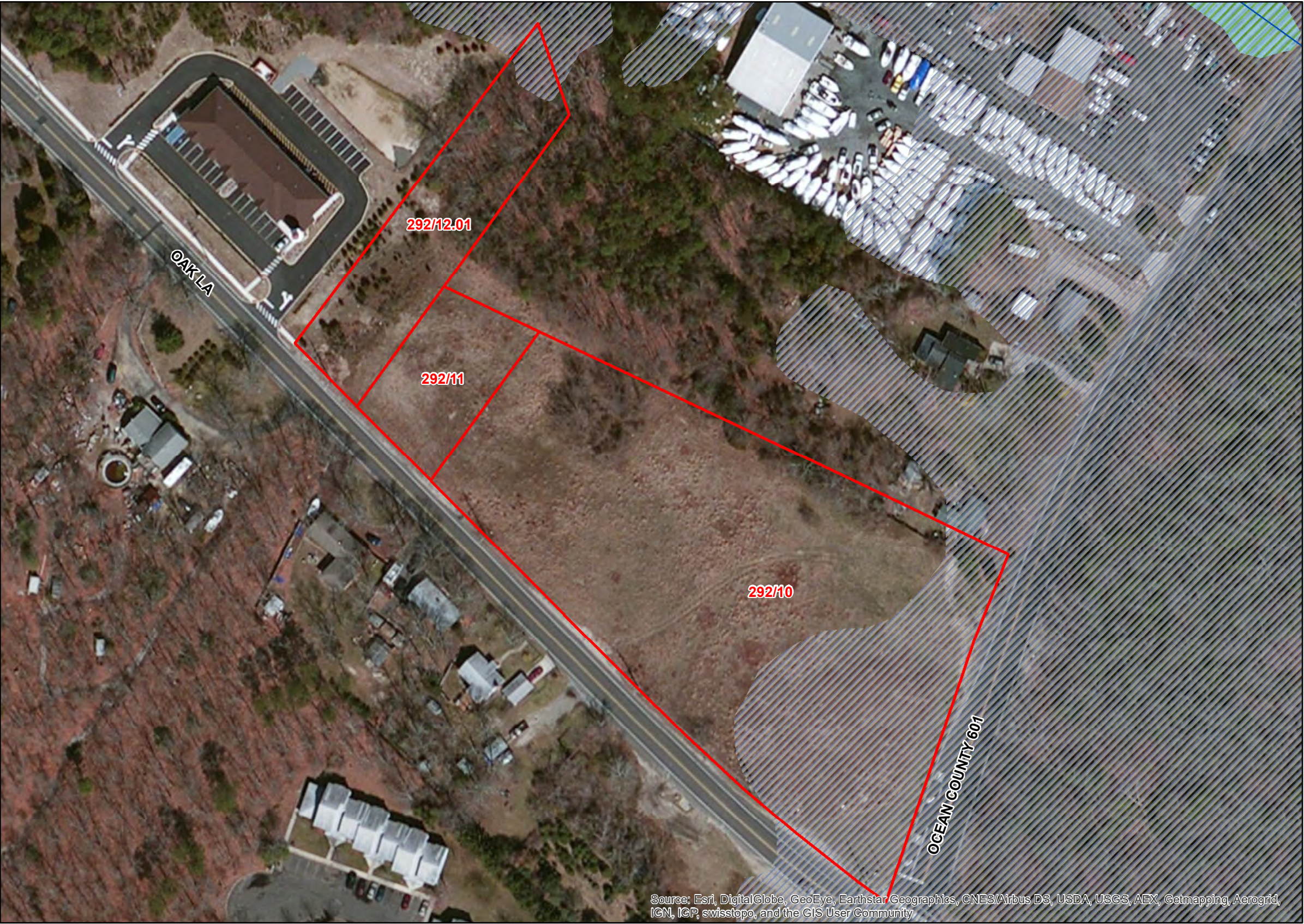


*Site Suitability Analysis  
Block 292, Lots 10, 11 and 12.01 (Oak Lane)  
Township of Little Egg Harbor*

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## **APPENDIX B: Site Suitability Map**





<b>Total Area:</b> 4.30 Acres
<b>Total Encumbered Area:</b> 1.06 Acres
<b>Wetland Area:</b> 0.0 Acres
<b>Floodplain Area:</b> 1.06 Acres
<b>Stream Corridor Area (Non-C1):</b> 0.0 Acres
<b>Stream Corridor Area (C1):</b> 0.0 Acres
<b>State Planning Area:</b> Suburban (PA 2)
<b>Zone District:</b> GB
<b>Sewer Service Area:</b> Yes
<b>Special Planning Area:</b> CAFRA (PA 2)
<b>Special Planning Area:</b> Tuckerton Town Center
<b>Historic Site:</b> No
<div><div><div></div></div>Wetland Area</div> <div><div><div></div></div>Flood Hazard Area</div> <div><div><div></div></div>Waterway (Category 1)</div> <div><div><div></div></div>Waterway</div> <div><div><div></div></div>Point of Known Contamination</div> <div><div><div></div></div>Subject Parcel (Block/Lot)</div>

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

**Affordable Housing Suitability: Oak Lane  
Block 292, Lots 10, 11 and 12.01  
Township of Little Egg Harbor, Ocean County, New Jersey**





## **Appendix D: Site Suitability Report (Mathistown No. 1 Site)**

# **Site Suitability Analysis Report**

## **Proposed Affordable Housing on: Block 325, Lots 4.01, 4.02, and 4.03**

Prepared February 2017 for:

Township of Little Egg Harbor  
Ocean County, New Jersey

Prepared by:



T&M Associates  
11 Tindall Road  
Middletown, NJ 07748

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

APPENDIX B: Site Suitability Map



## **INTRODUCTION**

The Township of Little Egg Harbor has reviewed Block 325, Lots 4.01, 4.02, and 4.03, which contain a total of about 15.79 acres and are mapped in Appendix B, as a potential site for the development of affordable housing in accordance with the recommendations of the Little Egg Harbor Township Housing Plan Element and Fair Share Plan. State regulations require that sites designated to produce affordable housing conform to the requirements of N.J.A.C. 5:97-3.13, which stipulates that sites designated to produce affordable housing shall be available, approvable, developable and suitable, according to the following criteria:

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

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

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



## **SITE SUITABILITY ANALYSIS**

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

### **Location on the State Plan Policy Map**

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

### **Special Planning Areas**

The proposed site is located within an area that is regulated by the Division of Coastal Resources of the New Jersey Department of Environmental Protection (NJDEP). Specifically, the proposed site is located within the CAFRA Zone (Coastal Suburban Planning Area). It is also partially located within the Mystic Island Town Center.

### **Wetlands**

There are no wetlands onsite.

### **Flood Hazards**

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

### **Category 1 Waterways**

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

### **Steep Slopes**

The site is free of steep slope constraints.

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

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

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





### **Availability of Sewer and Water Service**

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

### **Presence of Known Contaminated Sites**

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

### **Access to Appropriate Streets**

The proposed site has frontage and direct access to Mathistown Road and US Route 9, which are public and improved roadways.

### **Residential Site Improvement Standards**

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

### **Site Availability**

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

### **Approvable Site**

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



*Site Suitability Analysis  
Block 325, Lots 4.01, 4.02, and 4.03 (Mathistown 1 Site)  
Township of Little Egg Harbor*

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## **ZONING AND LAND USE**

The site is presently located within the HB and GB zones. However, it is anticipated that the site would be rezoned to effectuate the proposed development.

The surrounding properties are largely undeveloped. There are, however, residential uses and a religious use in the general vicinity (cf. Appendix B). These uses are compatible with that of an affordable housing development.

## **CONCLUSION**

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



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



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

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



*Site Suitability Analysis*  
*Block 325, Lots 4.01, 4.02, and 4.03 (Mathistown 1 Site)*  
*Township of Little Egg Harbor*

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Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) or Section 404 of the Federal Clean Water Act (33 U.S.C. §§ 1251 through 1375); Category One waterway constraints pursuant to N.J.A.C. 7:9B, 7:8, 7:13 and 7:15; flood hazard constraints as defined in N.J.A.C. 7:13; and steep slope constraints in excess of 15 percent if the municipality has an ordinance in place that uniformly regulates steep slope development throughout the municipality.

5. Historic and architecturally important sites and districts listed on the State or National Register of Historic Places shall be reviewed by the New Jersey State Historic Preservation Office for a recommendation pertaining to the appropriateness and size of buffer areas that will protect the integrity of the site. The review and written recommendation by the New Jersey Historic Preservation Office shall be included in the Housing Element and Fair Share Plan that is the subject of any petition before the Council. Within historic districts, a municipality may regulate low- and moderate-income housing to the same extent it regulates all other development.
- c) The Council may seek a recommendation from the appropriate regulating agency on the suitability of a proposed site. In taking such action, the Council may require the municipality to submit all necessary documentation to the agency so that a review and decision regarding the suitability of any site may be completed.



*Site Suitability Analysis  
Block 325, Lots 4.01, 4.02, and 4.03 (Mathistown 1 Site)  
Township of Little Egg Harbor*

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## **APPENDIX B: Site Suitability Map**





<b>Total Area:</b>	15.79 Acres
<b>Total Encumbered Area:</b>	0.0 Acres
<b>Wetland Area:</b>	0.0 Acres
<b>Floodplain Area:</b>	0.0 Acres
<b>Stream Corridor Area (Non-C1):</b>	0.0 Acres
<b>Stream Corridor Area (C1):</b>	0.0 Acres
<b>State Planning Area:</b>	Suburban (PA 2)
<b>Zone District:</b>	HB and GB
<b>Sewer Service Area:</b>	Yes
<b>Special Planning Areas:</b>	CAFRA (PA 2)
<b>Special Plan. Area:</b>	Mystic Island Town Center
<b>Historic Site:</b>	No
<div><div></div>Wetland Area</div> <div><div></div>Flood Hazard Area</div> <div><div></div>Waterway (Category 1)</div> <div><div></div>Waterway</div> <div><div>*</div>Point of Known Contamination</div> <div><div></div>Subject Parcel (Block/Lot)</div> <div><div></div>Mystic Island Town Center</div>	



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**Affordable Housing Suitability: Mathistown 1**  
**Block 325, Lots 4.01, 4.02, and 4.03**  
**Township of Little Egg Harbor, Ocean County, New Jersey**





## **Appendix E: Site Suitability Report (Mathistown No. 2 Site)**



# **Site Suitability Analysis Report**

## **Proposed Affordable Housing on: Block 325.20, Lot 11**

Prepared February 2017 for:

Township of Little Egg Harbor  
Ocean County, New Jersey

Prepared by:



T&M Associates  
11 Tindall Road  
Middletown, NJ 07748

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

APPENDIX B: Site Suitability Map



## **INTRODUCTION**

The Township of Little Egg Harbor has reviewed Block 325.20, Lot 11, which contains a total of about 11.86 acres and is mapped in Appendix B, as a potential site for the development of affordable housing in accordance with the recommendations of the Little Egg Harbor Township Housing Plan Element and Fair Share Plan. State regulations require that sites designated to produce affordable housing conform to the requirements of N.J.A.C. 5:97-3.13, which stipulates that sites designated to produce affordable housing shall be available, approvable, developable and suitable, according to the following criteria:

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

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

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



## **SITE SUITABILITY ANALYSIS**

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

### **Location on the State Plan Policy Map**

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

### **Special Planning Areas**

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

### **Wetlands**

There are no wetlands onsite.

### **Flood Hazards**

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

### **Category 1 Waterways**

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

### **Steep Slopes**

The site is free of steep slope constraints.

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

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

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



### **Availability of Sewer and Water Service**

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

### **Presence of Known Contaminated Sites**

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

### **Access to Appropriate Streets**

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

### **Residential Site Improvement Standards**

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

### **Site Availability**

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

### **Approvable Site**

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

### **ZONING AND LAND USE**

The site is presently located within the GB and R-75 zones. However, it is anticipated that the site would be rezoned to effectuate the proposed development.



*Site Suitability Analysis  
Block 325.20, Lot 11 (Mathistown 2)  
Township of Little Egg Harbor*

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The site is adjacent to compatible land uses. Specifically, the site is adjacent to residential uses to the south and west. A mix of residential and limited commercial uses (viz., convenience store, funeral home) exists to the north and east of the site.in

## **CONCLUSION**

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



*Site Suitability Analysis  
Block 325.20, Lot 11 (Mathistown 2)  
Township of Little Egg Harbor*

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



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

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





*Site Suitability Analysis*  
*Block 325.20, Lot 11 (Mathistown 2)*  
*Township of Little Egg Harbor*

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Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) or Section 404 of the Federal Clean Water Act (33 U.S.C. §§ 1251 through 1375); Category One waterway constraints pursuant to N.J.A.C. 7:9B, 7:8, 7:13 and 7:15; flood hazard constraints as defined in N.J.A.C. 7:13; and steep slope constraints in excess of 15 percent if the municipality has an ordinance in place that uniformly regulates steep slope development throughout the municipality.

5. Historic and architecturally important sites and districts listed on the State or National Register of Historic Places shall be reviewed by the New Jersey State Historic Preservation Office for a recommendation pertaining to the appropriateness and size of buffer areas that will protect the integrity of the site. The review and written recommendation by the New Jersey Historic Preservation Office shall be included in the Housing Element and Fair Share Plan that is the subject of any petition before the Council. Within historic districts, a municipality may regulate low- and moderate-income housing to the same extent it regulates all other development.
- c) The Council may seek a recommendation from the appropriate regulating agency on the suitability of a proposed site. In taking such action, the Council may require the municipality to submit all necessary documentation to the agency so that a review and decision regarding the suitability of any site may be completed.



*Site Suitability Analysis*  
*Block 325.20, Lot 11 (Mathistown 2)*  
*Township of Little Egg Harbor*

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## **APPENDIX B: Site Suitability Map**





<b>Total Area:</b> 11.86 Acres
<b>Total Encumbered Area:</b> 0.0 Acres
<b>Wetland Area:</b> 0.0 Acres
<b>Floodplain Area:</b> 0.0 Acres
<b>Stream Corridor Area (Non-C1):</b> 0.0 Acres
<b>Stream Corridor Area (C1):</b> 0.0 Acres
<b>State Planning Area:</b> Suburban (PA 2)
<b>Zone District:</b> GB and R-75
<b>Sewer Service Area:</b> Yes
<b>Special Plan. Areas:</b> CAFRA (PA 2)
<b>Special Plan. Area:</b> Mystic Island Town Center
<b>Historic Site:</b> No
<div><div><div><div><div></div><div>Wetland Area</div></div><div><div></div><div>Flood Hazard Area</div></div><div><div></div><div>Waterway (Category 1)</div></div><div><div></div><div>Waterway</div></div><div><div></div><div>Point of Known Contamination</div></div></div></div></div>



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**Affordable Housing Suitability: Mathistown 2**  
**Block 325.20, Lot 11**  
**Township of Little Egg Harbor, Ocean County, New Jersey**





## **Appendix F: Site Suitability Report (Mixed-Use Site)**

# **Site Suitability Analysis Report**

**Proposed Affordable Housing on:  
Block 283, Lot 2; Block 284, Lot 2; Block 286, Lot 1;  
and, Block 287, Lots 2 and 3**

Prepared February 2017 for:

Township of Little Egg Harbor  
Ocean County, New Jersey

Prepared by:



T&M Associates  
11 Tindall Road  
Middletown, NJ 07748

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

APPENDIX B: Site Suitability Map



## **INTRODUCTION**

The Township of Little Egg Harbor has reviewed Block 283, Lot 2, Block 284, Lot 2, Block 286, Lot 1, and Block 287, lots 2 and 3, which contain a combined total of about 90.44 acres and are mapped in Appendix B, as a potential site for the development of affordable housing in accordance with the recommendations of the Little Egg Harbor Township Housing Plan Element and Fair Share Plan. State regulations require that sites designated to produce affordable housing conform to the requirements of N.J.A.C. 5:97-3.13, which stipulates that sites designated to produce affordable housing shall be available, approvable, developable and suitable, according to the following criteria:

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

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

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



### *Site Suitability Analysis*

*Block 283, Lot 2; Block 284, Lot 2; Block 286, Lot 1; and, Block 287, Lots 2 and 3 (Mixed-Use)  
Township of Little Egg Harbor*

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## **SITE SUITABILITY ANALYSIS**

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

### **Location on the State Plan Policy Map**

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

### **Special Planning Areas**

The proposed site is located within an area that is regulated by the Division of Coastal Resources of the New Jersey Department of Environmental Protection (NJDEP). Specifically, the proposed site is located within the CAFRA Zone (Coastal Suburban Planning Area). In addition, the site is partially located within the Tuckerton Town Center.

### **Wetlands**

The wetlands mapping shows that there are wetlands onsite. However, the wetlands occupy only a small portion of the southern periphery of Block 287, Lot 3 and the proposed affordable housing development would not be situated in the wetland portions of the site.

### **Flood Hazards**

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

### **Category 1 Waterways**

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

### **Steep Slopes**

The site is free of steep slope constraints.

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

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





### *Site Suitability Analysis*

*Block 283, Lot 2; Block 284, Lot 2; Block 286, Lot 1; and, Block 287, Lots 2 and 3 (Mixed-Use)  
Township of Little Egg Harbor*

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

### **Availability of Sewer and Water Service**

The site is partially located within a public water and sewer service area. All parcels except for Block 287, Lot 3 are located in a public water and sewer service area.

### **Presence of Known Contaminated Sites**

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

### **Access to Appropriate Streets**

The proposed site has frontage and direct access to Otis Bog Road and US Route 9, which are public and improved roadways.

### **Residential Site Improvement Standards**

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

### **Site Availability**

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



### *Site Suitability Analysis*

*Block 283, Lot 2; Block 284, Lot 2; Block 286, Lot 1; and, Block 287, Lots 2 and 3 (Mixed-Use)  
Township of Little Egg Harbor*

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### **Approvable Site**

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

### **ZONING AND LAND USE**

The site is presently located within the GB and R-150 zones. However, it is anticipated that the site would be rezoned to effectuate the proposed development.

The site is adjacent to compatible land uses. Specifically, the site is adjacent to undeveloped and residential lands. In addition, limited commercial development is located along US Route 9.

### **CONCLUSION**

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



*Site Suitability Analysis*

*Block 283, Lot 2; Block 284, Lot 2; Block 286, Lot 1; and, Block 287, Lots 2 and 3 (Mixed-Use)  
Township of Little Egg Harbor*

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



*Site Suitability Analysis*

*Block 283, Lot 2; Block 284, Lot 2; Block 286, Lot 1; and, Block 287, Lots 2 and 3 (Mixed-Use)  
Township of Little Egg Harbor*

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

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



*Site Suitability Analysis*

*Block 283, Lot 2; Block 284, Lot 2; Block 286, Lot 1; and, Block 287, Lots 2 and 3 (Mixed-Use)  
Township of Little Egg Harbor*

---

Wetlands Protection Act (N.J.S.A. 13:9B-1 et seq.) or Section 404 of the Federal Clean Water Act (33 U.S.C. §§ 1251 through 1375); Category One waterway constraints pursuant to N.J.A.C. 7:9B, 7:8, 7:13 and 7:15; flood hazard constraints as defined in N.J.A.C. 7:13; and steep slope constraints in excess of 15 percent if the municipality has an ordinance in place that uniformly regulates steep slope development throughout the municipality.

5. Historic and architecturally important sites and districts listed on the State or National Register of Historic Places shall be reviewed by the New Jersey State Historic Preservation Office for a recommendation pertaining to the appropriateness and size of buffer areas that will protect the integrity of the site. The review and written recommendation by the New Jersey Historic Preservation Office shall be included in the Housing Element and Fair Share Plan that is the subject of any petition before the Council. Within historic districts, a municipality may regulate low- and moderate-income housing to the same extent it regulates all other development.
- c) The Council may seek a recommendation from the appropriate regulating agency on the suitability of a proposed site. In taking such action, the Council may require the municipality to submit all necessary documentation to the agency so that a review and decision regarding the suitability of any site may be completed.



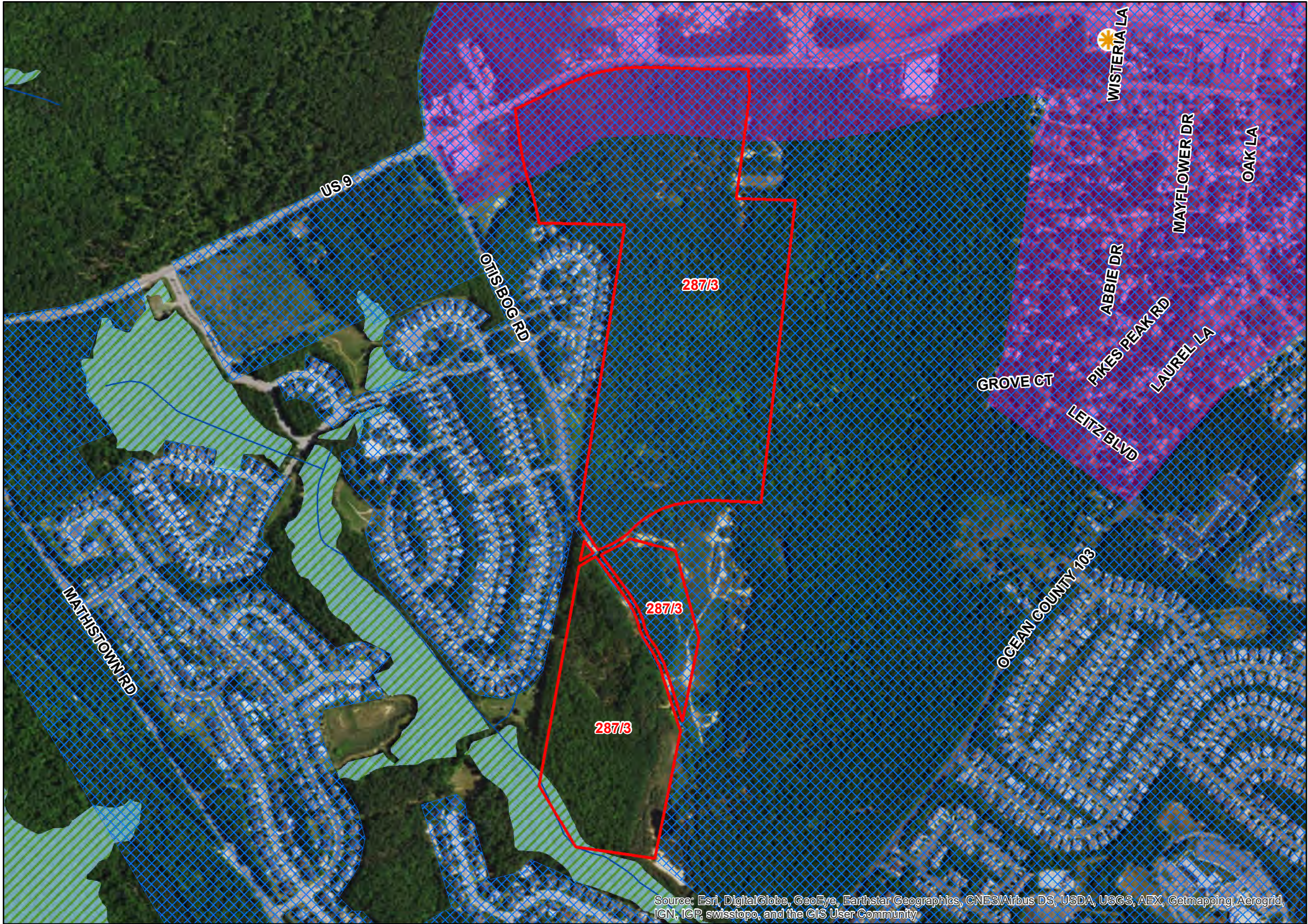
*Site Suitability Analysis*

*Block 283, Lot 2; Block 284, Lot 2; Block 286, Lot 1; and, Block 287, Lots 2 and 3 (Mixed-Use)*  
*Township of Little Egg Harbor*

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## **APPENDIX B: Site Suitability Map**





Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

<b>Total Area:</b> 90.44 Acres
<b>Total Encumbered Area:</b> 0.80 Acres
<b>Wetland Area:</b> 0.72 Acres
<b>Floodplain Area:</b> 0.0 Acres
<b>Stream Corridor Area (Non-C1):</b> 0.63 Acres
<b>Stream Corridor Area (C1):</b> 0.0 Acres
<b>State Planning Area:</b> Suburban (PA 2)
<b>Zone District:</b> GB and R-150
<b>Sewer Service Area:</b> Yes (Partial)
<b>Special Planning Areas:</b> CAFRA (PA 2)
<b>Special Planning Area:</b> Tuckerton Town Center
<b>Historic Site:</b> No

	Wetland Area
	Flood Hazard Area
	Waterway (Category 1)
	Waterway
	Point of Known Contamination
	Sewer Service Area
	Tuckerton Town Center



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

## ***Affordable Housing Suitability: Mixed-Use Site on US Route 9 Block 283, Lot 2; Block 284, Lot 2; Block 286, Lot 1; and, Block 287, Lots 2 and 3 Township of Little Egg Harbor, Ocean County, New Jersey***

Prepared by: RED, February 3, 2017  
Source: NJDEP, FEMA, Ocean County GIS, Township of Little Egg Harbor, NJOSG, T&M Associates  
H:\LEPL\00120\GIS\Projects\Site Suitability (Mixed Use).mxd

0 300 600 1,200  
Feet



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



## **Appendix G: Mandatory Affordable Housing Set-Aside Requirement Ordinance**



**ORDINANCE NO. 2017 – 06**

**AN ORDINANCE OF THE TOWNSHIP OF LITTLE EGG HARBOR, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 15 OF THE TOWNSHIP CODE OF THE TOWNSHIP OF LITTLE EGG HARBOR, ENTITLED “LAND USE AND DEVELOPMENT”**

**WHEREAS**, the Little Egg Harbor Township Planning Board adopted the Little Egg Harbor Township Housing Plan Element and Fair Share Plan on March 2, 2017, which was endorsed by the Little Egg Harbor Township Committee on March 9, 2017.

**WHEREAS**, the Housing Element and Fair Share Plan requires the adoption of a mandatory affordable housing set-aside requirement for all new multi-family residential developments of five or more units that receive a density variance increasing the permissible density or are rezoned to permit multi-family residential housing or are subject to a new redevelopment plan.

**BE IT ORDAINED**, by the governing body of the Township of Little Egg Harbor, County of Ocean, State of New Jersey, as follows:

**SECTION 1.** The Township Code of the Township of Little Egg Harbor is hereby amended and supplemented so as to amend Chapter 15 entitled “Land Use and Development” so as to add new § 15—21.1 which shall be entitled “Mandatory Affordable Housing Set-Aside” and which shall read as follows:

A. Purpose. Unless otherwise required by existing zoning or an adopted redevelopment plan, all new multi-family residential developments of five (5) or more units that become permissible through either a use variance, a density variance increasing the permissible density at the site, a rezoning permitting multi-family residential housing where not previously permitted, or new redevelopment plan shall be required to provide an affordable housing set-aside as follows:

(1) Required affordable housing units shall be equal to 20% of the number of housing units proposed in the application for units offered for sale.

(2) Required affordable housing units shall be equal to 15% of the number of housing units proposed in the application for units offered for rent.

B. Affordable housing units may be provided on-site or off-site within the Borough and are subject to the provisions of the Township's Affordable Housing Ordinance.

**SECTION 2.** If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

**SECTION 3.** This ordinance shall take effect after second reading and publication as required by law.

**April 13, 2017**

**MOTION TO INTRODUCE:** *Kehm*

**SECOND:** *Stevens*

Crea: *yes* Gormley: *yes* Kehm: *yes* Schlick: *yes* Stevens: *yes*

**May 11, 2017**

**MOTION TO ADOPT:** *Crea*

**SECOND:** *Schlick.*

Crea: *yes* Gormley: *yes* Kehm: *absent* Schlick: *yes* Stevens: *absent*

**NOTICE**

**NOTICE IS HEREBY GIVEN** that the foregoing ordinance was introduced and passed by the Township Committee on first reading at a meeting of the Township Committee of the Township of Little Egg Harbor held on the 13<sup>th</sup> day of **April, 2017**, and will be considered for second and final passage at a meeting of the Township Committee to be held on the 11<sup>th</sup> day of **May, 2017**, at 7:00 p.m. at the Municipal Building located at 665 Radio Road, Little Egg Harbor, New Jersey, at which time and place any persons desiring to be heard upon the same will be given the opportunity to be so heard.

## **Appendix H: Affordable Housing Overlay Zone Ordinance**



**ORDINANCE NO. 2017 – 07**

**AN ORDINANCE OF THE TOWNSHIP OF LITTLE EGG HARBOR, COUNTY OF OCEAN, STATE OF NEW JERSEY, AMENDING AND SUPPLEMENTING CHAPTER 15 OF THE TOWNSHIP CODE OF THE TOWNSHIP OF LITTLE EGG HARBOR, ENTITLED “LAND USE AND DEVELOPMENT”**

**BE IT ORDAINED**, by the governing body of the Township of Little Egg Harbor, County of Ocean, State of New Jersey, as follows:

**SECTION 1.** The Zoning Map of the Township of Little Egg Harbor is hereby amended to establish the boundaries of the AHZ (Affordable Housing) Zone such that the following properties shall be located in and permitted to be developed in accordance with the AHZ (Affordable Housing) Zone requirements and standards set forth herein;

- a. Block 325, Lots 4.01, 4.02 and 4.03
- b. Block 325.20, Lot 11

The zoning of the properties that was in place at the time of the adoption of this ordinance shall be entirely replaced by the AHZ (Affordable Housing) Zone.

**SECTION 2.** The Zoning Map of the Township of Little Egg Harbor is hereby amended to establish the boundaries of the MUAHZ (Mixed Use Affordable Housing) Zone such that the following properties shall be located in and permitted to be developed in accordance with the MUAHZ (Mixed Use Affordable Housing) Zone requirements and standards set forth herein;

- a. Block 283, Lot 2
- b. Block 284, Lot 2
- c. Block 286, Lot 1
- d. Block 287, Lots 2 & 3

The zoning of the properties that was in place at the time of the adoption of this ordinance shall be entirely replaced by the MUAHZ (Mixed Use Affordable Housing) Zone.

**SECTION 3.** The Township Code of the Township of Little Egg Harbor is hereby amended and supplemented so as to amend §15–4.1. entitled “Designation of zoning districts” to establish new zone districts entitled “AHZ (Affordable Housing) Zone” and “MUAHZ (Mixed Use Affordable Housing) Zone”.

**SECTION 4.** The Township Code of the Township of Little Egg Harbor is hereby amended and supplemented so as to add new §15-4.24.4, which shall be entitled “AHZ (Affordable Housing) Zone” and which shall read as follows:

- A. Purpose. The purpose of the AHZ (Affordable Housing) Zone is to permit the development of planned multifamily housing with inclusionary low- and moderate-income housing units on parcels of land that are designated for such use within the Little Egg Harbor Township Housing Element and Fair Share Plan. Development within the AHZ (Affordable Housing) Zone shall permit multifamily housing to be constructed. Multifamily residential uses developed within this zone shall include affordable housing units for low- and moderate-income households in order to better promote the general welfare and to create a realistic opportunity for the construction of low- and moderate-income housing in accordance with the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq.
- B. Permitted uses. In the AHZ (Affordable Housing) Zone, buildings may be erected or used and the lot may be used or occupied for the following purposes:
  - 1) Multifamily developments;
- C. Permitted accessory uses. The following shall be permitted as accessory uses:
  - 1) Off-street parking and private garages;
  - 2) Mailboxes, lamp posts, flagpoles, driveways, paths, and sidewalks;
  - 3) Fences, walls, and retaining walls, subject to the provisions of this chapter;
  - 4) Signs subject to the provisions of this chapter;
  - 5) Home occupations, subject to the provisions of this chapter
  - 6) Solid waste and recycling enclosures;
  - 7) Patios, terraces, and decks attached to principal structures in accordance with the approved site plan for the development;
  - 8) Recreation center for residents of a development of multifamily residential and their guests, whose building design shall complement the design of the principal buildings, and may include a swimming pool, tot-lots, gazebos, benches, etc.;
  - 9) Maintenance-storage building with a maximum floor area of 600 square feet, a maximum height of 18 feet, and a minimum twenty-five-foot setback from a public street, and whose design shall complement the design of the principal buildings;
  - 10) Stormwater management basins and facilities, including structures for collection, water quality treatment, and/or discharge;
  - 11) Essential services;
  - 12) Open space and conservation areas;
  - 13) One double-sided, ground-mounted development identification sign at a location approved by the Planning Board (maximum dimensions four feet by six feet), landscaped at base.
  - 14) Temporary sales office incidental to the initial project development;
  - 15) One temporary construction trailer incidental to construction work, provided it is removed upon completion or abandonment of the construction work



- D. Maximum Units per Tract. The maximum number of units per development tract shall not exceed 125, regardless of tract size.
- E. Area and bulk standards. The following standards shall be applicable to the AHZ (Affordable Housing) Zone:
- F.

<b>Requirements for Multifamily Affordable Housing Units</b>	<b>Standard</b>
1. Minimum tract area	11 acres
2. Minimum lot width	150 feet
3. Minimum lot depth	250 feet
4. Minimum building setback from tract boundary	25 feet
5. Minimum residential building setback from a state highway	100 feet
6. Minimum building setback from a county road or municipal street	30 feet
7. Minimum building setback from a residential zone	100 feet
8. Minimum building setback from residential access, internal, private street	20 feet
9. Minimum building setback from common parking areas (not applicable to visitor spaces in a common driveway)	10 feet
10. Minimum distance between building fronts	30 feet
11. Minimum distance between building rears	25 feet
12. Minimum distance between building fronts and sides	30 feet
13. Minimum distance between building rears and sides	25 feet
14. Maximum building height	3 stories and 50 feet
15. Maximum building coverage of lot	25%
16. Maximum impervious coverage of lot	60%
17. Minimum lot frontage on public street	200 feet
18. Minimum setback from garage units to rear	25

**AHZ (Affordable Housing) Zone building design standards.**

- 1) Each dwelling unit shall contain a minimum of 300 cubic feet of storage area, which may be included within the confines of the garage, basement or cellar. Where provided within a garage, the storage space shall in be in addition to the space required for a vehicle.
- 2) The homeowners' association documents shall prohibit the conversion of garages to any other use.

- 3) Each multifamily residential unit shall be constructed with, and shall maintain, a private outdoor space that may be designed as a deck, balcony, terrace or patio.
  - 4) Roads, common driveways, and parking areas within a multifamily/affordable housing development shall be private and maintained by a private association to be established by the developer. The Township shall have no responsibility to maintain, or contribute to the maintenance of, roads, common driveways and parking areas.
  - 5) Prior to final approval of a multifamily/affordable housing dwelling project, the developer shall provide a municipal services agreement with the Township for the contribution by the Township for trash collection, snow plowing, and lighting.
- G. Buffer. A minimum twenty-foot-wide setback from the development tract boundary (except areas fronting on a public street) shall be a landscaped buffer with shrubs and trees. This buffer may include earth mounds. The buffer may be included within any required building setback. Easements for utilities may be included within this buffer. Driveways and roads to provide access to and from the site may be included within this buffer.
- H. Screening. Along property lines adjacent to existing nonresidential land uses, appropriate visual screening shall be provided, consisting of decorative fencing and vegetation.
- I. Landscaping. The development in the AHZ (Affordable Housing) Zone shall include building foundation plantings, clusters of plantings in strategic areas, shade trees along roadways, sidewalks, and pedestrian paths, and preservation of existing vegetation, where feasible.
- J. Common open space and recreation facilities.
- 1) A minimum of 35% of the tract area shall be reserved for conservation, recreation, and other common open space uses.
  - 2) The common open space may include wetlands, wetlands transition areas, required buffer areas, and landscaped stormwater management facilities.
  - 3) Portions of the common open space may be developed for recreation facilities, including picnic areas, swimming pool, tot lots and paths.
  - 4) All the housing units will be established as ownership units, and all common open space and any common recreation facilities shall be owned and maintained by a homeowners' association in accordance with the applicable provisions of N.J.S.A. 40:550-43.
- K. Homeowners' association, covenants, and easements. All proposed restrictive covenants, articles of incorporation or other documents concerning the creation of a homeowners' association for the ownership and maintenance of common land and/or facilities shall be submitted to the municipality and approved by the Township Attorney prior to preliminary approval or as determined by the Planning Board of any proposed subdivision or any proposed site plan.
- L. Streets, parking, sidewalks, water supply, fire hydrants, sanitary sewers, drainage, and stormwater management standards:



- 1) As required by the New Jersey Department of Community Affairs Residential Site Improvement Standards ("RSIS") at N.J.A.C. 5:21.
- 2) Private streets. All streets in an AHZ (Affordable Housing) Zone development shall be private streets.

M. Street lights.

- 1) All public and private streets shall be sufficiently illuminated to ensure traffic and pedestrian safety under all weather conditions in accordance with this chapter.
- 2) All exterior lighting shall be arranged so as to reflect away from all adjoining premises.

N. Utilities.

- 1) Development within an AHZ (Affordable Housing) Zone shall be served by public water and public sanitary sewer, which shall be installed by and at the expense of the developer.
- 2) All utilities shall be installed underground.
- 3) The developer shall establish and convey appropriate utility easements to the appropriate utility service provider.

O. Low- and moderate-income housing obligation.

- 1) Any residential development in the AHZ (Affordable Housing) Zone shall be an inclusionary development, and the developer shall provide a minimum of one affordable dwelling unit for every five market-rate housing units (i.e., 20%).
- 2) In computing the low- and moderate-income housing obligation, any portion of a unit less than or equal to 0.50 shall not be considered and any portion of the unit greater than 0.50 shall be rounded up to the nearest whole number.

**SECTION 5.** The Township Code of the Township of Little Egg Harbor is hereby amended and supplemented so as to add new §15-4.24.5 which shall be entitled "MUAHZ (Mixed Use Affordable Housing) Zone" and which shall read as follows:

- A. Purpose. The purpose of the MUAHZ (Mixed Use Affordable Housing) Zone is to require the development of a mixed residential and commercial development with affordable housing as permitted and per the requirements of the MUAHZ (Mixed Use Affordable Housing) Zone.
- B. Development of a project in the MUAHZ requires the submission of an overall development plan.
- C. All developments within the MUAHZ shall provide a 20% affordable housing set-aside.
- D. The mixed residential and commercial development may include the following building types:
  - 1) Detached single-family dwellings units in the area that is located more than 450 feet from the US Route 9 right-of-way in accordance with the requirements of Paragraph F below.

- 2) Multifamily development in the area that is located more than 450 feet from the US Route 9 right-of-way, when such development is developed accordance with the requirements of the AHZ (Affordable Housing) Zone.
  - 3) In the area that is located within 450 feet from the US Route 9 right-of-way, uses permitted in the GB zone in accordance with the area, bulk, yard and other requirements f the GB zone.
  - 4) Essential services.
- E. Permitted accessory uses of buildings and structures are as follows:
- 1) Fences and walls subject to the provisions of Subsection 15-12.17.
  - 2) Off-street parking.
  - 3) Private residential swimming pools
  - 4) Satellite dish antennas subject to the provisions of Subsection 15-5.2.
  - 5) Sheds, garden or tool storage units.
  - 6) Home occupations subject to the provisions of 15-5.13
  - 7) Other customary accessory uses, buildings and structures, which are clearly incidental to the principal use and building.
- F. Conditional uses, subject to the provisions of Section 15-5. of this chapter, are as follows:
- 1) Public utilities.
  - 2) Home professional office.
- G. Permitted accessory uses of buildings and structures are as follows:
- 1) As permitted in the R-75 (Residential) zone.
- H. Area, yard and building requirements:
- 1) Minimum tract size: 80 acres.
  - 2) Minimum lot area: 7,000 square feet.
  - 3) Minimum lot width: 70 feet.
  - 4) Minimum lot depth: 100 feet.
  - 5) Minimum front yard setback: 20 feet.
  - 6) Minimum side yard setback: 5 feet.
  - 7) Minimum combined side yard setback: 15 feet.
  - 8) Minimum rear yard setback: 20 feet.
  - 9) Minimum accessory building side and rear yard setback: 5 feet.
  - 10) Maximum building height: 35 feet.
  - 11) Maximum percent building coverage: 30 percent.
  - 12) Maximum building height for lots located in Areas of Special Flood Hazard as set forth in §185-7: 40 feet.
- I. Maximum Residential Units per Tract. A maximum of 375 units per tracts is permitted, whether comprised of detached single-family or multifamily dwelling units. The following additional requirements apply:
- 1) Within the maximum of 375 units, a total of 75 affordable units is required.



- 2) Within the maximum of 375 units, a maximum of 300 multifamily dwelling units is permitted.
- J. Affordable housing requirements. Residential development in the MUAHZ (Mixed Use Affordable Housing) Zone shall generate an affordable housing obligation. The minimum obligation shall be 75 affordable housing units. The affordable units shall be constructed and/or occupied in accordance with the phasing requirements and bedroom mix requirements and all other applicable requirements of the Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1 et seq.) and local ordinances. Any approval of a mixed-use development shall be subject to a developer's agreement between the developer and the Township. Such developer's agreement shall include a project-specific affordable housing plan demonstrating the ability to satisfy the affordable housing obligation of the developer, as set forth in this section. Satisfaction of the developer's affordable housing obligation shall be contingent upon approval of the crediting for same by the court."
- K. Commercial Development Linked to Residential Development
- 1) The timing of the construction and occupancy of commercial development permitted in a Mixed Use Affordable Housing Zone development shall be determined by the number of residential units approved;
  - 2) Commercial development as defined herein shall mean the gross floor area of a building or buildings, or portions thereof, within the Mixed Affordable Housing Zone used for non-residential, non-tax exempt purposes;
  - 3) Except as otherwise excluded or limited herein, the developer of the Mixed Use Affordable Housing Zone shall be permitted to develop five hundred (500) square feet of qualifying commercial development for every one (1) dwelling unit approved up to the maximum of 375 dwelling units after which there shall be no restriction on the amount of commercial development except as otherwise limited pursuant to the bulk standards of the zone.
  - 4) The total amount of commercial development within the Mixed Use Affordable Housing Zone shall be determined at the time of the grant of preliminary site approval by the Planning Board based upon the amount of qualifying residential development approved as part of the same preliminary site plan approval;

**SECTION 5.** If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

**SECTION 6.** This ordinance shall take effect after second reading and publication as required by law.

April 13, 2017

MOTION TO INTRODUCE: Stevens SECOND: Kehm

Crea: yes Gormley: yes Kehm: yes Schlick: yes Stevens: yes

May 11, 2017

MOTION TO CARRY: Schlick SECOND: Crea

Crea: yes Gormley: yes Kehm: Absent Schlick: yes Stevens: absent

June 8, 2017

MOTION TO ADOPT: Crea SECOND: Stevens

Crea: yes Gormley: yes Kehm: yes Schlick: Absent Stevens: yes

### NOTICE

NOTICE IS HEREBY GIVEN that the foregoing ordinance was introduced and passed by the Township Committee on first reading at a meeting of the Township Committee of the Township of Little Egg Harbor held on the 13<sup>th</sup> day of April, 2017, and will be considered for second and final passage at a meeting of the Township Committee to be held on the 8<sup>th</sup> day of June, 2017, at 7:30 p.m. at the Municipal Building located at 665 Radio Road, Little Egg Harbor, New Jersey, at which time and place any persons desiring to be heard upon the same will be given the opportunity to be so heard.

Diana K. McCracken, RMC

DIANA K. MCCracken, RMC

Township Clerk

Township of Little Egg Harbor

## **Appendix I: Draft Operating Manual**

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# **OPERATING MANUAL**

**HOUSING REHABILITATION  
AND AFFORDABILITY ASSISTANCE PROGRAMS**

**LITTLE EGG HARBOR TOWNSHIP, OCEAN COUNTY, NEW JERSEY**

## REHABILITATION PROGRAM OPERATING MANUAL CHECKLIST

	<b>Eligible Participants</b>
<input type="checkbox"/>	Categories of Participants –Owners/Renters
<input type="checkbox"/>	Income Limits – The carrying costs of the unit should meet COAH criteria.
<input type="checkbox"/>	Certification of Substandard – List Major Systems
	<b>Available Benefits</b>
<input type="checkbox"/>	Program Financing – Owners/Renters
<input type="checkbox"/>	Program Affordability Controls
<input type="checkbox"/>	Program Affordability Controls – Owner-occupied - Lien
<input type="checkbox"/>	Program Affordability Controls – Renter-occupied – Deed and may include a lien
	<b>Eligible Property Improvements</b>
<input type="checkbox"/>	Eligible property improvements - Sample related work
<input type="checkbox"/>	Ineligible property improvements
<input type="checkbox"/>	Rehabilitation Standard
<input type="checkbox"/>	Certification of Standards required
	<b>Overview of Administrative Procedures</b>
<input type="checkbox"/>	Preliminary Application/Interview – Owners/Renters
<input type="checkbox"/>	Income Eligibility and Program Certification – Documents to be submitted Owners/Renters – period of eligibility
<input type="checkbox"/>	Housing Inspection/Substandard Certification
<input type="checkbox"/>	Ineligible Properties – The total debt must be less than the appraised price.
<input type="checkbox"/>	Work Write-up and Cost Estimate
<input type="checkbox"/>	Contractor Bidding Negotiations – Min 3 Bids/Max # Bids
<input type="checkbox"/>	Contractor Signing/Pre-Construction Conference – indicate # days to begin work and complete work
<input type="checkbox"/>	Progress Inspections
<input type="checkbox"/>	Change Orders
<input type="checkbox"/>	Payment Schedule
<input type="checkbox"/>	Appeal Process – Property Improvements
<input type="checkbox"/>	Final Inspection
<input type="checkbox"/>	Recorded Mortgage, Mortgage Note, Restricted Covenant
	<b>Income Eligibility Certification</b>
<input type="checkbox"/>	Verification documentation required
<input type="checkbox"/>	Eligible Income/Ineligible Income
<input type="checkbox"/>	Appeal Process – Income Eligibility
	<b>Contractor Related Procedures</b>
<input type="checkbox"/>	Standards for contractor selection – 3 recent job references, licenses, evidence of financial stability to secure performance bond, workmen’s compensation BI \$100,000/\$300,000 PD \$50,000 minimum
<input type="checkbox"/>	# of proposals required – minimum of 3 - # of days in which to submit bid – bids must fall within max of 10% of cost estimate – award to lowest bidder
<input type="checkbox"/>	Contractor Requirements – work schedule and agreement
<input type="checkbox"/>	List of Pre-qualified Contractors



	<b>Maintenance of Records</b>
<input type="checkbox"/>	List documents to be filed
<input type="checkbox"/>	Rehabilitation Log
<input type="checkbox"/>	Monitoring Information required
	<b>Program Marketing</b>
<input type="checkbox"/>	Notice of Public Hearing
<input type="checkbox"/>	Program Flyer
<input type="checkbox"/>	Program Brochure
	<b>Rental Units</b>
<input type="checkbox"/>	Include overview of local rental process
<input type="checkbox"/>	<b>Affirmative Marketing</b>
<input type="checkbox"/>	Approved Affirmative Marketing Plan included
<input type="checkbox"/>	How will re-rentals be marketed?
<input type="checkbox"/>	Will there be a regional preference?
<input type="checkbox"/>	Who will implement marketing re-rentals?
<input type="checkbox"/>	Prepare sample marketing materials, including a sample display ad and PSA
<input type="checkbox"/>	<b>Random Selection &amp; Applicant Pool</b>
<input type="checkbox"/>	What level of verification will be completed before the lottery process – pre-application or full applications?
<input type="checkbox"/>	Will the pool of applicants be randomized each time a unit is available?
<input type="checkbox"/>	Will there be categories of applicant pools?
	<b>Matching Households to Available Units</b>
<input type="checkbox"/>	How will households be matched to available units? Will there be categories of applicant pools?
<input type="checkbox"/>	<b>Household Certification</b>
<input type="checkbox"/>	Standards for reviewing applicant household eligibility and certifying applicant households
<input type="checkbox"/>	Verification documentation required
<input type="checkbox"/>	Eligible Income/Ineligible Income
<input type="checkbox"/>	Maximum Monthly Payment
<input type="checkbox"/>	Housing Counseling
<input type="checkbox"/>	Basis for Dismissing Applications
<input type="checkbox"/>	Appeals – Income Eligibility
<input type="checkbox"/>	<b>Determining Affordable Rents</b>
<input type="checkbox"/>	Determining Initial Rents
<input type="checkbox"/>	Determining Rent Increases
<input type="checkbox"/>	<b>Application Fees</b>
<input type="checkbox"/>	<b>Violations, Defaults and Remedies</b>
<input type="checkbox"/>	<b>Maintenance of Records for Rental Program</b>
<input type="checkbox"/>	List documents to be filed
<input type="checkbox"/>	Monitoring information required
<input type="checkbox"/>	<b>Appendices</b>
<input type="checkbox"/>	Mortgage
<input type="checkbox"/>	Deed (Rental Units)

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## **Section X. Affordability Assistance Program**

## INTRODUCTION

This Rehabilitation Program Operating Manual has been prepared to assist in the administration of the Little Egg Harbor Township Rehabilitation Program. It will serve as a guide to the program staff and applicants.

This manual describes the basic content and operation of the program, examines program purposes and provides the guidelines for implementing the program. It has been prepared with a flexible format allowing for periodic updates of its sections, when required, due to revisions in regulations and/or procedures.

This manual explains the steps in the rehabilitation process. It describes the eligibility requirements for participation in the program, program criteria, funding terms and conditions, cost estimating, contract payments, record keeping and overall program administration.

The following represents the procedures developed to offer an applicant the opportunity to apply to the program.

### A. Fair Housing and Equal Housing Opportunities



It is unlawful to discriminate against any person making application to participate in the rehabilitation program or rent a unit with regard to race, creed, color, national origin, ancestry, age, marital status, affectional or sexual orientation, familial status, disability, nationality, sex, gender identity or expression or source of lawful income used for mortgage or rental payments.

For more information on discrimination or if anyone feels they are a victim of discrimination, please contact the New Jersey Division on Civil Rights at 1-866-405-3050 or <http://www.state.nj.us/lps/dcr/index.html>.

## SECTION I. ELIGIBLE PARTICIPANTS

### A. Categories of Participants

Both owner-occupied and renter-occupied housing units are eligible to receive funding for rehabilitation provided that the occupants of the units are determined to be low- or moderate-income households and that the units are determined to be substandard. Owners of rental properties do not have to be low- or moderate-income households. If a structure contains two or more units and an owner, who is not income eligible, occupies one unit funding may be provided for the rehabilitation of the rest of the units if income-eligible households occupy those units. Rents must be affordable to low- or moderate-income households.

### B. Income Limits for Participation

The occupants of the units must have incomes that fall within the income guidelines established for Ocean County by the Council on Affordable Housing (COAH). These limits are revised annually as COAH figures become available and can be found in Appendix A.

For owner-occupied units, the carrying costs of the unit (taxes, mortgage, insurance [*including the rehabilitation repayment mortgage*]) should meet COAH criteria (less than 33% of gross income for families, less than 40% of gross income for seniors).

**NOTE:** Little Egg Harbor Township's Rehabilitation Program will strive to provide that low-income households occupy at least 50 percent of the units rehabilitated. COAH income limits are utilized.

### **C. Program Area**

This is a municipal-wide program. The rehabilitation property must be located in Little Egg Harbor Township.

### **D. Certification of Substandard**

The purpose of the program is to bring substandard housing up to code. Substandard units are those units requiring repair or replacement of at least one major system. A major system is any one of the following:

1. Roof
2. Plumbing (including wells)
3. Heating
4. Electrical
5. Sanitary plumbing (including septic systems)
6. Load bearing structural systems
7. Lead paint abatement
8. Weatherization (building insulation for attic, exterior walls and crawl space, siding to improve energy efficiency, replacement storm windows and storm doors and replacement windows and doors)

Code violations will be determined by an inspection conducted by a licensed inspector.

## **SECTION II. AVAILABLE BENEFITS**

### **A. Program Financing**

Up to \$10,000 per unit may be available for improvements to eligible owner-occupied and renter-occupied units. Pursuant to the housing contract, a certain amount of the housing rehabilitation funding available for the program will be used for the operation of the program.

### **B. Owner-occupied Units**

**All funds are provided on a first-come, first served basis from the Township, these funds are finite for the rehabilitation of the owner-occupied units.**



### **C. Renter-occupied Units**

**Little Egg Harbor Township funds will also aid in the rehabilitation for renter-occupied units.**

**NOTE:** Financing of rehabilitation programs shall be structured to encourage rehabilitation and continued occupancy. If an owner-occupied housing unit is sold prior to the end of the controls on affordability, the entire deferred loan shall be recaptured and used to rehabilitate another housing unit, unless the unit is sold to a low- or moderate-income household at an affordable price pursuant to N.J.A.C. 5:97:-9.3

### **D. Program Affordability Controls**

Ten-year controls on affordability on both owner-occupied units and rental units are required.

### **E. Owner-occupied Affordability Controls**

On owner-occupied units, the controls on affordability are in the form of a mortgage.

### **F. Renter-occupied Affordability Controls**

For rental units, the controls on affordability shall be in the form of a deed restriction. If a unit is vacant upon initial rental subsequent to rehabilitation, or if a renter-occupied unit is re-rented prior to the end of controls on affordability, the deed restriction shall require the unit to be rented to a low- or moderate- income household at an affordable price and affirmatively marketed pursuant to the N.J.A.C. 5:97-9. Rents in rehabilitated units may increase annually based on the standards in N.J.A.C. 5:97-9.

### **G. Subordination**

Little Egg Harbor Township may agree to subordination of a loan if the mortgage company supplies an appraisal showing that the new loan plus the balance on the old loan does not exceed 95% of the appraised value of the unit. Additionally, for an owner-occupied unit, the household must be re-certified as low- or moderate-income.

## **SECTION III. ELIGIBLE PROPERTY IMPROVEMENTS**

### **A. Eligible Improvements**

Housing rehabilitation funds may be used only for repairs or system replacements necessary to bring a substandard unit into compliance with municipal health, safety and building codes, applicable code violations, as well as any other cosmetic work that is reasonable and deemed necessary or is related to the necessary repairs.

At least one major system must be replaced or included in the repairs, which include one of the following:

- Roof
- Plumbing (including wells)
- Heating
- Electrical
- Sanitary plumbing (including septic systems)
- Load bearing structural systems
- Lead paint abatement
- Weatherization (building insulation for attic, exterior walls and crawl space, siding to improve energy efficiency, replacement storm windows and storm doors and replacement windows and doors)

The related work may include, but not be limited to the following:

- Interior trim work,
- Interior and/or exterior doors
- Interior and/or exterior hardware
- Window treatment
- Interior stair repair
- Exterior step repair or replacement
- Porch repair
- Wall surface repair
- Painting
- Exterior rain carrying system repair

## **B. Ineligible Improvements**

Work not eligible for program funding includes but is not limited to luxury improvements (improvements which are strictly cosmetic), additions, conversions (basement, garage, porch, attic, etc.), repairs to structures separate from the living units (detached garage, shed, barn, etc.), furnishings, pools and landscaping. If determined unsafe, stoves may be replaced. The replacement or repair of other appliances is prohibited. Rehabilitation work performed by property owners shall not be funded under this program.

## **C. Rehabilitation Standards**

Upon rehabilitation, housing deficiencies shall be corrected and the unit shall comply with the New Jersey State Housing Code, N.J.A.C. 5:28. For construction projects that require the issuance of a construction permit pursuant to the Uniform Construction Code, the unit must also comply with the requirements of the Rehabilitation Subcode (N.J.A.C. 5:23-6). In these instances, the more restrictive requirements of the New Jersey State Housing Code or the Rehabilitation Subcode shall apply. For projects that require construction permits, the rehabilitated unit shall be considered complete at the date of final approval pursuant to the Uniform Construction Code.

#### **D. Certification of Standard**

All code deficiencies noted in the inspection report must be corrected and rehabilitated units must be in compliance with the standards proscribed in sub-section C above upon issuance of a certificate of completion or occupancy. The licensed inspector must certify any structure repaired in whole or in part with rehabilitation funds to be free of any code violations.

Little Egg Harbor Township will provide for repairs in emergency situations.

#### **E. Emergency Repairs**

A situation relating to a safety and/or health hazard for the occupants would constitute an emergency. A municipal inspector will confirm the need for such work. In emergency cases, the formal solicitation process will not be followed. A minimum of three (3) estimates will be obtained when possible for the “emergency” work. However, eligibility, as stated in Section I, subsection B, must be determined prior to soliciting estimates. Application for additional non-emergency work may be made in accordance with the procedures outlined in this Operating Manual. The funding for the emergency work and any additional rehabilitation may not exceed the program financing provisions in Section II, sub-section A.



## SECTION IV. OVERVIEW OF ADMINISTRATIVE PROCEDURES

### A. Application/Interview

Property owners interested in participating in the housing rehabilitation program may submit preliminary applications to the program staff. Preliminary applications are available at the following locations:

*Little Egg Harbor Township  
665 Radio Road  
Little Egg Harbor Township, New Jersey 08087*

Upon request, the program staff will mail a preliminary application to an interested property owner.

If after the program staff reviews a preliminary application an owner-occupant appears to be income eligible, an interview will be arranged with the applicant for a formal application to the program. At the time of the interview, the applicant must present required documentation. Applicants for rental rehabilitation funding must provide a list of tenants and the rents paid by each. The program staff will contact the tenants to provide evidence of income eligibility of the occupants of the units.

**Applications will be processed in the order of receipt.**

Little Egg Harbor Township will deviate from the rank order for emergency situations. Only emergency situations shall be handled out of the order of receipt..
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### B. Income Eligibility and Program Certification

For the households seeking a determination of income eligibility, both owner-occupants and renter-occupants, all wage earners 18 years of age or older in the household must submit appropriate documentation to document the household income, as further described below.

Property owners of both owner-occupied and renter-occupied units must submit the following documentation:

- Copy of the deed to the property.
- Proof that property taxes and water and sewer bills are current.
- Proof of property insurance, including liability, fire and flood insurance where necessary.
- Signed copies of the previous year's Federal and State Income Tax Returns
- Documentation of all taxable and non-taxable income received by all household members. Including but not limited to wages (pay stubs), pension, annuity, disability, unemployment, Social Security & supplemental, interest, dividends, welfare, alimony, capital gains, business income, rental property income, public assistance.
- Income documentation for minors and full-time students is required but will not be utilized in the determination of household gross annual income.

If after review of the income documentation submitted an applicant is determined to be ineligible, the applicant will receive a letter delineating the reasons for the determination of ineligibility. An applicant may be determined ineligible if the applicant's or each tenants' income exceeds COAH income limits or, for owner occupied units, if the carrying costs of the unit (taxes, mortgage, insurance exceed COAH's criteria (less than 33% of gross income for families, less than 40% of gross income for seniors).

The program staff will arrange for a title search of all properties entering the program.

After the initial interview and the program staff has substantiated that the occupant is income-eligible, and the title search is favorable, the Eligible Certification Form will be completed and signed.

Upon confirmation of income eligibility of the applicant or the applicant's tenants, the program staff will send a letter, including the Eligible Certification Form, to the applicant certifying the applicant's and or tenant's eligibility. Eligibility will remain valid for six months. If the applicant has not signed a contract for rehabilitation within six months of the date of the letter of certifying eligibility, the applicant will be required to reapply for certification.

### **C. Housing Inspection/Substandard Certification**

Once determined eligible, the program staff will arrange for a qualified, licensed, housing/building code inspector to inspect the entire residential property.

The licensed inspector will inspect the house, take photographs, and certify that at least one major system is substandard. All required repairs would be identified.

### **D. Ineligible Properties**

If after review of the property documentation submitted and the inspection report and/or work write-up an applicant's property is determined to be ineligible, the program staff will send a letter delineating the reasons for the determination of ineligibility. An applicant's property may be determined ineligible for any one of the following reasons:

- Title search is unfavorable.
- Property does not need sufficient repairs to meet eligibility requirements.
- Real estate taxes are in arrears.
- Proof of property insurance not submitted.
- Property is listed for sale.
- Property is in foreclosure.
- Total debt on the property will exceed the value of the property.
- Property requires excessive repairs to meet municipal housing standards. The estimated or bid cost of repairs must exceed 50 percent of the estimated after-rehabilitation value of the property for the municipality to exclude the property

If after review of the property documentation submitted and the inspection report and/or work write-up an applicant's property is determined to be eligible, the inspector will then certify that

the dwelling is substandard by completing and signing the Certificate of Substandard Form and submitting this to the program staff.

#### **E. Cost Estimate**

The program staff will prepare or cause to be prepared a Work Write-up and Cost Estimate. This estimate will include a breakdown of each major work item by category as well as by location in the house. It will contain information as to the scope and specifics on the materials to be used. A Cost Estimate will be computed and included within the program documentation. The program staff will review the Preliminary Work Write-up with the property owner.

Only required repairs to units occupied by income eligible households will be funded through the housing rehabilitation program.

#### **F. Contractor Bidding Negotiations**

After the unit and the unit occupant have been certified as eligible, the program staff will provide a list of approved, pre-qualified trade contractors for bidding. The property owner reviews this list and selects a minimum of three and a maximum of five contractors from whom to obtain bids. The program staff and property owner will then review these bids. The lowest responsible trade contractor shall then be selected. If the property owner wishes to use a contractor other than the lowest responsible bidder, the property owner shall pay the difference between the lowest bid price and the bid price of the selected contractor.

#### **G. Contract Signing/Pre-Construction Conference**

Program staff will meet with the property owner to review all bids by the various trades. This review will include a Final Work Write-up and Cost Estimate. The Contractor Agreement will be prepared by the program staff, as well as the Property Rehabilitation Agreement covering all the required terms and conditions.

The program staff will then call a Pre-Construction Conference. Documents to be executed at the Pre-construction Conference include: Contractors Agreement(s), Right of Entry Document, a Restricted Covenant, Mortgage and Mortgage Note. The property owner, program staff representative, contractor and bank representative will execute the appropriate documents and copies will be provided as appropriate. A staff member will outline project procedures to which property owner must adhere. A Proceed to Work Order, guaranteeing that the work will commence within fifteen (15) calendar days of the date of the conference and be totally completed within ninety (90) days from the start of work, will be issued to each contractor at this Conference.

#### **H. Progress Inspections**

The program staff will make periodic inspections to monitor the progress of property improvements. This is necessary to ensure that the ongoing improvements are in accordance with the scope of work outlined in the work write-up. It is the contractor's responsibility to notify the Building Inspector before closing up walls on plumbing and electrical improvements.

#### **I. Change Orders**



If it becomes apparent during the course of construction that additional repairs are necessary or the described repair needs to be amended, the program staff will have the qualified professional(s) inspect the areas in need of repair and prepare a change order describing the work to be done. The applicant and the contractor will review the change order with the program staff and agree on a price. Once all parties approve of the change order and agree on the price, they will sign documents amending the contract agreement to include the change order. Additionally, if the applicant is not funding the additional cost, new financing documents will be executed reflecting the increase.

#### **J. Payment Schedule**

The contract will permit three progress payments, 50%, 40% with a 10% retainage on projects in excess of \$10,000. The 40% payment is made when the project is 50% completed, the 50% payment is made when the project is completed. The retainage is held for 20-30 days to ensure that all items are completed satisfactorily.

The contractor will submit a payment request. The applicant will sign a payment approval if both the applicant and Township housing/building inspector are satisfied with the work performed. The municipality will then release the payment.

Final payment will be released once all final inspections are made, a Certificate of Occupancy is issued (if applicable) and the program staff receives a Property Owner Sign-off letter.

The contractor's performance bond will be released within three months after the final payment is made to the contractor.

#### **K. Appeal Process**

If an applicant does not approve a payment that the housing/building inspector has approved, the disputed payment will be appealed to the municipality's Construction Official for a hearing. The Construction Official will decide if the payment shall be released to the contractor or the contractor must complete additional work or correct work completed before the release of the payment. The Construction Official's decision will be binding on both the applicant and the contractor.

#### **L. Final Inspection**

Upon notification by the contractor that all work is complete and where required a Certificate of Occupancy has been issued, a final inspection shall be conducted and photographs taken. The program staff (or a representative), the property owner, and the necessary contractors shall be present at the final inspection to respond to any final punch list items.

#### **M. Record Restricted Covenant and Mortgage Documentation**

Program staff will file the executed Restricted Covenant and Mortgage with the County Clerk.

#### **N. File Closing**

After the final payment is made, the applicant's file will be closed by the program staff and submitted to the Township Clerk for filing with the Township's Official Records.

## **SECTION V. PROCEDURE FOR INCOME-ELIGIBILITY CERTIFICATION**

### **A. Complete a Household Eligibility Determination Form**

Little Egg Harbor Township's Housing Rehabilitation Program is funded with Affordable Housing Trust Funds. The COAH income limits and COAH income qualifying process will be utilized.

The program staff shall require each member of an applicant household who is 18 years of age or older to provide documentation to verify their income, pursuant to the Uniform Housing Affordability Controls at N.J.A.C. 5:80-16.1 et seq. (except for the asset test).<sup>1</sup> Income verification documentation should include, but is not limited to the following for each and every member of a household who is 18 years of age or older:

- Four current consecutive pay stubs [including both the check and the stub], including bonuses, overtime or tips, or a letter from the employer stating the present annual income figure or if self-employed, a current Certified Profit & Loss Statement and Balance Sheet.
- Copies of Federal and State income tax returns for each of the preceding three tax years - A Form 1040 Tax Summary for the past three tax years can be requested from the local Internal Revenue Service Center or by calling 1-800-829-1040.
- A letter or appropriate reporting form verifying monthly benefits such as
  - Social Security or SSI – Current award letter or computer print out letter
  - Unemployment – verification of Unemployment Benefits
  - Welfare -TANF<sup>2</sup> current award letter
  - Disability - Worker's compensation letter or
  - Pension income (monthly or annually) – a pension letter

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<sup>1</sup> Asset Test – N.J.A.C. 5:80-26.16(b)3 which provides that if an applicant household owns a primary residence with no mortgage on the property valued at or above the regional asset limit as published annually by COAH, a certificate of eligibility shall be denied by the administrative agent, unless the applicant's existing monthly housing costs ...exceed 38 percent of the household's eligible monthly income.

<sup>2</sup> TANF – Temporary Assistance for Needy Families

- A letter or appropriate reporting form verifying any other sources of income claimed by the applicant, such as alimony or child support – copy of court order or recent original letters from the court or education scholarship/stipends – current award letter.
- Current reports of savings and checking accounts (bank statements and passbooks) and income reports from banks or other financial institutions holding or managing trust funds, money market accounts, certificates of deposit, stocks or bonds (In brokerage accounts – most recent statements and/or in certificate form – photocopy of certificates).
- Evidence or reports of income from directly held assets, such as real estate or businesses.
- Interest in a corporation or partnership – Federal tax returns for each of the preceding three tax years.
- Current reports of assets – Market Value Appraisal or Realtor Comparative Market Analysis and Bank/Mortgage Co. Statement indicating Current Mortgage Balance. For rental property attach copies of all leases.

**NOTE:** The Administrative Agent will utilize a worksheet to help calculate an applicant's income. This summarizing document will also prove useful in the event there is an appeal or question by the applicant concerning the calculation or during COAH monitoring visits. An applicant has 30 days to complete the submission of all required documentation.

The following is a list of various types of wages, payments, rebates and credits. Those that are considered as part of the household's income are listed under Income. Those that are not considered as part of the household's income are listed under Not Income.

### ***Income***

1. Wages, salaries, tips, commissions
2. Alimony
3. Regularly scheduled overtime
4. Pensions
5. Social security
6. Unemployment compensation (verify the remaining number of weeks they are eligible to receive)
7. TANF
8. Verified regular child support
9. Disability
10. Net income from business or real estate



11. Interest income from assets such as savings, certificates of deposit, money market accounts, mutual funds, stocks, bonds
12. Imputed interest (using a current average annual rate of two percent) from non-income producing assets, such as equity in real estate. Rent from real estate is considered income, after deduction of any mortgage payments, real estate taxes, property owner's insurance.
13. Rent from real estate is considered income
14. Any other forms of regular income reported to the Internal Revenue Service

### ***Not Income***

1. Rebates or credits received under low-income energy assistance programs
2. Food stamps
3. Payments received for foster care
4. Relocation assistance benefits
5. Income of live-in attendants
6. Scholarships
7. Student loans
8. Personal property such as automobiles
9. Lump-sum additions to assets such as inheritances, lottery winnings, gifts, insurance settlements
10. Part-time income of dependents enrolled as full-time students
11. Court ordered payments for alimony or child support paid to another household shall be deducted from gross annual income

To calculate income, the current gross income of the applicant is used to project that income over the next 12 months.

### ***Student Income***

Only full-time income of full-time students is included in the income calculation. A full-time student is a member of the household reported to the IRS as a dependent who is enrolled in a degree seeking program for 12 or more credit hours per semester; and part-time income is income earned on less than a 35-hour workweek.

### ***Income from Real Estate***

If real estate owned by an applicant for affordable housing is a rental property, the rent is considered income. After deduction of any mortgage payments, real estate taxes, property owner

insurance and reasonable property management expenses as reported to the Internal Revenue Service, the remaining amount shall be counted as income.

If an applicant owns real estate with mortgage debt, which is not to be used as rental housing, the Administrative Agent should determine the imputed interest from the value of the property. The Administrative Agent should deduct outstanding mortgage debt from the documented market value established by a market value appraisal. Based on current money market rates, interest will be imputed on the determined value of the real estate.

#### **B. Records Documenting Household Composition and Circumstances**

The following are various records for documenting household information:

- Social Security records or cards. Either individual Social Security card or letter from Social Security Administration
- Adoption papers, or legal documents showing adoption in process
- Income tax return
- Birth Certificate or Passport
- Alien Registration Card

C. Little Egg Harbor Township will certify the income eligibility of low- and moderate-income households by completing the application form and will provide the household with the original and keep a copy in the project files.

#### **D. Appeals**

Appeals from the initial decision of the Administrative Agent shall be made to the Township Administrator. The Township Administrator or his/her designee shall gather all pertinent information from the Administrative Agent's file, understand the COAH income certification process as included in this Manual and make a determination as to the income eligibility of the applicant.

Further appeals shall be made in writing to the Executive Director of the Council on Affordable Housing (COAH), 101 South Broad Street, P.O. Box 813, Trenton, New Jersey 08615. The Executive Director's written decision, which shall be made within 15 days of receipt of an appeal, shall be a final administrative action of COAH.

## **SECTION VI. CONTRACTOR RELATED PROCEDURES**

### **A. Contractor Selection**

Contractors must apply to the program staff to be placed on the pre-approved contractors list. Contractors seeking inclusion on the list must submit references from at least three recent general contracting jobs. Contractors also must submit documentation proving financial stability and the ability to obtain performance bonds, as performance bonds will be required on every rehabilitation project. If it is ever necessary for the municipality or the Administrative Agency to access the performance bond in order to complete a project, the contractor will be removed from the pre-approved contractors list. Contractors must carry workmen's compensation coverage and liability insurance of at least \$100,000/\$300,000 for bodily injury or death and \$50,000 for property damage. Only licensed tradesmen will be permitted to perform specialty work such as plumbing, heating and electrical.

### **B. Number of Proposals Required**

The property owner will select a minimum of three general contractors from a list of pre-approved contractors. Property owners may not select contractors who do not appear on the list.<sup>3</sup> The approved work write-up will be submitted to the selected contractors by the program staff. Contractors must visit the property and submit bids within 14 days. The contract will be awarded to the lowest bidder<sup>4</sup>, provided that the housing/building inspector or the professional who drafted the work write-up certify that the work can be completed at the price bid and that the bid is reasonably close to the cost estimate. Bids must fall within 10 percent of the cost estimate.

### **C. Contractor Requirements**

Upon notification of selection, the contractor shall submit all required insurance certification to the program staff. A contract signing conference will be called by the program staff to be attended by the property owner and contractor. At the time of Agreement execution, the contractor shall sign a Certification of Work Schedule prepared by the program staff.

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<sup>3</sup> The program may permit a property owner to seek proposals from non-program participating contractors. However, the municipality must pre-approve the contractor prior to submitting a bid.

<sup>4</sup> If the property owner wishes to use a contractor other than the lowest responsible bidder, the property owner shall pay the difference between the lowest bid price and the bid price of the selected contractor.

## **SECTION VII. MAINTENANCE OF RECORDS**

### **A. Files To Be Maintained on Every Applicant**

The Administrative Agent's staff will maintain files on every applicant. All files will contain a preliminary application. If an applicant's preliminary application is approved, and the applicant files a formal application, the file will contain at a minimum:

- Application Form
- Tenant Information Form (Rental Units Only)
- Income Verification
- Letter of Certification of Eligibility or Letter of Determination of Ineligibility

### **B. Files of applicants approved for the program will also contain the following additional documentation:**

- Housing Inspection Report
- Photographs - Before
- Certification of Property Eligibility or Determination of Ineligibility
- Proof of Homeowners Insurance
- Copy of Deed to Property

### **C. For properties determined eligible for the program where the applicants choose to continue in the program, the files shall contain the following:**

- Work Write-Up/Cost Estimate
- Copies of Bids
- Applicant/Contractor Contract Agreement
- Recorded Mortgage/Lien Documents
- Copies of All Required Permits
- Contractor Requests for Progress Payments
- Progress Payment Inspection Reports
- Progress Payment Vouchers
- Change Orders (If needed)
- Final Inspection Report
- Photographs - After
- Certification of Completion
- Certification of Release of Contractor's Bond

Individual files will be maintained throughout the process and submitted to the municipality upon termination of the program.

### **D. Rehabilitation Log**

A rehabilitation log will be maintained by the program staff that depicts the status of all applications in progress.



## **E. Monitoring**

For each unit the following information must be retained to be reported annually:

- Street Address
- Block/Lot/Unit Number
- Owner/Renter
- Income: Very Low/Low/Mod
- Final Inspection Date
- Funds expended on Hard Costs
- Development Fees expended
- Funds Recaptured
- Major Systems Repaired
- Unit Below Code & Raised to Code
- Effective date of affordability controls
- Length of Affordability Controls (yrs)
- Date Affordability Controls removed
- Reason for removal of Affordability Controls

## **SECTION VIII. PROGRAM MARKETING**

The Township will conduct a public meeting announcing the implementation of the housing rehabilitation program. For the term of the program, the municipality will include flyers once a year with the specifics of the rehabilitation program. Program information will be available at the municipal building, library, and senior center and on the municipal website. Posters regarding the program will be placed in retail businesses throughout the Township.

Prior to commencement of the program and periodically thereafter, the Township will hold informational meetings on the program to all interested contractors. Each contractor will have the opportunity to apply for inclusion of the municipal contractor list.

**RENTAL PROCEDURES**  
**SECTION IX**

## SECTION IX. RENTAL PROCEDURES

Rental units are subject to the Uniform Housing Affordability Controls (UHAC) at N.J.A.C. 5-80:26.1 et. seq. once the rental units are rehabilitated.

### A. Fair Housing and Equal Housing Opportunities



It is unlawful to discriminate against any person making application to participate in the rehabilitation program or rent a unit with regard to race, creed, color, national origin, ancestry, age, marital status, affectional or sexual orientation, familial status, disability, nationality, sex, gender identity or expression or source of lawful income used for mortgage or rental payments.

For more information on discrimination or if anyone feels they are a victim of discrimination, please contact the New Jersey Division on Civil Rights at 1-866-405-3050 or <http://www.state.nj.us/lps/dcr/index.html>.

### B. Overview of the Affordable Housing Administration Process for Rental Units

- The Municipal Housing Liaison serves as an initial point of contact for unsolicited calls to the municipality about affordable housing and where appropriate directs applicants to an Administrative Agent, who may be a nonprofit agency, State agency or consultant that may administer the rehabilitation program within the Township.
- The Administrative Agent implements Little Egg Harbor's Affirmative Marketing Plan.
- The Administrative Agent serves as the initial point of contact for all inquiries generated by the affirmative marketing efforts and sends out pre-applications to interested callers.
- The Administrative Agent will accept these returned pre-applications for a specific period of time, for example, 30 to 90 days. At the end of this time period these applications will be randomly selected, through a lottery, to create a pool of applicants.
- The Administrative Agent pre-qualifies applicants in the applicant pool for income eligibility and sends either a rejection letter to those over income or a preliminary approval letter to those who appear income-eligible.
- When a unit becomes available, the Administrative Agent will interview the applicant households and proceed with the income qualification process.
- The Administrative Agent must notify applicant households in writing of certification or denial within 20 days of the determination.
- Once certified, households are further screened to match household size to bedroom size.
- Certified households that are approved for a rental affordable housing unit will sign Appendix K and any other applicable documents, which are held in the applicant file. Applicants then make an appointment with the leasing agent. Applicant households

seeking rental units proceed with a credit check, which is generally conducted by the developer, affordable housing sponsor or landlord. If approved, the applicant will sign the lease, pay the first month's rent and the security deposit and receive the keys.

- The certified household moves in to the affordable rental unit.

## **C. Roles and Responsibilities**

### ***Responsibilities of the Municipal Housing Liaison***

The Municipal Housing Liaison is responsible for coordinating all the activities of the municipal government as it relates to the creation and administration of affordable housing units, in conjunction with the Municipal Attorney, where appropriate (see the section **Responsibilities of the Municipal Attorney**). The primary purpose of the Municipal Housing Liaison is to ensure that all affordable housing projects are established and administered according to the Regulations as outlined in an Operating Manual. The duties of the Municipal Housing Liaison include the following duties, and may include the responsibilities for providing administrative services as described in the next Section under, Responsibilities of an Administrative Agent.

**Monitor the status of all restricted units in the municipality's Fair Share Plan.** Regardless of any arrangements the municipality may have with one or more Administrative Agents, it is the Municipal Housing Liaison's responsibility to know the status of all restricted units in their community.

**Serve as the municipality's primary point of contact for all inquiries from the State, Administrative Agents, developers, affordable housing sponsors, owners, property managers, and interested households.** The Municipal Housing Liaison serves as the municipality's primary point of contact on affordable housing issues. Interested applicants should be provided with information on the types of affordable units within the municipality and, where applicable, the name of the Administrative Agent that manages the units and the contact information for the Administrative Agent.

**Compile, verify and submit annual reporting.** Administrative Agents are responsible for collecting much of the data that is ultimately included in an annual COAH monitoring report. However, it is the Municipal Housing Liaison's responsibility to collect and verify this data and consolidate it into the annual report to COAH. Any requests from COAH for additional information or corrections will be directed to the Municipal Housing Liaison.

**Provide Administrative Services, unless those services are contracted out.** The responsibilities for providing administrative services are described in the next Section under, **Responsibilities of an Administrative Agent**.

### ***Responsibilities of an Administrative Agent***

The primary responsibility of an Administrative Agent is to establish and enforce affordability controls and ensure that units in their portfolio are rented to eligible households. Administrative Agents must:



**Secure written acknowledgement from all owners that no restricted unit can be offered or in any other way committed to any person other than a household duly certified by the Administrative Agent.**

**Create and adhere to an Operating Manual.** Administrative Agents are required to follow the policies and procedures of an Operating Manual, as applicable to the scope of services they have been contracted to perform.

**Implement the municipality's Affirmative Marketing Plan.** The Administrative Agent, the developer, affordable housing sponsor or owner could be responsible for implementing the Affirmative Marketing Plan adopted by the municipality. At the first meeting with the Municipal Housing Liaison, Administrative Agent, and the developer, affordable housing sponsor or owner this responsibility should be discussed. Affirmative marketing includes conducting regional outreach and advertising for available affordable units. Advertising costs may also be delegated to the developer, but this must be established by ordinance and a condition of approval of the Planning Board or Zoning Board.

**Accept applications from interested households.** In response to marketing initiatives or by referral from the Municipal Housing Liaison, interested households will contact the Administrative Agent. The Administrative Agent will supply applicants with applications, provide additional information on available units and accept completed applications.

**Conduct random selection of applicants for rental of restricted units.** The Administrative Agent is responsible for conducting the random selection in accordance with the Affirmative Marketing Plan and any related local ordinances, and as described in the Operating Manual.

**Create and maintain a pool of applicant households.** This includes reaching out to households in the applicant pool to determine continued interest and/or changes in household size and income.

**Determine eligibility of households.** The task of collecting application materials and documentation from applicant households and analyzing it for eligibility is the responsibility of an Administrative Agent. A written determination on a household's eligibility must be provided within twenty (20) days of the Administrative Agent's determination of eligibility or non-eligibility. Whether or not the household is determined to be eligible for a unit, it is an Administrative Agent's responsibility to secure all information provided by the household in individual files and to maintain strict confidentiality of all information regarding that household. An Administrative Agent is required to ensure that all certified applicants execute a certificate acknowledging the rights and requirements of renting an affordable unit, in the form of Appendix K of UHAC.

**Establish and maintain effective communication with property managers and landlords.** Property managers and landlords of restricted units should be instructed and regularly reminded that the Administrative Agent is their primary point of contact. The Administrative Agent must immediately inform all property managers and landlords of any changes to the Administrative Agent's contact information or business hours.

Property managers and landlords should be instructed to immediately contact the Administrative Agent:

- Immediately upon learning that an affordable rental unit will be vacated.
- For review and approval of annual rental increases.

**Provide annual notification of maximum rents.** Each year when COAH releases its low- and moderate-income limits, rental households must be notified of the new maximum rent that may be charged for their unit. The Administrative Agent's contact information must be included on such notification in case the tenant is being overcharged.

**Serve as the custodian of all legal documents.** An Administrative Agent is responsible for maintaining originals of all legal instruments for the units in their portfolio. Throughout the duration of a control period, an Administrative Agent must maintain a file containing its affordability control documents. This includes, but is not limited to, the recorded Declarations of Covenants, Conditions and Restrictions, Deed Restrictions, Deeds, Repayment Mortgages, Repayment Mortgage Notes, Leases and Appendix K.

**Serve as point of contact on all matters relating to affordability controls.** It is recommended that the Administrative Agent develop a system to be notified by lenders when a unit is at risk of foreclosure. In the event of a foreclosure, the Administrative Agent should work with the foreclosing institution to ensure that the affordability controls are maintained. The Administrative Agent should seek the counsel of the municipality's attorney on legal matters that threaten the durability of the affordability controls.

**Provide annual activity reports to Municipal Housing Liaison for use in the annual COAH monitoring report.** An Administrative Agent is responsible for collecting the reporting data on each unit in their portfolio.

**Maintain and distribute information on HUD-approved Housing Counseling Programs.**

### ***Responsibilities of the Municipal Attorney***

The Municipal Attorney assists the municipality with developing, administering, and enforcing affordability controls, including but not limited to

- Providing all reasonable and necessary assistance in support of the Administrative Agent's efforts to ensure compliance with the housing affordability controls.

### ***Responsibilities of Owners of Rental Units***

Open and direct communication between the Owners of rental units, the Municipal Housing Liaison and the Administrative Agent is essential to ongoing administration of affordability controls. Although the Administrative Agent is required to serve as the primary point of contact with households, the Owner must provide the Municipal Housing Liaison and Administrative Agent with information on vacancies. Owners of rental units are also responsible for working

with the Administrative Agent to ensure that the Municipal Housing Liaison has all necessary information to complete the annual COAH reporting.

### ***Responsibilities of Landlords and Property Managers***

Landlords and property managers must place a notice in all rental properties annually informing residents of the rent increase for the year and the contact information for the Administrative Agent.

## **D. Affirmative Marketing**

### ***Overview of the Requirements of an Affirmative Marketing Plan***

All affordable units are required to be affirmatively marketed using Little Egg Harbor Township's Affirmative Marketing Plan. An Affirmative Marketing Plan is a regional marketing strategy designed to attract households of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age, or number of children to housing units which are being marketed by an Administrative Agent or a developer, sponsor, owner or property manager of affordable housing. The primary objectives of an Affirmative Marketing Plan are to target households who are least likely to apply for affordable housing, and to target households throughout the entire housing region in which the units are located.

Little Egg Harbor Township's Affirmative Marketing Plan can be found in the Appendix.

The Affirmative Marketing Plan includes of the following:

- Publication of at least one advertisement in a newspaper of general circulation within the housing region; and
- Broadcast of at least one advertisement by radio or television throughout the housing region.
- At least one additional regional marketing strategy such as a neighborhood newspaper, religious publication, organizational newsletter, advertisement(s) with major employer(s), or notification through community and regional organizations such as non-profit, religious and civic organizations.

For each affordable housing opportunity within the municipality, the Affirmative Marketing Plan includes the following information:

- The address of the project and development name, if any
- The number of rental units
- The price ranges of the rental units

- The name and contact information of the Municipal Housing Liaison, Administrative Agent, property manager or landlord
- A description of the Random Selection method that will be used to select applicants for affordable housing.
- Disclosure of required application fees, if any.

Advertisements must contain the following information for each affordable housing opportunity:

- The location of and directions to the units
- A range of prices for the housing units
- The bedroom size(s) of the units
- The maximum income permitted to qualify for the housing units
- The locations of applications for the housing units
- The business hours when interested households may obtain an application for a housing unit
- Application fees, if any

### ***Implementation of the Affirmative Marketing Plan***

<p><b>The Administrative Agent will market the affordable units when a rental unit is rehabilitated through the rehabilitation program.</b></p>
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The affirmative marketing process for affordable units shall begin at least four months prior to expected occupancy. In implementing the marketing program, the Administrative Agent shall undertake all of the strategies outlined in Little Egg Harbor Township's Affirmative Marketing Plan. Advertising and outreach shall take place during the first week of the marketing program and each month thereafter until all the units have been sold. Applications for affordable housing shall be available in several locations in accordance with the Affirmative Marketing Plan. The time period when applications will be accepted will be posted with the applications. Applications shall be mailed to prospective applicants upon request.

An applicant pool will be maintained by the Administrative Agent for re-rentals.

When a re-rental affordable unit becomes available, applicants will be selected from the applicant pool and, if necessary, the unit will be affirmatively marketed as described above.

The selection of applicants from the applicant pool is described in more detail in this manual under the section **Random Selection & Applicant Pool(s)**.



## **E. Random Selection & Applicant Pool(s)**

### ***Randomization after Certification***

Random selection is conducted when a unit is available, and only certified households seeking the type and bedroom size of the available unit are placed in the lottery. The process is as follows:

After advertising is implemented, applications are accepted for 60 days.

All applications are reviewed and households are either certified or informed of non-eligibility. (The certification is valid for 180 days, and may be renewed by updating income-verification information.)

Eligible households are placed in applicant pools based upon the number of bedrooms needed (and any other special requirements, such as the need for an accessible unit).

When a unit is available, only the certified households in need of that type of unit are selected for a lottery.

Households are informed of the date, time, and location of the lottery and invited to attend.

After the lottery is conducted, the first household selected is given 10 days to express interest or disinterest in the unit. (If the first household is not interested in the unit, this process continues until a certified household selects the unit.)

Applications are accepted on an ongoing basis, certified households are added to the pool for the appropriate household income and size categories, and advertising and outreach is ongoing, according to the Affirmative Marketing Plan.

## **F. Matching Households To Available Units**

In referring certified households to specific restricted units, to the extent feasible, and without causing an undue delay in occupying the unit, the Administrative Agent shall strive to implement the following policies:

- Provide an occupant for each unit bedroom;
- Provide children of different sex with separate bedrooms;
- Prevent more than two persons from occupying a single bedroom;
- Require that all the bedrooms be used as bedrooms; and
- Require that a couple requesting a two-bedroom unit provide a doctor's note justifying such request.

The Administrative Agent will not require an applicant household to take an affordable unit with a greater number of bedrooms, as long as overcrowding is not a factor.

A household can be eligible for more than one unit category, and should be placed in the applicant pool for all categories for which it is eligible.

## **G. Application Fees**

The Administrative Agent's fee schedule can be found in the Appendix.

## **H. Maximum Monthly Payments**

The percentage of funds that a household can contribute toward housing expenses is limited. However, an applicant may qualify for an exception based on the household's current housing cost (see below). The Administrative Agent will strive to place an applicant in a unit with a monthly housing cost equal to or less than the applicant's current housing cost.

UHAC states that a certified household is not permitted to lease a restricted rental unit that would require more than 35 percent of the verified household income (40 percent for age-restricted units) to pay rent and utilities. However, at the discretion of the Administrative Agent, this limit may be exceeded if:

- The household currently pays more than 35 percent (40 percent for households eligible for age-restricted units) of its gross household income for rent and the proposed rent will reduce the household's housing costs;
- The household has consistently paid more than 35 percent (40 percent for households eligible for age-restricted units) of eligible monthly income for rent in the past and has proven its ability to pay;
- The household is currently in substandard or overcrowded living conditions;
- The household documents the existence of assets, with which the household proposes to supplement the rent payments; or
- The household documents proposed third party assistance from an outside source such as a family member in a form acceptable to the Administrative Agent and the Owner of the unit; and
- The household receives budget counseling.

## **I. Housing Counseling**

The Administrative Agent is responsible for providing housing counseling, or providing referrals for counseling, as a part of the Affirmative Marketing Plan and during the application process. Although housing counseling is recommended, a household is only required to attend counseling if their monthly housing expense exceeds UHAC standards. A HUD-approved housing counseling agency, or a counseling agency approved by the NJ Department of Banking and Insurance, meets UHAC's requirements for an experienced Housing Counseling Agency. If the Administrative Agent is not approved by HUD or by the NJ Department of Banking and Insurance, the Agent will make referrals to one of the HUD-approved housing counseling agencies in New Jersey. This counseling to low- and moderate-income housing applicants will

focus on subjects such as budgeting, credit issues, and mortgage qualification, and is free of charge. A list of non-profit counselors approved by HUD and/or the New Jersey Department of Banking and Insurance is included on COAH's website and is available from the Administrative Agent.

## **J. The Applicant Interview**

Ideally, the prospective applicant will be available to meet with the Administrative Agent to review the certification and random selection processes in detail and ask any questions they may have about the project or the process. However, scheduling time off from work may prove burdensome to the applicant. Applicants may also have mobility issues or special needs that also pose an obstacle to an interview. Therefore, the Administrative Agent is prepared to complete the certification process via telephone and mail. If an interview is to be conducted, the Administrative Agent will attempt to achieve the following objectives:

- Confirm and update all information provided on the application.
- Explain program requirements, procedures used to verify information, and penalties for providing false information. Ask the head of household, co-head, spouse and household members over age 18 to sign the Authorization for Release of Information forms and other verification requests.
- Review the applicant's identification and financial information and documentation, ask any questions to clarify information on the application, and obtain any additional information needed to verify the household's income.
- Make sure the applicant has reported all sources for earned and benefit income and assets (including assets disposed of for less than fair market value in the past two years). Require the applicant to give a written certification as to whether any household member did or did not dispose of any assets for less than fair market value during the past two years.

## **K. PROCEDURE FOR INCOME-ELIGIBILITY CERTIFICATION**

### **1. Complete a Household Eligibility Determination Form**

The program staff shall require each member of an applicant household who is 18 years of age or older to provide documentation to verify their income, pursuant to the Uniform Housing Affordability Controls at N.J.A.C. 5:80-16.1 et seq. Income verification documentation should include, but is not limited to the following for each and every member of a household who is 18 years of age or older:

- Four current consecutive pay stubs [including both the check and the stub], including bonuses, overtime or tips, or a letter from the employer stating the present annual income figure or if self-employed, a current Certified Profit & Loss Statement and Balance Sheet.



- Copies of Federal and State income tax returns for each of the preceding three tax years - A Form 1040 Tax Summary for the past three tax years can be requested from the local Internal Revenue Service Center or by calling 1-800-829-1040.
- A letter or appropriate reporting form verifying monthly benefits such as
  - Social Security or SSI – Current award letter or computer print out letter
  - Unemployment – verification of Unemployment Benefits
  - Welfare -TANF<sup>5</sup> current award letter
  - Disability - Worker’s compensation letter or
  - Pension income (monthly or annually) – a pension letter
- A letter or appropriate reporting form verifying any other sources of income claimed by the applicant, such as alimony or child support – copy of court order or recent original letters from the court or education scholarship/stipends – current award letter.
- Current reports of savings and checking accounts (bank statements and passbooks) and income reports from banks or other financial institutions holding or managing trust funds, money market accounts, certificates of deposit, stocks or bonds (In brokerage accounts – most recent statements and/or in certificate form – photocopy of certificates).
- Evidence or reports of income from directly held assets, such as real estate or businesses.
- Interest in a corporation or partnership – Federal tax returns for each of the preceding three tax years.
- Current reports of assets – Market Value Appraisal or Realtor Comparative Market Analysis and Bank/Mortgage Co. Statement indicating Current Mortgage Balance. For rental property attach copies of all leases.

The following is a list of various types of wages, payments, rebates and credits. Those that are considered as part of the household’s income are listed under Income. Those that are not considered as part of the household’s income are listed under Not Income.

### ***Income***

1. Wages, salaries, tips, commissions
2. Alimony

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<sup>5</sup> TANF – Temporary Assistance for Needy Families

3. Regularly scheduled overtime
4. Pensions
5. Social security
6. Unemployment compensation (verify the remaining number of weeks they are eligible to receive)
7. TANF
8. Verified regular child support
9. Disability
10. Net income from business or real estate
11. Interest income from assets such as savings, certificates of deposit, money market accounts, mutual funds, stocks, bonds
12. Imputed interest (using a current average annual rate of two percent) from non-income producing assets, such as equity in real estate. Rent from real estate is considered income, after deduction of any mortgage payments, real estate taxes, property owner's insurance.
13. Rent from real estate is considered income
14. Any other forms of regular income reported to the Internal Revenue Service

### ***Not Income***

1. Rebates or credits received under low-income energy assistance programs
2. Food stamps
3. Payments received for foster care
4. Relocation assistance benefits
5. Income of live-in attendants
6. Scholarships
7. Student loans
8. Personal property such as automobiles
9. Lump-sum additions to assets such as inheritances, lottery winnings, gifts, insurance settlements
10. Part-time income of dependents enrolled as full-time students
11. Court ordered payments for alimony or child support paid to another household shall be deducted from gross annual income

To calculate income, the current gross income of the applicant is used to project that income over the next 12 months.

### ***Student Income***

Only full-time income of full-time students is included in the income calculation. A full-time student is a member of the household reported to the IRS as a dependent who is enrolled in a degree seeking program for 12 or more credit hours per semester; and part-time income is income earned on less than a 35-hour workweek.

### ***Real Estate Asset Limit***

Except for federal programs, if an applicant's primary residence, which is to be sold upon purchase of an affordable unit, has no mortgage debt and is valued at or above the regional asset limit as published annually by COAH with COAH's Annual Regional Income Limits Chart, the household must be determined ineligible for certification.

However, if the applicant's existing monthly housing costs including taxes, homeowner insurance, and condominium or homeowner association fees exceed 38 percent of the household's eligible monthly income, the household will be exempt from the asset limit.

An applicant must provide a recent, Market Value Appraisal or Realtor Comparative Market Analysis, on the home they own unless the applicant has mortgage debt on the home or can demonstrate that the existing monthly housing costs exceed 38 percent of the household's eligible monthly income, in which case the applicant is exempt from the asset limit.

Before obtaining a professional appraisal, the applicant should review the property's tax appraisal and the current market value and compare it to the asset limit to avoid any unnecessary expense. For instance, if homes are commonly selling in the applicant's neighborhood for over \$250,000, it is unlikely that an appraisal will determine a value below the asset limit. The maximum asset limit for Region 1 in 2006, for example, is \$139,396.

### ***Income from Real Estate***

If real estate owned by an applicant for affordable housing is a rental property, the rent is considered income. After deduction of any mortgage payments, real estate taxes, property owner insurance and reasonable property management expenses as reported to the Internal Revenue Service, the remaining amount shall be counted as income.

If an applicant owns real estate with mortgage debt, which is not to be used as rental housing, the Administrative Agent should determine the imputed interest from the value of the property. The Administrative Agent should deduct outstanding mortgage debt from the documented market value established by a market value appraisal. Based on current money market rates, interest will be imputed on the determined value of the real estate.

## **2. Records Documenting Household Composition and Circumstances**

The following are various records for documenting household information:

- Social Security records or cards. Either individual Social Security card or letter from Social Security Administration
- Adoption papers, or legal documents showing adoption in process
- Income tax return
- Birth Certificate or Passport
- Alien Registration Card

3. Certify the income eligibility of low- and moderate-income households by completing the application form. Provide the household with the original and keep a copy in the project files.

#### **L. Approving or Rejecting a Household**

Administrative Agents must notify applicant households of their eligibility within twenty (20) days of the Administrative Agent's determination.

Households with a verified total household income that exceeds 80 percent of the regional income limit for the appropriate family size are ineligible for purchase or rental of restricted units. A letter rejecting the household's application shall be mailed to the household.

Similarly, households with a verified total household income that is within the income limits, but too low to afford any of the units administered by the Administrative Agent shall be sent a letter rejecting the household's application, and/or referring them to housing counseling.

Households with a verified total household income of less than 80 percent shall be issued a letter certifying eligibility. This certification is valid for 180 days. If the Administrative Agent is unable to place the household in a restricted unit at the conclusion of 180 days, an extension may be granted once the household's eligibility is verified.

Once the applicant is certified and matched to an available unit, the Administrative Agent must secure from the applicant a signed and notarized acknowledgement of their requirements and responsibilities in renting a restricted unit. UHAC's Appendix K shall be forwarded to the applicants.

In addition to non-eligibility based on income, the Administrative Agent may deny a certification because of the household's failure or inability to document household composition, income, assets, sufficient funds for down payment, or any other required facts and information. A household may also be denied certification if the Administrative Agent determines that there was a willful or material misstatement of fact made by the applicant.

#### **M. Dismissal of Applications**

Applications can be dismissed for the following reasons:



1. The application is not signed or submitted on time.
2. The applicant commits fraud, or the application is not truthful or complete.
3. The applicant cannot or does not provide documentation to verify their income or other required information when due.
4. The household income does not meet the minimum or maximum income requirements for a particular property.
5. The applicant owns assets that exceed the Asset Limit.
6. The applicant fails to respond to any inquiry in a timely manner.
7. The applicant is non-cooperative or abusive with the staff, property manager or landlord.
8. The applicant changes address or other contact information without informing the Administrative Agent in writing.
9. The applicant does not meet the credit standard or other requirement set forth by managers of rental properties.
10. The applicant fails to verify attendance in a credit counseling program when required to do so by the program rules.
11. The applicant does not respond to periodic update inquiry in a timely fashion.
12. The applicant fails to sign the Compliance Certification, Certificate for Applicant, Lease Document, as may be required.
13. The applicant, once approved, fails to sign the lease in a timely manner.
14. Applicants will also be removed from all lists held by the Administrative Agent once they have been approved for an affordable unit. However, these applicants may re-apply for other opportunities in that municipality once they have occupied their unit.

Applicants who are dismissed must re-apply. A minimum time period of six months applies in most situations where the applicant has been withdrawn for fraud, poor credit, uncooperative behavior or other serious matters.

Applicants are not automatically removed from rental lists if they do not respond to a Notice of Availability.

Applications may be held in abeyance for a period not to exceed 60 days if there is an error on the credit report, so that the applicant can correct the error and re-apply. Units will not be held open for that applicant. However, once the credit report is corrected, the applicant will be given a priority for the next opportunity at that property.

## **N. Appeals**

Appeals from the initial decision of the Administrative Agent shall be made to the Township Administrator. The Township Administrator or his/her designee shall gather all pertinent information from the Administrative agent's file, understand the COAH income certification process as included in this Manual and make a determination as to the income eligibility of the applicant.

Further appeals shall be made in writing to the Executive Director of the Council on Affordable Housing (COAH), 101 South Broad Street, P.O. Box 813, Trenton, New Jersey 08615. The Executive Director's written decision, which shall be made within 15 days of receipt of an appeal, shall be a final administrative action of COAH.

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## O. Determining Affordable Rents

To determine the initial rents the Administrative Agent uses the COAH calculators located at <http://www.nj.gov/dca/affiliates/coah/resources/calculators.html>.

**Pricing by Household Size.** Initial rents are based on targeted “model” household sizes for each size home as determined by the number of bedrooms. Initial rents must adhere to the following rules. These maximum sales prices and rents are based on COAH’s Annual Regional Income Limits Chart at the time of occupancy:

- A studio shall be affordable to a one-person household;
- A one-bedroom unit shall be affordable to a one- and one-half person household;
- A two-bedroom unit shall be affordable to a three-person household;
- A three-bedroom unit shall be affordable to a four- and one-half person household; and
- A four-bedroom unit shall be affordable to a six-person household.

Size of Unit	Household Size Used to Determine Max Rent
Studio/Efficiency	1
1 Bedroom	1.5
2 Bedrooms	3
3 Bedrooms	4.5
4 Bedrooms	6

The above rules are only to be used for setting initial rents. They are not guidelines for matching household sizes with unit sizes. The pricing of age-restricted units may not exceed affordability based on a two-person household.

**Split Between Low- and Moderate-income Rental Units.** *At least 50 percent (of the affordable units within each bedroom distribution (unit size) must be low-income units and at least 10 percent of the affordable units within each bedroom distribution must be affordable to households earning no more than 35 percent of the regional median income. The remainder of the affordable units must be affordable to moderate-income households.*

**Affordability Average.** The average rent for all affordable units cannot exceed 52 percent of the regional median income. At least one rent for each bedroom type must be offered for both low-income and moderate-income units. Calculation of the affordability average is available on COAH’s website.

**Maximum Rent.** The maximum rent of restricted rental units within each affordable development shall be affordable to households earning no more than 60 percent of the regional median income.

## **P. Determining Rent Increases**

Annual rent increases are permitted in affordable units. Rent increases are permitted at the anniversary of tenancy according to COAH's Annual Regional Income Limits Chart, available on COAH's website. These increases must be filed with and approved by the Administrative Agent. Property managers or landlords who have charged less than the permissible increase may use the maximum allowable rent with the next tenant with permission of the Administrative Agent. The maximum allowable rent would be calculated by starting with the rent schedule approved as part of initial lease-up of the development, and calculating the annual COAH-approved increase from the initial lease-up year to the present. Rents may not be increased more than once a year, may not be increased by more than one COAH-approved increment at a time, and may not be increased at the time of new occupancy if this occurs less than one year from the last rental. No additional fees may be added to the approved rent without the express written approval of the Administrative Agent.

### **Sample Financing Options:**

- The municipality may decide to establish a loan program or a grant program.
- If a loan program, the municipality may choose for loans to be interest-free or charge interest.
- If a grant program, the municipality may choose to forgive the grant after ten years and require no repayment, but if the unit is vacated for any reason before the ten years (sale, death, foreclosure) the balance of the grant will become payable.
- The municipality may choose to require owners of rental units to contribute a percentage of the funds to rehabilitate each eligible rental unit.

### **Sample Program Financing**

Loans and/or grants will be interest-free and due when title to the property is transferred. Grants are forgiven after 10 years and no repayment is required.

Should an owner-occupant die before repayment of the loan (before 10 years for grants), the balance of the loan [or grant] will be due at the time of settlement of the estate. However, if the household inheriting the unit is income eligible and agrees to occupy the unit or even if not income-eligible agrees to rent the unit only to income-eligible households, the terms of the funding agreement shall be transferred to the inheriting household. Upon the transfer of title of rental units, the Township may choose to require repayment of the funds provided or may choose to permit the transfer of the terms to the new owner(s). The new owner(s) must commit to keeping rental units affordable for the full 10 years specified in the original agreement.

Funding for owner-occupied units will be secured by a mortgage and mortgage note, grants may be secured through a lien to the municipality.

Funding for renter-occupied units will be secured by a mortgage and mortgage note to the municipality.



In situations where the non-income eligible owner(s) of eligible rental units occupies a unit in the structure to be rehabilitated, repairs to shared systems (i.e.: roof, heating, foundations, etc.) will be prorated with the owner(s) receiving no financial assistance for the owner's share.

**Sample Program Financing:**

If the homeowner resides in his/her unit for the 10-year period after completion, the loan will be forgiven. If the homeowner decides to vacate the home prior to the completion of the term, the loan shall become payable in full upon the date of such sale or transfer. In the event of the death of the homeowner, the loan is an immediate obligation of the beneficiary unless the beneficiary meets the required income-eligibility guidelines and resides in the unit or rents to an income-eligible household.

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## **AFFORDABILITY ASSISTANCE PROGRAM**

Little Egg Harbor has designated \$----- of its affordable housing trust fund for affordability assistance to render units more affordable to households earning 30% or less of median income by region as follow:

### **Security Deposit Assistance**

A low interest loan from the Security Deposit Assistance fund will be received by an income eligible renter with good credit standing who qualifies for a low- or moderate-income rental unit.

The security deposit assistance will be in the form of a cash loan equal to the security deposit amount determined by the landlord paid to the landlord on behalf of the tenant. The loan will accrue interest at a below-market interest rate of five points below the prime rate at the time of the signing of the lease.

At the termination of the lease, the landlord will return the portion of the security deposit it determines to the Township along with the interest earned. The tenant will repay any difference between the original security deposit amount and the portion returned by the landlord as well as the interest accrued to the full loan amount to the Township. Funds returned to the Township will be placed in the affordable housing trust fund to be used for future security deposit assistance.

### **Down Payment/Closing Cost Assistance** **OVERVIEW**

The Little Egg Harbor Township Down Payment Assistance Program is designed to help low- and moderate-income households achieve the goal of homeownership. This program will provide a no-interest loan to first time homebuyers of deed restricted affordable properties within Little Egg Harbor Township to use as a principal down payment. Funds are made available through the Affordable Housing Trust Fund of Little Egg Harbor Township. The goal of the program is to provide financial assistance to income-qualified homebuyers moving to Little Egg Harbor.

### **ELIGIBLE PARTICIPANTS**

Applicants for this loan program must be income-qualified by the Administrative Agent for Little Egg Harbor and must be under contract to purchase a deed restricted home in Little Egg Harbor. This means that the applicant must have made application to buy a home, been income-qualified and selected to purchase an affordable home within Little Egg Harbor, and signed a contract with the seller.

### **ELIGIBLE PROPERTIES**

Properties must be single family or two-family, homes within Little Egg Harbor Township monitored by the Council on Affordable Housing. The price of the home will be limited by the deed restriction to be affordable to either a low or moderate-income household.

## **LEVEL OF FINANCING**

The Little Egg Harbor Township Down Payment Assistance Program will provide 15% of the maximum purchase price of the affordable unit.

## **PROGRAM FINANCING**

### **Terms and Conditions**

The loan principal is forgiven at 10% per year for a period of 10 years and is secured by a second mortgage and note.

The mortgage must be listed on the HUD1 Settlement Statement and will precede the Affordable Housing Recapture Mortgage in chain of title.

Recipients of Down Payment Assistance Program funds are required to maintain the unit as their principal residence for the duration of the loan period and abide by all other requirements of the deed restriction and the Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1 *et seq.*). In the event the property is sold or disposed of during the term of the loan, the loan shall be immediately due and payable to Little Egg Harbor according to the terms of the Mortgage and Mortgage Note.

### **Security Instruments**

Loans for all properties participating in the Down Payment Assistance Program shall be secured through a Mortgage and Mortgage Note in favor of the municipality executed by the property owner. The administrative agent will record said documents with the County Clerk's office upon the completion of the closing of title. The Mortgage and Mortgage Note will be executed at closing. The terms of the mortgage are in the Mortgage Note, which is not recorded. The original mortgage note shall be retained by the Program Administrator and kept in the unit file.

### **Title Insurance**

The Municipality requires that the applicant provide at the closing title insurance with the municipality being named as additional insured as to the mortgage and note for the amount of the loan.

## **Rental Assistance/Emergency Rental Assistance/Housing Association Fee Assistance**

A rental supplement from the fund will be received by an income eligible renter with good credit standing who qualifies for a low- or moderate-income rental unit when only a unit in a higher income category is available (ie: placing a low-income household in a moderate-income unit, or placing a very-low income household in a low-income unit) or when a unit in an association becomes available.

The amount of the rental supplement will be determined by Little Egg Harbor as the difference between the restricted rent set by the landlord and 30 percent of the renter's gross monthly income. The rental supplement will be paid directly to the landlord each month by Little Egg Harbor on behalf of the tenant.

Rental assistance does not need to be repaid by the tenant. If the tenant wishes to renew the lease, they must be re-income qualified and the rental supplement will be recalculated. If the tenant no longer qualifies for the rental assistance, but qualifies for the actual rent, they may renew the lease and stay in the unit, but will no longer receive rental assistance.

### **Administration**

Little Egg Harbor's Affordability Assistance Programs will be administered by the Administrative Agent. After an applicant is income qualified by the Administrative Agent pursuant to COAH's rules and the Uniform Housing Affordability Controls, or cannot be qualified due to a need for assistance, an affordability assistance application will be completed and forwarded with all necessary documentation to the Administrative Agent.

The affordability assistance recipient will sign a contract with Little Egg Harbor which states, at a minimum: the amount of funds granted, interest information, procedures, duration and conditions of affordability assistance, and repayment information.

The availability of any Affordability Assistance Programs must be noticed to all tenants of affordable units within Little Egg Harbor and provided to all administrative agents of affordable units within Little Egg Harbor.

An income eligible occupant or applicant for an affordable unit within municipality may not be denied participation in the Affordability Assistance Program(s) unless funding is no longer available.



## Rehabilitation Program Audit Checklist

	UP-TO-DATE OPERATING MANUAL	Comments
<input type="checkbox"/>	Income Limits	
<input type="checkbox"/>	List of Pre-Qualified Contractors	
<input type="checkbox"/>	Sample Forms and Letters	
	<b>MAINTENANCE OF RECORDS</b>	
<input type="checkbox"/>	<b>Files To Be Maintained on Every Applicant</b>	
<input type="checkbox"/>	Preliminary Application	
<input type="checkbox"/>	Application Form	
<input type="checkbox"/>	Income Verification	
<input type="checkbox"/>	Letter of Certification of Eligibility or	
<input type="checkbox"/>	Letter of Determination of Ineligibility.	
<input type="checkbox"/>	<b>Files to be Maintained on Every Property</b>	
<input type="checkbox"/>	Housing Inspection Report.	
<input type="checkbox"/>	Photographs – Before Certification of Property	
<input type="checkbox"/>	Homeowner's Insurance	
<input type="checkbox"/>	Property Deed	
<input type="checkbox"/>	Eligibility or Determination of Ineligibility	
<input type="checkbox"/>	Work Write-Up/Cost Estimate.	
<input type="checkbox"/>	Applicant/Contractor Contract Agreement.	
<input type="checkbox"/>	Mortgage/Lien Documents.	
<input type="checkbox"/>	Copies of All Required Permits.	
<input type="checkbox"/>	Contractor Requests for Progress Payments.	
<input type="checkbox"/>	Progress Payment Inspection Reports.	
<input type="checkbox"/>	Progress Payment Vouchers.	
<input type="checkbox"/>	Change Orders (If Needed).	
<input type="checkbox"/>	Final Inspection Report.	
<input type="checkbox"/>	Photographs - After	
<input type="checkbox"/>	Certification of Completion.	
<input type="checkbox"/>	Certification of Release of Contractor's Bond.	
<input type="checkbox"/>	<b>Rehabilitation Log</b>	
	<b>MONITORING INFORMATION</b>	
<input type="checkbox"/>	Complete Monitoring Reporting Forms	
	<b>PROGRAM MARKETING</b>	
<input type="checkbox"/>	Annual Public Hearing Notice on Program	
<input type="checkbox"/>	Program Flyer	
<input type="checkbox"/>	Program Brochure	
<input type="checkbox"/>	Flyer mailed Annually to All Property Owners	
<input type="checkbox"/>	Program information available in municipal building,	
<input type="checkbox"/>	library and senior center.	
<input type="checkbox"/>	Program information posted on municipal website.	
<input type="checkbox"/>	Program posters placed in retail businesses throughout the municipality.	

## Rehabilitation Program Audit Checklist For Rental Units

<input type="checkbox"/>	<b>UP-TO-DATE OPERATING MANUAL</b>	<b>Comments</b>
<input type="checkbox"/>	Income Limits	
<input type="checkbox"/>	Sample Forms and Letters	
	<b>AFFIRMATIVE MARKETING</b>	
<input type="checkbox"/>	Copies of Ads	
<input type="checkbox"/>	Copies of PSA Requests	
<input type="checkbox"/>	Copies of Marketing Requests	
	<b>RANDOM SELECTION</b>	
<input type="checkbox"/>	Log of Applications Received	
<input type="checkbox"/>	Log of Random Selection Results	
<input type="checkbox"/>	Database of Referrals	
	<b>MAINTENANCE OF RECORDS</b>	
	<b>Files To Be Maintained on Every Applicant</b>	
<input type="checkbox"/>	Preliminary Application.	
<input type="checkbox"/>	Application Form.	
<input type="checkbox"/>	Tenant Information Form	
<input type="checkbox"/>	Income Verification	
<input type="checkbox"/>	Letter of Certification of Eligibility or	
<input type="checkbox"/>	Letter of Determination of Ineligibility	
	<b>Files To Be Maintained on Every Rental Unit</b>	
<input type="checkbox"/>	Base rent	
<input type="checkbox"/>	Identification as low- or moderate-income	
<input type="checkbox"/>	Description of number of bedrooms and physical layout	
<input type="checkbox"/>	Floor plan	
<input type="checkbox"/>	Application materials, verifications and certifications of	
<input type="checkbox"/>	all present tenants, pertinent correspondence	
<input type="checkbox"/>	Copy of lease	
<input type="checkbox"/>	Appendix K	
	<b>Files To Be Maintained on Every Property</b>	
	Deed	

## **Appendix J: Request for Proposals and Governing Body Authorization**



**Township of Little Egg Harbor  
665 Radio Road  
Little Egg Harbor, NJ 08087  
Phone: (609) 296-7241 Fax: (609) 294-3040**

## **REQUEST FOR PROPOSALS**

### **AFFORDABLE HOUSING ADMINISTRATIVE AGENT FOR REHABILITATION PROGRAM**

The Township of Little Egg Harbor, Ocean County, New Jersey ("Township") is requesting proposals ("RFP") for an Affordable Housing Administrative Agent for its Rehabilitation Program. The Affordable Housing Administrative Agent will be responsible for implementing the Township's Rehabilitation Program in accordance with the Fair Housing Act, N.J.S.A. 52-27D-301 et seq., the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq., and all applicable Affordable Housing Regulations promulgated by the Council on Affordable Housing and Department of Community Affairs. The Administrative Agent must be duly certified in accordance with all applicable Affordable Housing Regulations. The successful candidate must enter into a contract as prepared by the Township of Little Egg Harbor consistent with this Request for Proposals and the proposal submitted.

The Township of Little Egg Harbor is soliciting proposals through a fair and open process in accordance with N.J.S.A. 19:44A-20.5 et seq. Sealed Request for Proposal (RFP) responses for will be received by the Township Clerk on June 23, 2017 at 3:00 pm in the Municipal Court Room, Little Egg Harbor Township Municipal Building, 665 Radio Road, Little Egg Harbor, New Jersey. The RFP shall be for the period August 1, 2017 through July 31, 2018.

Respondents shall comply with the requirements of P.L. 1975 c. 127 (N.J.S.A. 17:27 et seq.). At the time of the response to the RFP, the Respondent must be registered under the New Jersey Business Registration Act and, if available, submit the Certification with the response to the RFP. The Township Committee of the Township of Little Egg Harbor will be the sole discretionary body for consideration or rejection of the proposals. The contract will be awarded based on price and other factors including, but not limited to, experience.

#### **A. SCOPE OF WORK**

The Administrative Agent for the Township's Rehabilitation Program shall perform the duties and responsibilities set forth in the Affordable Housing Regulations promulgated by the Council on Affordable Housing and the Department of Community Affairs for Rehabilitation Programs, N.J.A.C. 5:97-1.1 et seq., including, but not limited to, the following:

1. Preparation of Rehabilitation Program design and creation of marketing material;
2. Preparation of Rehabilitation Manual;
3. Preparation of application forms for Rehabilitation Program;



4. Screen applicants for income and eligibility requirements;
5. Participate in inspections of qualified applicant properties to determine rehabilitation needs;
6. Prepare specifications for rehabilitation work to be performed;
7. Meet with contractors to discuss requirements of Rehabilitation Program and obtain estimates for work to be performed (minimum of three (3) estimates to be obtained);
8. Assist in selection of qualified contractors to perform work;
9. Monitor work to be performed by contractors and authorize progress payments and final payments;
10. Maintain records and comply with all local and state reporting requirements;
11. Prepare all required loan closing documentation, participate in loan closing and record applicable mortgages with County; and
12. Ensure compliance with all Affordable Housing Regulations in order for the Township to obtain credit towards its Fair Share Rehabilitation obligations.
13. Administration of Affordability Assistance

## **B. QUALIFICATIONS FOR ADMINISTRATIVE AGENT FOR REHABILITATION PROGRAM**

1. The Administrative Agent must provide documentation demonstrating successful completion of the Council on Affordable Housing's education program for Administrative Agents and compliance with all continuing education requirements;
2. The Administrative Agent must provide evidence of a history of successful management of affordable housing rehabilitation programs on behalf of municipalities in accordance with the Fair Housing Act, N.J.S.A. 52-27D-301 et seq., the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq., and all applicable Affordable Housing Regulations promulgated by the Council on Affordable Housing and Department of Community Affairs;
3. The Administrative Agent must provide documentation demonstrating that their purposes include the provision of housing services and housing counseling and the promotion of the principles underlying the Federal Fair Housing laws and that they have knowledge of and familiarity with the New Jersey Fair Housing Act, N.J.S.A. 52-27D-301 et seq., and its implementing rules,
4. The Administrative Agent must demonstrate their capacity to undertake the duties of an administrative agent for rehabilitation programs; and
5. The Administrative Agent must commit to attend continuing education opportunities on affordability controls and compliance monitoring.

## **C. SUBMISSIONS**

Applicants shall provide two (2) complete proposal packages. Each submission shall comply with the following criteria:

1. The applicant shall submit a resume which shall set forth information including, but not limited to, the following and as applicable to the business entity and individual professionals anticipated to perform the work:
  - a. Full name and business address;
  - b. A listing of all post high school education of the applicant;
  - c. Dates of licensure in the State of NJ and other states;
  - d. The number of licensed professionals employed by or affiliated with the business entity which employs the applicant;

- e. A listing of all special accreditations held by the individual licensed professional or business entity;.
  - f. A listing of all previous public entities served by the business entity and licensed professional indicating dates, services, and position(s) held; and
  - g. The information and documentation set forth above pertaining to Qualifications for Administrative Agent for Rehabilitation Program.
2. The Applicant shall provide a fee proposal to provide the services set forth herein that contains hourly rates and not to exceed amounts for the services to be provided.

#### **D. SELECTION CRITERIA**

1. Familiarity with the Township of Little Egg Harbor and its affordable housing portfolio;
2. Demonstrated experience with the administration of affordable housing rehabilitation programs on behalf of municipalities;
3. Education and or special accreditations in the field of affordable housing administration and rehabilitation programs;
4. Availability of sufficient personnel and other resources to provide the services required;
5. Compensation proposal;
6. Ability to attend Township Committee meetings, if required; and
7. Other factors which may be in the best interest of the Township of Little Egg Harbor.

#### **E. TERM OF CONTRACT**

The term of the contract shall be for the period August 1, 2017 through July 31, 2018.

#### **F. INSURANCE**

Certificates of Insurance shall be provided to the Township at the time the contracts are returned to the Township for execution. All coverage shall be with insurance carriers licensed and admitted to do business in New Jersey and acceptable to the municipality.

##### **COMMERCIAL GENERAL LIABILITY INSURANCE**

During the life of this contract the contracted entity shall procure and maintain Commercial General Liability Insurance with limits of liability not less than \$500,000.00.

##### **MAJOR VEHICLE LIABILITY INSURANCE**

During the life of this contract the contracted entity shall procure and maintain Motor Vehicle Liability Insurance, including applicable No-Fault coverage, with limits of liability not less than \$500,000.00 per accident combined single limit Bodily Injury and Property Damage. Coverage shall include all owned vehicles, all non-owned vehicles, and all hired vehicles.

##### **WORKERS COMPENSATION**

During the life of this contract the contracted entity shall procure and maintain Workers Compensation insurance, including Employers' Liability Coverage in accordance with the statutes of the State of New Jersey.

##### **PROFESSIONAL LIABILITY**

During the life of this contract the contracted entity shall procure and maintain Professional Liability (E & O, Malpractice) Insurance with limits of liability not less than \$500,000.

##### **ADDITIONAL INSURED**

The following shall be Additional Insureds: The Township of Little Egg Harbor, including all elected and appointed officials, all employees and volunteers, all boards, commissions and/or authorities and their board members, employees, and volunteers. This coverage shall be primary to the Additional Insureds, and shall not be contributing with any other insurance or similar protection available to the Additional Insureds, whether other available insurance be primary, contributing or excess.

#### NOTICE OF CANCELLATION

Commercial General Liability Insurance, Motor Vehicle Liability Insurance, and Workers Compensation insurance, as described above shall include an endorsement stating the following: "Sixty (60) days advance written notice of cancellation, non-renewal, reduction and/or material change shall be sent to: Garrett Loesch, CFO, 665 Radio Road, Little Egg Harbor, NJ 08087."

#### **G. MANDATORY AFFIRMATIVE ACTION LANGUAGE**

If awarded a contract, all procurement and service contractors will be required to comply with the requirements of P.L.1975,c.127 (N.J.A.C.17:27). Within seven (7) days after receipt of the notification of intent to award the contract or receipt of the contract, whichever is sooner, the contractor should present one of the following to the Purchasing Agent:

1. A photocopy of a valid letter from the U.S. Department of Labor that the contractor has an existing federally approved or sanctioned Affirmative Action Plan (good for one year from the date of the letter). OR
2. A photocopy of their approved Certificate of Employee Information Report. OR
3. An Affirmative Action Employee Information Report (Form 44302). OR
4. All successful construction contractors must submit within three (3) days of the signing of the contract an Initial Project Manning Report (44201) for any contract award that meets or exceeds the Public Agency Bidding Threshold.

NO FIRM MAY BE ISSUED A CONTRACT UNLESS IT COMPLIES WITH THE AFFIRMATIVE ACTION REGULATIONS OF P.L. 1915, C. 127.

The following questions must be answered by all bidders:

1. Do you have a federally approved or sanctioned Affirmative Action program?  
YES \_\_\_ NO \_\_\_  
If yes, please submit a copy of such approval.
2. Do you have a State Certificate of Employee Information Report Approval?  
YES \_\_\_ NO \_\_\_  
If yes, please submit a copy of such certificate.  
The undersigned contractor certifies that he is aware of the commitment to comply with the requirements of P.L. 1975, c. 127 and agrees to furnish the required documentation pursuant to the law.

COMPANY: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

NOTE

NO CONTRACT CAN BE AWARDED WITHOUT THE SUBMISSION OF ONE OF THE ABOVE ITEMS FOR PROOF OF AFFIRMATIVE ACTION PLAN, COMPLETED AND SUBMITTED TO THE DEPARTMENT OF PURCHASING.

A CONTRACTOR'S BID MUST BE REJECTED AS NON-RESPONSIVE IF A CONTRACTOR FAILS TO COMPLY WITH REQUIREMENTS OF P.L. 1975, C. 127, WITHIN THE TIME FRAME.

#### **H. BUSINESS REGISTRATION REQUIREMENTS**

No contract shall be entered into by the Township unless the contracted entity provides a copy of its Business Registration (as defined in N.J.S.A. 52:32-44) in response to a request for bids or a request for proposals.

#### **I. MISCELLANEOUS**

The Township reserves the right to conduct an interview or interviews with a Firm submitting a proposal at the Municipal Building.

The Township reserves the right to reject any and all proposals and waive any informality to the extent that is lawful and in the best interest of the Township. Any award shall be subject to the availability of funds for the professional services in the Township Budget.

Questions regarding this RFP should be submitted in writing to:

Diana McCracken, Township Clerk 665 Radio Road, Little Egg Harbor, New Jersey 08087  
mccracken@leht.com



**RESOLUTION NO. 2017 – 131**

**RESOLUTION OF THE TOWNSHIP OF LITTLE EGG  
HARBOR, COUNTY OF OCEAN, AUTHORIZING THE  
ADVERTISEMENT AND REQUEST FOR PROPOSALS  
FOR THE HOUSING REHABILITATION PROGRAM  
ADMINISTRATOR/COORDINATOR**

**WHEREAS**, the Township's Housing Element and Fair Share Plan and Spending Plan, adopted by the Township on April 13, 2017, contemplate a Housing Rehabilitation Program to satisfy the Township's Rehabilitation Obligation for the Third Round of Affordable Housing Compliance; and

**WHEREAS**, it is the desire of the Township Committee to authorize the advertisement and request for proposals for a Housing Rehabilitation Program Administrator/Consultant for the preparation of a Rehabilitation manual and administration of the rehabilitation program.

**NOW, THEREFORE, BE IT RESOLVED**, by the governing body of the Township of Little Egg Harbor, County of Ocean, State of New Jersey as follows:

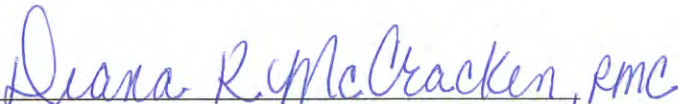
1. That the Township Committee does hereby authorize the advertisement and receipt of proposals for this Professional Service.
2. That a notice to bidders shall be published in regard to the receipt of RFP's for Housing Rehabilitation Program Administrator/Coordinator in accordance with the specifications prepared by the Township.

Motion to Approve: Crea Second: Schlick Roll Call:

Crea	<u>yes</u>
Gormley	<u>yes</u>
Kehm	<u>absent</u>
Schlick	<u>yes</u>
Stevens	<u>absent</u>

**CERTIFICATION**

I, **DIANA K. MCCRACKEN, RMC**, Municipal Clerk of the Township of Little Egg Harbor do hereby certify that the foregoing resolution was duly adopted by the Township of Little Egg Harbor Township Committee at a meeting held on the 11<sup>th</sup> day of **May, 2017**.



**DIANA K. MCCRACKEN**, Township Clerk  
Little Egg Harbor Township

## **Appendix K: Affordable Housing Trust Fund Spending Plan**

# Affordable Housing Trust Fund Spending Plan

*Prepared for the:  
Township of Little Egg Harbor  
Ocean County, New Jersey*

*Prepared: March 2017, Revised June 2017*

*Prepared by:*



Eleven Tindall Road  
Middletown, NJ 07748

APPROVED JULY 13, 2017 BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF LITTLE EGG HARBOR



## **1. INTRODUCTION**

The Township of Little Egg Harbor, Ocean County, has prepared a Housing Plan Element and Fair Share Plan in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), the Fair Housing Act (N.J.S.A. 52:27D-301) and applicable regulations of the New Jersey Department of Community Affairs (NJDCA). A development fee ordinance creating a dedicated revenue source for affordable housing was approved by the NJDCA on November 26, 2003 and adopted by the township on April 8, 2004. The ordinance establishes the Township of Little Egg Harbor Affordable Housing Trust Fund for which this Affordable Housing Trust Fund Spending Plan is prepared.

## **2. AFFORDABLE HOUSING TRUST FUND REVENUES FOR CERTIFICATION PERIOD**

As of December 31, 2016, the Affordable Housing Trust Fund had collected \$1,600,457.92 and expended \$1,339,823.81, which resulted in a balance of \$260,634.11 (hereinafter rounded to \$260,634). All development fees, payments-in-lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, and interest generated by the fees are deposited in a separate interest-bearing account in Ocean First Bank for the purposes of affordable housing. These funds shall be spent in accordance with the applicable regulations of the NJDCA, as described in the sections that follow.

To project revenue anticipated during the period through 2025, Little Egg Harbor considered the following:

(a) Development Fees:

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

(b) Payments-in-Lieu-of-Construction:

No payments-in-Lieu-of-Construction are anticipated.

(c) Other Funding Sources:

No additional funding sources are anticipated.

(d) Projected Interest:

Interest on the projected revenue in the municipal affordable housing trust fund at the current average interest rate.

<b>PROJECTED AFFORDABLE HOUSING TRUST FUND REVENUES</b> <b>January 1, 2017 through December 31, 2025</b>										
<b>Source of Funds</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>Total</b>
<b>Development Fees:</b>	—	—	—	—	—	—	—	—	—	—
Approved Development	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Development Pending Approval	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Projected Development	\$50,000	\$37,000	\$37,000	\$37,000	\$37,000	\$37,000	\$37,000	\$37,000	\$37,000	<b>\$346,000</b>
<b>Payments-in-Lieu-of-Construction</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Funds from Other Sources</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Interest</b>	\$285	\$285	\$285	\$285	\$285	\$285	\$285	\$285	\$285	<b>\$2,565</b>
<b>Total</b>	<b>\$50,285</b>	<b>\$37,285</b>	<b>\$37,285</b>	<b>\$37,285</b>	<b>\$37,285</b>	<b>\$37,285</b>	<b>\$37,285</b>	<b>\$37,285</b>	<b>\$37,285</b>	<b>\$348,565</b>

Little Egg Harbor projects a total of \$348,565 in Affordable Housing Trust Fund revenues to be collected between January 1, 2017 and December 31, 2025, including interest earned on the account. This projected amount, when added to the Affordable Housing Trust Fund balance as of December 31, 2016, results in an anticipated total of \$609,199 to implement the township's Housing Plan Element and Fair Share Plan.

### **3. ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE MONIES FROM THE AFFORDABLE HOUSING TRUST FUND**

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

(a) Collection of development fee revenues:

Collection of development fee revenues shall be consistent with Little Egg Harbor Township's development fee ordinance for both residential and non-residential developments in accordance with applicable regulations of the NJDCA and PL 2008, c. 46, sections 8 (C. 52:27D-329.2) and 32-38 (C. 40:55D-8.1 through C. 40:55D-8.7).

(b) Distribution of development fee revenues:

The mayor and township administrator forward to the governing body a recommendation for the expenditure of development fee revenues as set forth in this spending plan. The governing body reviews the request for consistency with the spending plan and, if the request is consistent with the plan, adopts the recommendation.

The use and release of the funds require the adoption of a resolution in accordance with the approved spending plan. Once a request is approved, the chief financial officer releases the revenues from the trust fund for the specific use, as per the governing body's resolution.

#### **4. DESCRIPTION OF ANTICIPATED USE OF MONIES FROM THE AFFORDABLE HOUSING TRUST FUND**

(a) Rehabilitation/Present Need:

The township's rehabilitation/present need is 124 units. As described in the township's Housing Plan Element and Fair Share Plan, three units have been rehabilitated through participation in the Ocean County CDBG Housing Rehabilitation Program since January 1, 2010.

The township's remaining rehabilitation/present need of 121 units will be funded with a total of \$1,210,000, which provides for up to \$10,000 for each unit to be rehabilitated through a proposed, township-run housing rehabilitation program. The proposed housing rehabilitation program will be administered through a qualified consultant, and both owner- and renter-occupied housing units will be eligible to receive funding for rehabilitation, provided that: the occupants of such units are determined to be classifiable as low- or moderate-income; and, the units are determined to be substandard (i.e., the units require repair or replacement of at least one major system [e.g.: roof; plumbing; heating; electrical system; etc.]).

Complete details of the proposed, township-run housing rehabilitation program, including an operating manual, are provided in Little Egg Harbor's Housing Plan Element and Fair Share Plan.

(b) New Construction Programs and Developments:

All new construction programs and developments will be realized through the instrumentality of private capital.

(c) Administrative Expenses:

As indicated in the following administrative expense calculation, up to a total of \$9,486.77 may be used for administrative purposes in the period from January 1, 2017 through December 31, 2025.

ADMINISTRATIVE EXPENSE CALCULATION		
Actual Development Fees through 12/31/16		\$751,216.16
Actual Interest Earned through 12/31/16	+	\$21,771.76
Projected Development Fees from 01/01/17 through 12/31/25	+	\$346,000.00
Projected Interest from 01/01/17 through 12/31/25	+	\$2,565.00
Payments-in-Lieu-of-Construction and Other Deposits through 07/17/08	+	\$0.00
Total RCA Expenditures	–	\$0.00
Total	=	\$1,121,552.92
20 Percent of Total	× 0.2 =	\$224,310.58
Administrative Expenses through 12/31/16	–	\$214,823.81
<b>Projected Maximum for Administrative Expenses from 01/01/17 through 12/31/25</b>	<b>=</b>	<b>\$9,486.77</b>

The Township of Little Egg Harbor projects that \$9,486.77 will be used for administrative purposes.

Projected administrative expenditures, subject to the 20 percent cap, are as follows:

- 1) Administration of affordable housing programs.
- 2) Payment of employee salary and benefits.
- 3) Payment of other miscellaneous administrative expenses and costs related to the preparation and implementation of the Township Housing Plan Element and Fair Share Plan.



It is important to note that the maximum to be spent for administration is limited to 20 percent of Affordable Housing Trust Fund revenue in any given year, and not 20 percent of what is anticipated to be collected through 2025. This cap may, however, be exceeded if: 1) the township has expended less than 20 percent of historic revenues on administration; and 2) the total administrative expenditure in the given year does not amount to more than 20 percent of the annual revenue in the given year, plus the difference between 20 percent of historic revenues and historic administration expenditures.

(d) Affordability Assistance

Municipalities are required to spend a minimum of 30 percent 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 (i.e. households earning less than 30 percent of the regional median income). As indicated in the following affordability assistance calculation, a total of at least \$336,465.88 must be dedicated to affordability assistance in the case of the Township of Little Egg Harbor, including at least \$112,155.29 to render units more affordable to very low-income households.

<b>AFFORDABILITY ASSISTANCE CALCULATION</b>		
Actual Development Fees through 12/31/16		\$751,216.16
Actual Interest Earned through 12/31/16	+	\$21,771.76
Projected Development Fees from 01/01/17 through 12/31/25	+	\$346,000.00
Projected Interest from 01/01/17 through 12/31/25	+	\$2,565.00
Less housing activity expenditures through 6/2/2008	–	\$0.00
<b>Total</b>	=	\$1,121,552.92
Calculate 30 percent	x .30 =	\$336,465.88
Less Affordability assistance expenditures through 12/31/2016	–	\$0.00
<b>PROJECTED MINIMUM Affordability Assistance Requirement 1/1/2017 through 12/31/2025</b>	=	<b>\$336,465.88</b>
<b>PROJECTED MINIMUM Very Low-Income Affordability Assistance Requirement 1/1/2017 through 12/31/2025</b>	÷ 3 =	<b>\$112,155.29</b>

Little Egg Harbor will contract with a qualified consultant to administer an affordability assistance program. The township's affordability assistance program will provide security deposit assistance and down payment/closing cost assistance in the form of low- and no-interest loans, respectively. Eligible participants must be income-qualified by the township's administrative agent and must be under contract to purchase or rent a deed-restricted unit within the township. Properties for which affordability assistance is sought must be single- or two-family homes, attached or detached, within the township and subject to affordability

controls and monitoring requirements. The township's Housing Element and Fair Share Plan provides complete details of its affordability assistance program, including an operating manual.

## 5. AFFORDABLE HOUSING TRUST FUND EXPENDITURE SCHEDULE

The Township of Little Egg Harbor intends to use funds for the creation and/or rehabilitation of housing units. Where applicable, the creation/rehabilitation funding schedule below parallels the implementation schedule set forth in the Housing Plan Element and Fair Share Plan and is tabulated in the following table.

Developments and Programs	Projected Expenditure Schedule January 1, 2017 – December 31, 2025										
	Number of Units	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total
Rehabilitation	121	\$130,000.00	\$130,000.00	\$130,000.00	\$140,000.00	\$140,000.00	\$140,000.00	\$140,000.00	\$130,000.00	\$130,000.00	\$1,210,000
New Construction:	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Affordability Assistance	TBD	\$37,385.10	\$37,385.10	\$37,385.10	\$37,385.10	\$37,385.10	\$37,385.10	\$37,385.10	\$37,385.10	\$37,385.08	\$336,465.88
Subtotal		\$167,385.10	\$167,385.10	\$167,385.10	\$177,385.10	\$177,385.10	\$177,385.10	\$177,385.10	\$167,385.10	\$167,385.08	\$1,546,465.88
Administration	—	\$4,986.77	\$4,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9,486.77
Total	—	\$172,371.87	\$171,885.10	\$167,385.10	\$177,385.10	\$177,385.10	\$177,385.10	\$177,385.10	\$167,385.10	\$167,385.08	\$1,555,952.65

## 6. EXCESS OR SHORTFALL OF FUNDS

All fees shall be committed for expenditure within four years from the date of collection pursuant to N.J.S.A. 52:27D-329.2d, effective July 17, 2008.

In the event of any expected or unexpected shortfall (i.e., in the event that anticipated revenues are insufficient to implement the plan), Little Egg Harbor Township will address the shortfall through annual fee receipts, or with other available funding sources, as may be determined by the township.

In the event that more funds than anticipated are collected, projected funds exceed the amount necessary to implement the township's Housing Plan Element and Fair Share Plan, or Little Egg Harbor Township reserves funds for affordable housing to meet a future

affordable housing obligation, these excess funds will be used to fund an eligible affordable housing activity pursuant to applicable rules and regulations.

## **7. BARRIER FREE ESCROW**

Collection and distribution of barrier free funds shall be consistent with Little Egg Harbor Township's Affordable Housing Ordinance in accordance with N.J.A.C. 5:97-8.5.

## **8. SUMMARY**

The Township of Little Egg Harbor intends to spend affordable housing trust fund revenues pursuant to the applicable Department regulations and consistent with the housing programs outlined in its Housing Plan Element and Fair Share Plan, which was adopted by the Little Egg Harbor Planning Board on March 2, 2017, and subsequently endorsed by the Little Egg Harbor Township Committee on March 9, 2017.

As of December 31, 2016, the township had a total of \$260,634 for affordable housing development and administration. The township anticipates an additional \$348,565 in Affordable Housing Trust Fund revenues to be collected between January 1, 2017 and December 31, 2025, including interest earned on the account. This results in an anticipated total of \$609,199 for affordable housing development and administration. Little Egg Harbor will dedicate \$1,210,000 toward its rehabilitation program, \$336,465.88 toward affordability assistance, and \$9,486.77 to administrative costs.

Based on current projections, there is an anticipated shortfall of \$946,753.65. This shortfall of funds will be offset through annual fee receipts, or with other available funding sources as may be determined by the Township.

**ATTACHMENT A:  
SPENDING PLAN SUMMARY**



<b>SPENDING PLAN SUMMARY</b>		
Balance as of December 31, 2016 (Affordable Housing Trust Fund Account)		\$260,634.00
<b>PROJECTED REVENUE (January 1, 2017 through December 31, 2025)</b>		
Development fees	+	\$346,000.00
Payments-in-lieu of construction	+	\$0.00
Other funds	+	\$0.00
Interest	+	\$2,565.00
<b>TOTAL REVENUE</b>	=	\$609,199.00
<b>EXPENDITURES (January 1, 2017 through December 31, 2025)</b>		
Funds used for Rehabilitation	–	\$1,210,000.00
Funds used for New Construction	–	\$0.00
Affordability Assistance	–	\$336,465.88
Administration	–	\$9,486.77
<b>TOTAL PROJECTED EXPENDITURES</b>	=	\$1,555,952.65
<b>EXPECTED SHORTFALL</b>	=	\$946,753.65

## **Appendix L: Resolution of Intent to Bond**

**RESOLUTION NO. 2017 - 157**

**RESOLUTION OF THE TOWNSHIP OF LITTLE EGG  
HARBOR, COUNTY OF OCEAN, STATE OF NEW  
JERSEY, IDENTIFYING THE TOWNSHIP'S INTENT TO  
APPROPRIATE FUNDS OR BOND IN THE EVENT OF A  
FUNDING SHORTFALL**

**WHEREAS**, the Township Committee of the Township of Little Egg Harbor has endorsed the Township's amended Housing Plan Element and Fair Share Plan ("Fair Share Plan"), adopted by the Township of Little Egg Harbor Planning Board on July 6, 2017; and

**WHEREAS**, the Township enacted a mandatory Affordable Housing Development Fee Ordinance to generate revenue to offset the cost of the affordable housing programs set forth in the Township's Fair Share Plan and adopted an Affordable Housing Trust Fund Spending Plan ("Spending Plan"), revised and adopted on July 13, 2017; and,

**WHEREAS**, the Spending Plan describes the amount of development fees currently available, the anticipated sources and amounts of projected development fees, and the use of development fee revenue to fund affordable housing programs and other funding obligations and restrictions in compliance with the Municipal Land Use Law, Fair Housing Act and applicable regulations.

**NOW, THEREFORE, BE IT RESOLVED**, by the governing body of the Township of Little Egg Harbor, County of Ocean, State of New Jersey as follows:

1. That the governing body does hereby agree to appropriate funds or authorize the issuance of debt to fund any shortfall in hits affordable housing program that may arise whether due to inadequate funding from other sources or for any other reason.
2. That, upon written notification by the Superior Court, the Special Master John Maczuga or COAH after a finding that inadequate funding exists to complete the affordable housing programs included in Little Egg Harbor Township's Housing Element and Fair Share Plan, Little Egg Harbor Township agrees to appropriate funds or authorize the issuance of debt within 90 days of such written notification.
3. That Little Egg Harbor Township may repay debt through future collections of development fees, as such funds become available.

4. That a copy of this Resolution be sent to the Township Planner, the Township Attorney, and the Special Master John Maczuga.

Motion to Approve: Kehm Second: Stevens Roll Call:

Crea	<u>yes</u>
Gormley	<u>yes</u>
Kehm	<u>yes</u>
Schlick	<u>yes</u>
Stevens	<u>yes</u>

**CERTIFICATION**

I, **DIANA K. MCCRACKEN, RMC**, Municipal Clerk of the Township of Little Egg Harbor do hereby certify that the foregoing resolution was duly adopted by the Township of Little Egg Harbor Township Committee at a meeting held on the **13<sup>th</sup>** day of **July, 2017**.

*Diana K. McCracken, RMC*  
**DIANA K. MCCRACKEN**, Township Clerk  
Little Egg Harbor Township

## **Appendix M: Affirmative Marketing Plan**



**RESOLUTION NO. 2017 – 155**

**RESOLUTION OF THE TOWNSHIP OF LITTLE EGG  
HARBOR, COUNTY OF OCEAN, ADOPTING THE  
“AFFIRMATIVE MARKETING PLAN”**

**WHEREAS**, in accordance with the Fair Housing Act and the New Jersey Uniform Housing Affordability Controls (N.J.A.C. 5:80-26-1, *et seq.*), the Township of Little Egg Harbor is required to adopt by resolution an Affirmative Marketing Plan to ensure that all affordable housing units created are affirmatively marketed to low- and moderate-income households, particularly those living and/or working within Housing Region 4, the housing region encompassing the Township of Little Egg Harbor.

**NOW, THEREFORE, BE IT RESOLVED**, that the Mayor and Committee of the Township of Little Egg Harbor, County of Ocean, State of New Jersey, do hereby adopt the following Affirmative Marketing Plan:

**Affirmative Marketing Plan**

- A. All affordable housing units in the Township of Little Egg Harbor shall be marketed in accordance with the provisions herein, unless otherwise provided by law or regulation of the State of New Jersey.
- B. This Affirmative Marketing Plan shall apply to all developments that contain, or will contain, low- and moderate-income units, including those that are part of the Township's prior round Fair Share Plan and its current Fair Share Plan, and those that may be constructed in future developments not yet anticipated by the Fair Share Plan.
- C. The Affirmative Marketing Plan shall be implemented by an Administrative Agent designated by and/or under contract to the Township of Little Egg Harbor. All costs of advertising and affirmatively marketing affordable housing units shall be borne by the developer/seller/owner of the affordable unit(s).
- D. In implementing the Affirmative Marketing Plan, the Administrative Agent, acting on behalf of the Township of Little Egg Harbor, shall undertake the following strategies:
  - 1. Publication of one advertisement in a newspaper of general circulation within the housing region.

2. Broadcast of one advertisement by a radio or television station broadcasting throughout the housing region.
  3. At least one additional regional marketing strategy using one of the other sources listed below.
- E. The Affirmative Marketing Plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age or number of children, to housing units that are being marketed by a developer or sponsor of affordable housing. The Affirmative Marketing Plan is also intended to target those potentially eligible persons who are least likely to apply for affordable units in the housing region. It is a continuing program that directs all marketing activities toward the housing region in which the municipality is located, and covers the entire period of the deed restriction for each restricted housing unit. The Township of Little Egg Harbor is in Housing Region 4, which consists of Mercer, Monmouth, and Ocean counties.
- F. The Affirmative Marketing Plan is a continuing program that is intended to be followed throughout the entire period of restrictions and shall meet the following requirements:
1. All newspaper articles, announcements and requests for applications for low- and moderate-income units shall appear in at least one major-circulation, daily newspaper of regional circulation (i.e., circulation throughout all of Housing Region 4), or through a series of daily newspapers that reaches all of Housing Region 4 residents. This may include but is not limited to the Asbury Park Press, Ocean County Observer and The Press of Atlantic City.
  2. For new developments, the primary marketing shall take the form of at least one press release and a paid display advertisement in the above newspaper(s) once a week for four consecutive weeks. Additional advertising and publicity shall be on an "as needed" basis. The developer/owner shall disseminate all public service announcements and pay for display advertisements. The developer/owner shall provide proof of publication to the Administrative Agent. All press releases and advertisements shall be approved in advance by the Administrative Agent.
  3. The advertisement shall include a description of the:
    - a. Street address(es) of the units;
    - b. Directions to the units;
    - c. Range of prices for the units;
    - d. Numbers of bedrooms in units (bedroom mix);



- e. Maximum income permitted to qualify for the units;
  - f. Location of applications;
  - g. Business hours when interested households may obtain an application;
  - h. Application fees, if any;
  - i. Number of units currently available; and,
  - j. Anticipated dates of availability.
4. Newspaper articles, announcements and information on where to request applications for low- and moderate-income housing shall also appear at least once a week for four consecutive weeks in at least three locally oriented weekly newspapers within the housing region, one of which shall be circulated primarily within Ocean County and the other two of which shall be circulated primarily outside of Ocean County but within the housing region.
5. The following regional cable television stations or regional radio stations shall be used during the first month of advertising. The developer must provide satisfactory proof of public dissemination:
- a. 3 — KYW-TV (CBS Broadcasting Inc.)
  - b. 6 — WPVI-TV (American Broadcasting Companies, Inc., Walt Disney)
  - c. 10 — WCAU (NBC Telemundo License Co., General Electric)
  - d. 12 — WHYY-TV (WHYY, Inc.)
  - e. 17 — WPHL-TV (Tribune Company)
  - f. 23 — WNJS (New Jersey Public Broadcasting Authority)
  - g. 29 — WTXF-TV (Fox Television Stations, Inc., News Corp.)
  - h. 48 — WGTW-TV (Trinity Broadcasting Network)
  - i. 52 — WNJT (New Jersey Public Broadcasting Authority)
  - j. 57 — WPSG (CBS Broadcasting Inc.)

- k. 61 — WPPX (Paxson Communications License Company, LLC)
- l. 65 — WUVP-TV (Univision Communications, Inc.)
- m. 69 — WFMZ-TV (Maranatha Broadcasting Company, Inc.)

G. Applications, brochure(s), sign(s) and/or poster(s) used as part of the affirmative marketing program shall be available/posted in the following locations:

- 1. Little Egg Harbor Township Municipal Building
- 2. Little Egg Harbor Township Web Site
- 3. Developer's Sales/Rental Offices
- 4. Ocean County Administration Building
- 5. Monmouth County Administration Building
- 6. Mercer County Administration Building
- 7. Ocean County Library (all branches)
- 9. Monmouth County Library (all branches)
- 10. Mercer County Library (all branches)

Applications shall be mailed by the Administrative Agent and Municipal Housing Liaison to prospective applicants upon request. Also, applications shall be available at the developer's sales/rental office and shall be mailed to prospective applicants upon request.

H. The Administrative Agent shall develop, maintain and update a list of community contact person(s) and/or organizations(s) in Monmouth, Ocean, and Mercer counties that will aid in the affirmative marketing program with particular emphasis on contacts that will reach out to groups that are least likely to apply for housing within the region, including major regional employers.

- 1. Quarterly informational flyers and applications shall be sent to each of the following agencies for publication in their journals and for circulation among their members: Ocean County Board of Realtors; Monmouth County Association of Realtors; and, Mercer County Association of Realtors
- 2. Quarterly informational circulars and applications shall be sent to the administrators of each of the following agencies within the counties of Ocean, Monmouth and Mercer: Welfare or Social Service Board (via the Director); Rental Assistance Office

(local office of DCA); Office on Aging; Housing Authority (municipal or county); Community Action Agencies; and, Community Development Departments

3. Quarterly informational circulars and applications shall be sent to the chief personnel administrators of major employers within the region that are included on the list of community contact person(s) and/or organizations(s) in Monmouth, Ocean, and Mercer Counties that shall be developed, maintained and updated by the Administrative Agent.
4. Quarterly informational circulars and applications shall be sent to the offices of the: Fair Share Housing Center (Cherry Hill, NJ); Latino Action Network (Freehold, NJ); STEPS Conference; OCEAN Inc.; Supportive Housing Association; New Jersey State Conference of the NAACP; NAACP Long Branch Unit; NAACP Lakewood Branch Unit; NAACP Trenton Branch Unit; NAACP Bayshore (Matawan) Branch Unit; NAACP Red Bank Branch Unit; NAACP Toms River Branch Unit; and, NAACP Asbury Park/Neptune Branch Unit.

I. The following is a listing of community contact person(s) and/or organizations in that will aid in the affirmative marketing program and provide guidance and counseling services to prospective occupants of low- and moderate-income units:

1. Fair Share Housing Center
2. Latino Action Network
3. New Jersey State Conference of the NAACP
4. NAACP Long Branch Unit
5. NAACP Lakewood Branch Unit
6. NAACP Trenton Branch Unit
7. NAACP Bayshore (Matawan) Branch Unit
8. NAACP Red Bank Branch Unit
9. NAACP Toms River Branch Unit
10. NAACP Asbury Park/Neptune Branch Unit
11. STEPS Conference
12. OCEAN, Inc.



13. Supportive Housing Association

14. Ocean County Board of Chosen Freeholders

- J. A random selection method to select occupants of low- and moderate-income housing will be used by the Administrative Agent, in conformance with N.J.A.C. 5:80-26.16 (I). The Affirmative Marketing Plan shall provide a regional preference for all households that live and/or work in Housing Region 4, which is comprised of Ocean, Monmouth and Mercer counties.
- K. The Administrative Agent shall administer the Affirmative Marketing Plan. The Administrative Agent has the responsibility to: income-qualify low- and moderate-income households; place income-eligible households in low- and moderate-income units upon initial occupancy; provide for the initial occupancy of low- and moderate-income units with income-qualified households; continue to qualify households for re-occupancy of units as they become vacant during the period of affordability controls; assist with outreach to low- and moderate-income households; and, enforce the terms of the deed restriction and mortgage loan as per N.J.A.C 5:80-26-1, *et seq.*
- L. The Administrative Agent shall provide or direct qualified low- and moderate-income applicants to counseling services on subjects such as budgeting, credit issues, mortgage qualifications, rental lease requirements and landlord/tenant law and shall develop, maintain and update a list of entities and lenders willing and able to perform such services.
- M. All developers/owners of low- and moderate-income housing units shall be required to undertake and pay the costs of the marketing of the affordable units in their respective developments, subject to the direction and supervision of the Administrative Agent.
- N. The implementation of the Affirmative Marketing Plan for a development that includes affordable housing shall commence at least 120 days before the issuance of either a temporary or permanent certificate of occupancy. The implementation of the Affirmative Marketing Plan shall continue until all low-income housing units are initially occupied and for however long affordable units exist that remain deed restricted, and for which the occupancy or re-occupancy of such units continues to be necessary.
- O. The Administrative Agent shall provide the Affordable Housing Liaison with the information required to comply with monitoring and reporting requirements pursuant to N.J.A.C.5:80-26-1, *et seq.*

Motion to Approve: Kehm Second: Stevens Roll Call:

Crea	<u>yes</u>
Gormley	<u>yes</u>
Kehm	<u>yes</u>
Schlick	<u>yes</u>
Stevens	<u>yes.</u>

### CERTIFICATION

I, **DIANA K. MCCRACKEN, RMC**, Municipal Clerk of the Township of Little Egg Harbor do hereby certify that the foregoing resolution was duly adopted by the Township of Little Egg Harbor Township Committee at a meeting held on the 13<sup>th</sup> day of **July, 2017**.

*Diana K. McCracken, RMC*  
**DIANA K. MCCRACKEN**, Township Clerk  
Little Egg Harbor Township