

**HOUSING ELEMENT AND FAIR SHARE PLAN
FOR THE FOURTH ROUND: 2025-2035**

PREPARED FOR

**THE TOWNSHIP OF LITTLE EGG HARBOR
COUNTY OF OCEAN
STATE OF NEW JERSEY**

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2059 Springdale Road
Cherry Hill, NJ 08003

N.B. The original of this document was signed and sealed as per N.J.A.C. 13:41-1.3.b

Ashton Jones, AICP, PP, CFM
License #33LI00633800

Township Committee

Kenneth Laney, Jr., Mayor
Dan Maxwell, Deputy Mayor
John Kehm, Committeeman
Suzanne Carrara, Committeeman
Blaise Scibetta, Committeeman

Interim Township Administrator

Kelly Lettera

Municipal Clerk

Kelly Lettera, CMC, RMC

Planning Board Members

Kenneth Laney, Jr., Mayor
Dan Maxwell, Deputy Mayor
George Garbaravage, Chairman
Matthew Benn, Vice-Chairman
Kathy Tucker
Robert Shay
Roberta Rapisardi
Madalynn Flynn
Bryson Kershner

Planning Board Professionals

Terry Brady, Esquire
James Oris, PE, Engineer
Robin Schilling, Board Secretary

Affordable Housing Counsel

Melanie Szuba, Esq.
Robin La Bue, Esq.

Remington & Vernick Engineers

Ashton Jones, PP, AICP, CFM
Jenizza Corbin, PP, AICP, LEED Green Associates
Jachel Everett

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1.0 INTRODUCTION

1.1 Background

New Jersey affordable housing law began in 1975 when the Supreme Court decided *So. Burl. Cty. N.A.A.C.P. v. Tp. of Mt. Laurel*, 67 N.J. 151 (1975), commonly referred to as “Mount Laurel I.” In *Mount Laurel I*, the Supreme Court ruled that the State Constitution required each “developing” municipality, through its land use regulations, to “make realistically possible the opportunity for an appropriate variety and choice of housing for all categories of people who may desire to live there”, including those of low and moderate income. Thus, the Supreme Court prohibited municipalities from using their zoning powers to prevent the development of affordable housing for low- and moderate-income households.

In 1983, displeased with progress of municipalities to zone for affordable housing in response to “Mount Laurel I”, the Supreme Court decided “to put some steel” into the doctrine. Specifically, it decided *So. Burlington Ct. N.A.A.C.P. v. Mount Laurel Tp.*, 92 N.J. 158 (1983), commonly referred to as “Mount Laurel II”. To facilitate the actual construction of affordable housing, the Court fashioned a judicial remedy, now commonly referred to as a “Builder’s Remedy”. That remedy created an incentive for developers to sue towns that had not complied with the doctrine and to force them to comply.

Mount Laurel II precipitated a flood of builder’s remedy suits creating pressure for a legislative solution to the *Mount Laurel* doctrine. Judge Serpentelli, one of three judges assigned to implement *Mount Laurel II*, decided the AMG case wherein he provided a fairly simple formula to enable any developer to easily determine a municipality’s fair share. This formula greatly simplified the process for developers to prove that a municipality was non-compliant and facilitated their ability to secure a builder’s remedy. The AMG decision dramatically increased the pressure for a legislative solution as developers sued municipalities across the state and stripped them of their home rule powers.

The pressure for a legislative solution culminated in the enactment of the Fair Housing Act (FHA) in 1985, roughly a year after Judge Serpentelli issued the AMG decision. The FHA created COAH, and conferred primary jurisdiction on COAH to administer the FHA and implement the affordable housing policies of our State. In January 1986, the Supreme Court decided *Hills Dev. Co. v. Bernards Twp.*, 103 N.J. 1 (1986), commonly referred to as “Mount Laurel III”, wherein the Court declared the FHA to be constitutional and directed trial judges to follow the decisions of COAH “wherever possible”.

The FHA, as enacted in 1985, gave municipalities six years of protection from when COAH certified their affordable housing plans. Consequently, the FHA directed COAH to promulgate regulations from “time to time” so that at any given time, there would be a body of regulations which any municipality could use to determine and satisfy its obligations. To implement the FHA, COAH adopted regulations for each housing cycle. It adopted regulations for Round One in 1986; for Round Two in 1994; and for the Round Three in 2004. The Appellate Division invalidated the first version of COAH’s Round 3 regulations in 2007 and COAH adopted new Round 3 regulations in 2008. In 2010, the Appellate Division invalidated the second iteration of COAH’s Round 3

regulations and, in 2013, the Supreme Court affirmed the Appellate Division’s decision. The Supreme Court gave COAH five months to adopt valid regulations for Round 3 and then extended that deadline multiple times. After COAH failed to adopt Round 3 regulations a third time, the Supreme Court was out of patience. It decided In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 221 N.J. 1 (2015), commonly referred to as “Mount Laurel IV”. In Mount Laurel IV, the Supreme Court declared COAH to be “moribund” and turned over the task of implementing the Mount Laurel doctrine back to the trial courts. This time, instead of having three specialized judges preside over Mount Laurel cases, the Supreme Court assigned the task to 15 judges throughout the State.

On March 20, 2024, this all changed once again when Governor Murphy signed, P.L. 2024, C.2, into law, which substantially amended the FHA and created an entirely new affordable housing regulatory plan approval process (hereinafter “FHA II”). FHA II provided that a municipality could secure immunity by adopting a resolution to commit to a present need and Round 4 prospective need by January 31, 2025 and by filing a declaratory judgment action within 48 hours of adoption of the resolution. FHA II provided that a municipality could maintain that immunity if it filed an adopted Housing Element and Fair Share Plan by June 30, 2025. FHA II introduced a comprehensive structure for municipalities to meet their obligations, with key provisions including, but not limited to, the following:

- The abolishment of COAH and reassigning affordable housing oversight to a new entity known as the Affordable Housing Dispute Resolution Program (the Program), which consists of seven retired Mount Laurel judges and their Special Adjudicators, previously known as Court Masters. FHA II provided that if the Program judges, with the assistance of Adjudicators, could not resolve dispute amicably, a vicinage area judge would decide the matter.
- FHA II also required the Department of Community Affairs (DCA) to take over the monitoring of affordable units in every municipality in the state, and to draft and release a non-binding report calculating Fourth Round municipal Present and Prospective Need obligation for every municipality in the state. The DCA released its report on October 18, 2024.
- FHA II also ordered the New Jersey Housing and Mortgage Finance Agency (NJHMFA) to adopt new Uniform Housing Affordability Controls, commonly referred to as the “UHAC” regulations.
- FHA II required 13% of the Fourth Round affordable units to be designated as very low-income units (30% of median income), half of which must be available to families with children.
- FHA II required 25% of affordable units to be rental housing units, half of which must be available to families with children.
- FHA II required 50% of the municipality’s prospective need (exclusive of any bonus credits) to be available to families with children.
- FHA II required no more than 10% of the municipality’s fair share obligation to be counted towards transitional housing.
- FHA II required no more than 30% of affordable housing units to be age-restricted (excluding bonus credits).

- FHA II required 40-year deed restrictions for new rental units, and 30-year deed restrictions for for-sale units.
- FHA II required any municipality that secures a vacant land adjustment (VLA) to provide realistic zoning through redevelopment for “at least 25 percent of the prospective need obligation that has been adjusted” or demonstrate why it is unable to do so.

The law also includes significant changes to the use of bonus credits which are now allocated based on the following:

- Special Needs/Permanent Supportive Housing: 1 bonus credit per 1 credit
- Housing created in partnership with a non-profit housing developer: ½ bonus credit per 1 credit
- Housing located within half a mile radius of public transit stations (or one mile in Garden State Growth Zones): ½ bonus credit per 1 credit
- Age-restricted housing: ½ bonus credit per 1 credit
- Family housing with at least 3 bedrooms, above the minimum number required by the bedroom distribution requirement determined pursuant to the Uniform Housing Affordability Controls: ½ bonus credit per 1 credit
- Redevelopment of sites previously used for retail, office, or commercial space: ½ bonus credit per 1 credit
- Extending affordability controls on existing low- or moderate-income rental units, with municipal financial support: ½ bonus credit per 1 credit
- For 100% affordable projects, municipalities that contribute land or at least 3% of the project’s cost to a fully affordable development: 1 bonus credit per 1 credit
- Very low-income housing for families beyond the required 13%: ½ bonus credit per 1 credit
- Converting market-rate housing to affordable units, provided the municipality secures an agreement with the property owner or owns the property: 1 bonus credit per 1 credit

Limitation to the bonus credits:

- Municipalities are prohibited from using more than one type of Bonus Credit for any unit.
- No more than 25% of a Municipality’s Prospective Need obligation can be satisfied through bonus credits
- Bonus credit for age-restricted is limited only to a maximum of 10% of the total age-restricted units

On December 13, 2024, the Administrative Office of the Courts issued Administrative Directive #14-24 which established guidelines implementing the Program pursuant to section 5 of P.L.2024, c.2 (N.J.S.A. 52:27D-313.2).

1.2 Municipal Overview

Little Egg Harbor Township is primarily located to the north of Great Bay and Little Egg Harbor in the southern part of Ocean County. Its total jurisdiction is about 74.0 square miles, though much of it is encompassed by Great Bay and Little Egg Harbor and only about 48.0 square miles is comprised of land area. It is bordered on the north and east by Stafford and Eagleswood Townships, on the south by Galloway Township and on the west by Bass River Township (Burlington County). The Borough of Tuckerton is located wholly within Little Egg Harbor Township. Per the 2020 Census, the Township had a population of 20,784¹.

The overwhelming majority of development in Little Egg Harbor Township is located to the south of the Garden State Parkway (GSP) and nearby US Route 9. The southernmost part of the Township is comprised of salt marsh islands, which contain no development except for a few small marinas, the Marine Field Station of Rutgers University, and related facilities. The northern part of the Township is predominantly located within the Pinelands Preservation Area and is predominantly forested with limited development.

1.3 Required Contents of Housing Element

The Municipal Land Use Law (N.J.S.A. 40:55D-1, et seq.) provides that a municipal Master Plan can include a housing element as the foundation for the municipal zoning ordinance. While the Housing Element is not identified under the Municipal Land Use Law as a required element of the master plan, it is nonetheless a required element of Little Egg Harbor Township's Master Plan inasmuch as the Township has an adopted zoning ordinance. Pursuant to N.J.S.A. 40:55D-62(a), a governing body may not adopt or amend a zoning ordinance, until and unless, the planning board would have adopted a land use plan element and housing plan element of the master plan.

FHA II provides that a housing element must be designed to provide access to affordable housing to meet present and prospective housing needs, with particular attention to low- and moderate-income housing. As per the FHA at N.J.S.A. 52:27D-310, the housing element must contain as follows:

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

¹ U.S. Census Bureau, 2020 Census Demographic and Housing Characteristics File (DHC), Table DP1, Profile of General Population and Housing Characteristics

- c. An analysis of the municipality’s demographic characteristics, including but not necessarily limited to, household size, income level and age;
- d. An analysis of the existing and probable future employment characteristics of the municipality;
- e. A determination of the municipality’s present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing, as established pursuant to section 3 of P.L.2024, c.2 (C.52:27D-304.1); and
- f. A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing.
- g. An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L. 2021, c. 273 (C.52:27D-329.20);
- h. For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, established pursuant to section 4 of P.L. 2004, c. 120 (C.13:20-4), an analysis of compliance of the housing element with the Highlands Regional Master Plan of lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands-conforming municipalities. This analysis shall include consideration of the municipality's most recent Highlands Municipal Build Out Report, consideration of opportunities for redevelopment of existing developed lands into inclusionary or 100 percent affordable housing, or both, and opportunities for 100 percent affordable housing in both the Highlands Planning Area and Highlands Preservation Area that are consistent with the Highlands regional master plan; and
- i. An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.

1.4 Consistency with the State Development and Redevelopment Plan

With respect to the State Development and Redevelopment Plan (SDRP), lands within the Township are assigned to one of the following planning area classifications: Suburban Planning Area (PA2), Rural (PA4), Environmentally Sensitive Area (PA5), and Park. The intent of the Suburban classification is to encourage more efficient and serviceable development patterns and reduce future trends toward sprawl. The major thrust of the Rural classification is to support agriculture and other related economic development efforts. While wooded tracts are permitted, these areas are to serve as the greensward for the larger region and are not currently, nor intended to be, urban or suburban in nature. The Environmentally Sensitive classification seeks preservation of the ecological integrity of natural resources, while the Park classification seeks to promote recreation as well as the preservation of natural resources.² Those areas that fall within the New Jersey Pinelands Commission area (the western portion) are regulated by the Comprehensive Management Plan (CMP).

² *The New Jersey State Development and Redevelopment Plan, p. 186*

2.0 HOUSING ELEMENT

2.1 Housing Stock: Occupancy and Physical Characteristics

2.1.1. Occupancy and Housing Unit Type

The 2020 US Census reported that Little Egg Harbor Township had 10,812 dwelling units, about 81% of which were occupied.³ Of occupied units, about 55% were owner occupied with a mortgage or loan, about 26% owner occupied without a loan, and 19% renter occupied.⁴ While new units have been constructed, since 2010, the occupancy ratio has remained relatively consistent.⁵

The 2023 5-year American Community Survey (ACS) estimates that approximately 89% of all housing unit types are single-family detached, 6% are single-family attached, 4% are multifamily (3 or more units). Less than 1% are mobile homes are in the Township.⁶

Table 1: Units in Structure⁶

Unit Type	Number of Units	Percentage
1, Detached	9,708	89.1%
1, Attached	655	6.0%
2 units	68	0.6%
3 or 4 units	134	1.2%
5 to 9 units	138	1.3%
10 to 19 units	110	1.0%
20 or more	22	0.2%
Mobile Home	61	0.6%
Total	10,896	100.0%

2.1.2. Housing Units by Age

Approximately 28% of the Township’s housing stock is older than 50 years (1975 or earlier). The Township has seen two substantial housing construction periods, one between 1976 and 1999 when 37% of houses were built, and post 2000 when 35% of homes were built.. The largest single decade, from a construction standpoint, was between 2000 and 2009, when 24% of the Township’s current housing stock was constructed.

³ U.S. Census Bureau, 2020 Census, Table H3, Occupancy Status

⁴ U.S. Census Bureau, 2020 Census, Table H4, Tenure

⁵ U.S. Census Bureau, 210, Table H3, Occupancy Status

⁶ U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates, Table DP04, Selected Housing Characteristics

Table 2: Year Structure Built ⁶

Year Built	Number	Percent
1939 or earlier	161	1.5%
1940 to 1949	137	1.3%
1950 to 1959	294	2.7%
1960 to 1969	1,435	13.2%
1970 to 1979	1,909	17.5%
1980 to 1989	2,026	18.6%
1990 to 1999	1,115	10.2%
2000 to 2009	2,611	24.0%
2010 to 2019	1,119	10.3%
2020 and later	89	0.8%
Total	10,896	100.0%

2.1.3. Substandard Housing Conditions

P.L. 2024, C.2 requires that with respect to this calculation a methodology should be used that is “similar to the methodology used to determine third round municipal present need”. Third Round municipal present need calculations used three factors to calculate present need: the number of housing units lacking complete kitchen facilities, the number of units lacking complete plumbing facilities, and the number of overcrowded units. DCA issued Affordable Housing Obligations for 2025-2035 (Fourth Round), indicate that the Township has 32-unit rehabilitation obligation.

2.2 Housing Stock: Value and Affordability

2.2.1 Owner-Occupied Units

The 2023 ACS 5-year estimate indicates that the median value of an owner-occupied unit in the Township is \$326,200.⁶ Comparatively, the median value of owner-occupied housing in 2000 was \$98,800⁷ and \$262,000 in 2010.⁸ These values indicate that owner-occupied housing units have experienced a 230% increase in value since 2000 and about a 25% increase since 2010. Of those owner-occupied housing units estimated in 2023, about 73% were within the \$200,000 to \$499,999 value range, while homes with values greater than \$500,000 made up about 12% of the inventory.

Table 3: Value of Owner-Occupied Units ⁶

Value	Number of Units	Percent
Less than \$50,000	152	2.0%
\$50,000 to \$99,999	18	0.2%
\$100,000 to \$149,999	203	2.7%
\$150,000 to \$199,999	767	10.1%
\$200,000 to \$299,999	2,136	28.2%

⁷ US Census Bureau, Census 2000 Summary File 3, Table H076, Median Value (Dollars) For Specified Owner-Occupied Housing Units [1].

⁸ U.S. Census Bureau, 2006-2010 American Community Survey, Table DP04, Selected Housing Characteristics.

\$300,000 to \$499,999	3,362	44.4%
\$500,000 to \$999,999	863	11.4%
\$1,000,000 or more	78	1.0%
Total Owner-Occupied	7,579	100.0%
Median Value	\$326,200	

2.2.2. Rental Units

The 2023 ACS 5-year estimate indicated that the Township’s median rent was \$1,773, with approximately 73% of units renting above \$1,500.⁶ This represents a 39% increase from the median rent indicated in 2010.⁸

Table 4: Gross Rent ⁶

Cost	Number of Units	Percent
Less than \$500	18	1.5%
\$500 to \$999	0	0.0%
\$1,000 to \$1,499	301	25.4%
\$1,500 to \$1,999	503	42.4%
\$2,000 to \$2,499	251	21.1%
\$2,500 to \$2,999	114	9.6%
\$3,000 or more	0	0.0%
Total Occupied Rental Units	1,187	100.0%
Median Rent	\$1,773	

2.3 Demographics

2.3.1. Population and age

Until the 1970 census, Little Egg Harbor Township had only modest population growth. Between 1960 and 1970, the population increased 250%. Between 1970 and 1980, the population again increased 185%. While growth continued, albeit at a slower pace, by 2020 growth had slowed to just 3.6%.

Table 5: Population Change by Decade ⁹

Year	Population	% Change
1940	577	---
1950	644	11.6%
1960	847	31.5%
1970	2,972	250.9%
1980	8,483	185.4%
1990	13,333	57.2%
2000	15,945	19.6%

⁹ For Years 1940 to 2000, NJSDC 2000 Census Publication, *New Jersey Population Trends: 1790 to 2000*, Table 6. *New Jersey Resident Population by Municipality: 1940 - 2000*, page 36, <https://www.nj.gov/labor/labormarketinformation/assets/PDFs/census/2kpub/njsdcp3.pdf>

2010 ¹⁰	20,065	25.8%
2020 ¹	20,784	3.6%

According to the 2020 Census, the median age in the Township was 50.2 years old¹. Comparatively, the median age in the 2000 and 2010 were 39.9¹¹ and 45.4¹², respectively. This pattern is directly correlated to a nationwide trend of aging baby boomers (born between 1946 and 1964).¹³

Table 6: Population by Age¹

Age	Total	Percent
Under 5 years	850	4.1%
5 to 9 years	957	4.6%
10 to 14 years	1,086	5.2%
15 to 19 years	1,023	4.9%
20 to 24 years	985	4.7%
25 to 29 years	1,084	5.2%
30 to 34 years	1,088	5.2%
35 to 39 years	1,072	5.2%
40 to 44 years	1,081	5.2%
45 to 49 years	1,103	5.3%
50 to 54 years	1,301	6.3%
55 to 59 years	1,533	7.4%
60 to 64 years	1,636	7.9%
65 to 69 years	1,627	7.8%
70 to 74 years	1,737	8.4%
75 to 79 years	1,234	5.9%
80 to 84 years	766	3.7%
85 years and over	621	3.0%
Total Population	20,784	100.0%
Median Age	50.2 years	

2.3.2. Household Size

Understanding household size can help determine future demand for different housing types and provide insight into changing demographic shifts. In 2010, the average household size within the Township was 2.46 while the average family size was 2.9. By 2023, the average size for both households and families had decreased to 2.35 and 2.77, respectively.

¹⁰ U.S. Census Bureau, *Census 2010 Summary File 1, Table P1*

¹¹ U.S. Census Bureau, *2000 Census Summary File 2 Demographic Profile, Table DP1*

¹² U.S. Census Bureau, *2010 Census, Table P13*.

¹³ U.S. Older Population Grew From 2010 to 2020 at Fastest Rate Since 1880 to 1890, May 25, 2023
Zoe Caplan, U.S. Census Bureau,

<https://www.census.gov/library/stories/2023/05/2020-census-united-states-older-population-grew.html>

Table 7. Average Family & Household Size

	2010 ¹⁴	2023 ¹⁵
Average Household Size	2.46	2.35
Average Family Size	2.90	2.77

Of all occupied units, 81% are owner-occupied while the remaining are renter occupied. Of those that are owner-occupied, about 44% are occupied by 2-person households, and 25% by 1-person households. For renter-occupied units, 1-person households account for about 29% while 2-person households 27%.¹⁶

Table 8: Tenure by Household Size¹⁶

	Total Units	Percentage
Household Size	8,715	100%
Owner occupied:	7,067	81.1%
1-person household	1,798	25.4%
2-person household	3,132	44.3%
3-person household	956	13.5%
4-person household	721	10.2%
5-person household	265	3.7%
6-person household	113	1.6%
7-or-more-person household	82	1.2%
Renter occupied:	1,648	18.9%
1-person household	478	29.0%
2-person household	452	27.4%
3-person household	324	19.7%
4-person household	212	12.9%
5-person household	119	7.2%
6-person household	37	2.2%
7-or-more-person household	26	1.6%

2.3.3. Household Income

In 2023, the median income in the Township was \$89,441 for households and \$108,960 for families.¹⁷ This represents a 51%, and approximately 64% increase from 2010, respectively.¹⁸

¹⁴ U.S. Census Bureau, 2006-2010 American Community Survey, Households and Families, Table S1101

¹⁵ U.S. Census Bureau, 2019-2023 American Community Survey, Households and Families, Table S1101

¹⁶ U.S. Census Bureau, 2020 Census Demographic and Housing Characteristics File (DHC), Table H12, Tenure by Household Size

¹⁷ U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates, Table S1901, Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars)

¹⁸ U.S. Census Bureau, 2006-2010 American Community Survey 5-Year Estimates, Table S1901, Income in the Past 12 Months (in 2010 Inflation-Adjusted Dollars)

Table 9: Income¹⁷

	Households	Families
Less than \$10,000	3.6%	1.3%
\$10,000 to \$14,999	2.8%	3.1%
\$15,000 to \$24,999	5.5%	4.0%
\$25,000 to \$34,999	7.2%	3.5%
\$35,000 to \$49,999	7.6%	6.5%
\$50,000 to \$74,999	16.3%	13.9%
\$75,000 to \$99,999	11.0%	12.4%
\$100,000 to \$149,999	22.6%	27.5%
\$150,000 to \$199,999	11.6%	14.6%
\$200,000 or more	11.8%	13.2%
Total	100.0%	100%
Median Income	\$89,441	\$108,960

According to the 2024 Affordable Housing Regional Income Limits by Household Size, which was prepared by Affordable Housing Professionals of New Jersey (AHPNJ), the median income level for Region 4 (Mercer, Monmouth, and Ocean Counties) is \$91,038. This income level is set on a regional scale and established as an income level to determine moderate, low, and very low-income levels. In Region 4 of New Jersey, which includes Little Egg Harbor Township, the moderate household income limit for one person is \$72,830, for low-income is \$45,519, and for very low-income is \$27,311.¹⁹

2.4 Existing and Probable Future Employment and Population

2.4.1. Employment Status

About 58% of the Township’s population over 16 years old is in the labor force, with 2% being unemployed.²⁰

Table 10: Employment Status²⁰

	Population	Percentage
Population 16 years and over	18,150	100%
In labor force		
Civilian labor force	10,470	57.7%
Employed	10,106	55.7%
Unemployed	364	2.0%
Armed Forces	0	0%

¹⁹ Affordable Housing Professionals of New Jersey (AHPNJ), 2024 Affordable Housing Regional Income Limits by Household Size, April 12, 2024 https://ahpnj.org/member_docs/Income_Limits_2024_FINAL.pdf

²⁰ U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates, Table DP03, Selected Economic Characteristics

Not in labor force	7,680	42.3%
Unemployment Rate (Civilian Labor Force)	-	3.5%

2.4.2. Employment by Industry

About 23% of employed civilians work in the “Educational services, health care and social assistance” industry, about 15% work in the “Retail trade” industry, and about 13% in the “Arts, entertainment, and recreation, and accommodation and food services” industry.

Table 11: Employment by Industry ²⁰

Industry	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	46	0.5%
Construction	987	9.8%
Manufacturing	401	4.0%
Wholesale trade	140	1.4%
Retail trade	1,550	15.3%
Transportation and warehousing, and utilities	609	6.0%
Information	194	1.9%
Finance and insurance, and real estate and rental and leasing	526	5.2%
Professional, scientific, and management, and administrative and waste management services	846	8.4%
Educational services, health care and social assistance	2,362	23.4%
Arts, entertainment, and recreation, and accommodation and food services	1,286	12.7%
Other services, except public administration	356	3.5%
Public administration	803	7.9%
Total (Civilian employed population 16 years and over)	10,106	100.0%

2.4.3. Population and Employment Projections

The North Jersey Transportation Planning Authority (NJTPA) is the federally authorized Metropolitan Planning Organization (MPO) for 7 million people in the 13-county northern New Jersey region which includes Ocean County. The NJTPA completed its latest set of formal forecasts in 2021. According to NJTPA’s published population and employment projections for the years 2015-2050, Little Egg Harbor Township’s population and employment will increase, albeit at a modest pace. The Township’s population is expected to increase nearly 24.5% from 2015 to 2050, or an average of 0.7% per year. In line with the increase in population during this 35-year period, employment is projected to increase by 1,061 jobs, representing a 30.3% change.

Table 12: Population & Employment Projections²¹

Year	Population	% Change	Jobs	% Change
2015	20,836	----	3,497	----
2050	25,949	24.5%	4,558	30.3%

2.5 HOUSING STOCK PROJECTION

2.5.1 Building and Demolition Permits by Year

FHA II requires that Housing Plans include a projection of new housing units based on the number of building permits, development applications approved, and probable developments, as well as other indicators deemed appropriate. As Table 13 below shows, annual building permit issuance in Little Egg Harbor Township from 2013-2023 averaged 76 units, while annual demolition permit issuance averaged 63 units.

Table 13: Housing Unit Building and Demolition Permits by Year

Year	Building Permits Issued For New Construction ²²	Housing Demolition Permits Issued ²³
2013	113	316
2014	151	193
2015	125	102
2016	91	40
2017	193	40
2018	28	2
2019	28	0
2020	12	0
2021	32	0
2022	48	1
2023	15	1
Average	76	63
5-Year Projection (2030)	380	316
10-Year Projection (2035)	760	632

²¹ North Jersey Transportation Planning Authority Appendix E-2050 Demographic Forecasts

²² New Jersey Department of Community Affairs (NJDCA), Building Permits: Yearly Summary Data

²³ New Jersey Department of Community Affairs (NJDCA), Demolition Permits Yearly Summary Data

3.0 FAIR SHARE PLAN

This Fair Share Plan sets forth Little Egg Harbor's affordable housing obligations and explains how the Township is satisfying its obligation.

The Township's fair share is 1,025, consisting of a Present Need (Rehabilitation Obligation) of 32, a Prior Round Obligation (1987-1999) of 194, a Third Round Obligation (1999-2025) of 634 units²⁴ and a Fourth Round Obligation (2025-2035) of 165.²⁵

Another way to construe this 1,025 obligation is that 32 is the present need (or rehab obligation) and 993 is the prospective need otherwise, known as the new construction component. The new construction obligation can be further broken down into 829 for Rounds 1 through 3 and 164 for Round 4.

The Township has satisfied its new construction obligation of 194 for the Prior Round, and under Third Round Compliance, the Township applied the standards set forth in N.J.A.C. 5:93-4.2 to determine its entitlement to a vacant land adjustment (VLA). As a result of that analysis, and agreed to by both the Courts and FSHC, the Township was entitled to adjust the Third Round prospective need, resulting in a realistic development potential (RDP) of 308 and an unmet need of 326.

Continuing under the presumption that the Third Round RDP has not had a changed condition that would result in additional sites generating an RDP, the Township has determined that it is eligible for a Fourth Round zero (0) unit RDP.

3.1 Present Need

The Township accepts as its Rehabilitation Obligation the **32 units** as promulgated by the Department of Community Affairs (DCA).

In order to satisfy this Rehabilitation Obligation, the Township will continue to participate in the Ocean County administered Housing Rehabilitation Program, a rehabilitation program for substandard units occupied by low- and moderate-income year-round residents. While Ocean County will continue to provide its service of rehabilitation of substandard units, the Township will use affordable housing trust funds to continue to implement a housing rehabilitation program that adheres to all requirements. The housing rehabilitation program is administered by Rehabco, Inc. The Little Egg Harbor Township Housing Rehabilitation Program continues to accept applications. A program website is maintained at: <https://www.rehabconj.com/housing-program-applications/little-egg-harbor/little-egg-harbor-housing-rehabilitation-program>.

²⁴ As agreed by Settlement Agreement with Fair Share Housing Center (FSHC) and approved by the court

²⁵ As agreed by Settlement Agreement with Fair Share Housing Center (FSHC) and approved by the court

3.2 Prior Round Obligation (1987-1999)

The Township's Prior Round Obligation is **194 units**. The Township received COAH certification on September 8th, 2004. This obligation has been continuously recognized by both Fair Share Housing Center (FSHC), the State (COAH and DCA), and the Courts and was affirmed through approval of the Township's Third Round Judgement of Compliance and Repose (JOR).

3.3 Third Round Obligation (1999-2025)

3.3.1 Numeric Obligation as Recognized

The Township's Third Round Obligation of **634 units** was established through a Settlement Agreement between the Township and FSHC, as granted through a Third Round JOR. The Township was granted an RDP of 308 units under this round.

3.3.2 Satisfaction of 308-unit RDP

At the time of the Third Round JOR was granted, there were two projects outstanding. A status update on these projects is provided below:

- **Oak Lane (100-Percent Affordable; 56 Credits and 56 Rental Bonus Credits)**

As was indicated in the "Midpoint Review of Housing Element and Fair Share Plan Implementation" report dated July 1, 2020, the Oak Lane project (Block 292, lots 10, 11 and 12.01) has since been completed. This project, now referred to as The Willows, is a 100-percent affordable family rental housing development with a total of 56 units. The units, which are distributed across a series of six (6) buildings, received certificates of occupancy on April 23, 2018 (see appendix).

- **NJDCA Special Needs Housing Partnership**

A memorandum of understanding (MOU) dated June 14, 2012 between the New Jersey Housing and Mortgage Finance Agency (HMFA), the New Jersey Department of Human Services, and the Township indicated that the Township would transfer \$375,000 to the State for the coordination and administration of this program. While a site has yet to be selected, the Township transferred funds to the State in January 2014 (as indicated in AHMS). The Township will continue to pursue this opportunity with the state or seek repayment of funds so that they could be utilized to provide an opportunity with an alternative group home operator.

3.4 Fourth Round Obligation (2025-2035)

In the Fourth Round, the Township adopted a binding resolution indicating an obligation of 142 units and submitted to the Program facts and figures to support this claim. While this number was

lower than the 184 non-binding number presented by DCA, the Township participated in mediation with the FSHC and on March 17, 2025 reached a settlement which indicated a Fourth Round Prospective Need Obligation of **165 units**.

Under the Fourth Round compliance process, the Township conducted a supplemental land analysis to identify any changed circumstances as related to the 2017 VLA. While this supplemental analysis identified sites that had previously been indicated as generating a realistic development opportunity in the Third Round, portions of those sites have been developed with infill single-family homes (not part of any coordinated subdivision). Additionally, in consultation with the Township planner, we reviewed various commercial properties to see if any previously identified sites had been demolished or would otherwise be indicated as now being vacant. Lastly, we reviewed CAFRA impervious coverages and determined future development activity areas have in fact shrunk. It is equally important to note that the Township is in the process of renegotiating State Plan Endorsement, and while that process is not completed, it will result in further reductions to the Township's overall development area (largely due to DEP regulations). In conclusion, our analysis identified only those random single family lots as the changed condition (due to infill development of single-family homes).

As there has been no changed condition regarding the previously conducted VLA that would warrant an increased RDP, the Township is entitled to a zero (0) unit RDP in the Fourth Round. As such, the entirety of the Township's Fourth Round prospective need obligation (165 units) will be considered unmet need.

3.4.1 Unmet Need

The Township will address the minimum 25% of the Fourth Round unmet need (165 units) via a redevelopment overlay zone²⁶. The Township has identified these parcels as those most likely to redevelop during the current round. In total, these parcels contain over 26 acres and at a proscribed density of 9 units an acre, will produce over the 25% minimum (approximately 46 units). The parcels, as identified in the introduced ordinance, are as follows: Block 285, Lot 12; Block 278, Lots 10.01, 17, 17.01 – 17.11; Block 277, Lots 1.01, 2.01, 3, 4, 5, 6, 11.

²⁶ P.L.2024, c.2

4.0 APPENDIX

Map of Affordable Housing Sites
RDP Site Reduction Calculation

MAP OF AFFORDABLE HOUSING SITES

RDP SITE REDUCTION CALCULATION

Site No.	Block	Lot	Acres	Third Round RDP	Adjusted RDP	Built	Presumptive Density	CAFRA Impervious Cover Limit	Gross Total Units	Adjusted Gross Total Units	Recalculated RDP (Third Round)
		152	6	0.06		Parker's Run Redevelopment Area					
		152	9	0.06		Parker's Run Redevelopment Area					
		152	1	0.06		Parker's Run Redevelopment Area					
		151	22	0.07		Parker's Run Redevelopment Area					
		151	3	0.11		Parker's Run Redevelopment Area					
		152	8	0.12		Parker's Run Redevelopment Area					
		152	5	0.12		Parker's Run Redevelopment Area					
		152	2	0.12		Parker's Run Redevelopment Area					
		152	4	0.2		Parker's Run Redevelopment Area					
		151	5	0.33		Parker's Run Redevelopment Area					
		151	30	0.36		Parker's Run Redevelopment Area					
		151	1	0.53		Parker's Run Redevelopment Area					
		130	2.02	0.69		Parker's Run Redevelopment Area					
2		151	11	1.21	1	Parker's Run Redevelopment Area	6	0.3	7	4.04	1
		145	57	0.06		VACANT (APPARENT)					
		145	69	0.06		VACANT (APPARENT)					
		145	70	0.11		VACANT (APPARENT)					
		145	67	0.12		VACANT (APPARENT)					
		145	74	0.12		VACANT (APPARENT)					
		145	65	0.12		VACANT (APPARENT)					
		145	72	0.12		VACANT (APPARENT)					
		145	51	0.31		VACANT (APPARENT)					
6		145	58	0.4	1	VACANT (APPARENT)	6	0.7	5	1.42	1
		132	11	0.05		VACANT (APPARENT)					
		132	15	0.06		VACANT (APPARENT)					
		133	17	0.07		VACANT (APPARENT)					
		133	21	0.1		VACANT (APPARENT)					
		132	12	0.11		VACANT (APPARENT)					
		133	7	0.18		VACANT (APPARENT)					
		133	21	0.1		VACANT (APPARENT)					
		132	12	0.11		VACANT (APPARENT)					
		133	7	0.18		VACANT (APPARENT)					
		131	1	0.2		VACANT (APPARENT)					
		132	1	0.71		VACANT (APPARENT)					
10		196	5.08	1.03	1	VACANT (APPARENT)	6	0.3	8	4.9	1
		133	1	2		VACANT (APPARENT)					
		137	42	0.05		VACANT (APPARENT)					
		137	48	0.06		VACANT (APPARENT)					
		137	47	0.06		VACANT (APPARENT)					
		137	43	0.06		VACANT (APPARENT)					
		137	49	0.08		VACANT (APPARENT)					
		137	29	0.11		VACANT (APPARENT)					
		137	35	0.18		VACANT (APPARENT)					
		137	44	0.18		VACANT (APPARENT)					
		137	31	0.23		VACANT (APPARENT)					
		137	38	0.23		VACANT (APPARENT)					
14		137	1	1.79	2	VACANT (APPARENT)	6	0.7	12	3.03	2
		136	26	0.06		VACANT (APPARENT)					
		134	21	0.12		VACANT (APPARENT)					
		134	18	0.12		VACANT (APPARENT)					
		136	65	0.14		VACANT (APPARENT)					
		136	7	0.16		VACANT (APPARENT)					
		134	23	0.17		VACANT (APPARENT)					
		136	56	0.29		VACANT (APPARENT)					
		134	1.01	0.49		VACANT (APPARENT)					
		196	5.11	0.57		Yes-1 SF home					
		196	5.12	0.58		Yes-1 SF home					
		196	5.1(5.10)	0.58		VACANT (APPARENT)					
		196	5.13	0.59		Yes-Cleared next to SF home					
		136	27	0.93		VACANT (APPARENT)					
		135	1.01	2.16		VACANT (APPARENT)					
15		136	1.01	2.35	3	VACANT (APPARENT)	6	0.3	16	13.626	1
		282	9.01	0.83		No-Wooded					
		282	1.02	4.62		No-Wooded					
		282	1.01	5.61		No-Wooded					
		282	8.04	0		Existing Approval (Storage Facility)					
34		282	6.02	0	3	Existing Approval (Commercial)	6	0.3	19	11.06	3
		190.07	1	0.92		VACANT (APPARENT)					
		190.07	19	1.07		VACANT (APPARENT)					
		190.07	2	1.14		VACANT (APPARENT)					
		190.07	3	1.44		VACANT (APPARENT)					
35		190.07	4	1.7	2	VACANT (APPARENT)	6	0.3	11	6.27	2
		278	1	0.04		VACANT (APPARENT)					
		278	2	0.58		VACANT (APPARENT)					
		278	17.03	0.97		VACANT (APPARENT)					
44		278	18	17.63		VACANT (APPARENT)					
44		278	13.03	28.39	26	VACANT (APPARENT)	12	0.7	399	47.61	26
49		278	22	0.87		VACANT (APPARENT)					
		278	20.01	1.24	1	VACANT (APPARENT)	6	0.7	8	2.11	1
		183	10	0.21		VACANT (APPARENT)					
		183	12	0.22		VACANT (APPARENT)					
50		189	3.02	2.82	1	VACANT (APPARENT)	6	0.3	5	3.25	1
		126	30	1.41		VACANT (APPARENT)					
55		126	32.03	3.47	1	Yes-1 SF home	6	0.3	8	2.538	1
		264	11.2	0.5		Yes-1 SF home					
59		264	11.21	0.96	1	Yes-2 SF homes	6	0.7	6	0	1
		172	10.12	0		Yes-1 SF home					
		172	10.14	0		Yes-1 SF home					
		172	10.13	0		Yes-1 SF home					
		172	10.1	0		Yes-1 SF home					
		172	10.11	0		Yes-1 SF home					
		172	10.05	0		Harbor Bay Residential (Approved Development)					
		172	8.01	1.34		VACANT (APPARENT)					
		172	10.04	0		Harbor Bay Residential (Approved Development)					
		172	8	1.47		VACANT (APPARENT)					
60		172	9	10.59	9	VACANT (APPARENT)	6	0.6	48	48.24	0
		264	11.14	0.68		Yes-1 SF home					
		264	11.11	0.77		VACANT (APPARENT)					
64		264	11.12	1.05	2	VACANT (APPARENT)	6	0.7	10	7.644	1
		270	1	0.61		VACANT (APPARENT)					
69		270	8	1.51	2	Yes-1 SF home	6	0.7	12	2.562	2
		269	11	0.79		VACANT (APPARENT)					
74		269	1.01	3.45	2	Yes-1 SF home	12	0.7	36	6.636	1
		325.2	15.02	2.15		VACANT (APPARENT)					
78		325.2	15.03	3.03	2	VACANT (APPARENT)	12	0.7	43	N/A	2
		265	7	0.21		Yes-1 SF home					
79		265	1	3.36	5	VACANT (APPARENT)	12	0.7	29	28.224	0
		178	32	0.01		VACANT (APPARENT)					
		178	28.02	0.15		VACANT (APPARENT)					
		178	28.03	0.24		VACANT (APPARENT)					
		178	42	0.41		VACANT (APPARENT)					
		178	30	0.44		Yes-1 SF home					
		178	45	0.44		VACANT (APPARENT)					
		178	44	0.46		VACANT (APPARENT)					
		178	43	0.46		VACANT (APPARENT)					
85		178	29	0.61	1	Yes-1 SF home	6	0.3	7	3.258	1
		254	7	1.35		VACANT (APPARENT)					
		254	9	1.7		VACANT (APPARENT)					
94		254	2	3.82	3	VACANT (APPARENT)	12	0.7	57	6.87	3
		192	14	0.54		VACANT (APPARENT)					
99		192	1	7.41	4	VACANT (APPARENT)	12	0.7	66	7.95	4
		191	16.13	0.6		VACANT (APPARENT)					
104		191	16.01	2.24	2	VACANT (APPARENT)	6	0.7	11	2.84	2
		190.04	18	0.86		VACANT (APPARENT)					

114	190.04	19	0.86	1		VACANT (APPARENT)	6	0.7	7	1.72	1
119	195	4.08	0.66			Yes-1 SF home					
	195	4.06	0.99	7	4	VACANT (APPARENT)	32	0.7	37	22.176	3
	155	16	0.06			VACANT (APPARENT)					
120	155	17	2.91			VACANT (APPARENT)					
	190.02	24	0.71	1		VACANT (APPARENT)	6	0.3	5	2.97	1
124	190.02	5	0.82			VACANT (APPARENT)					
	190.02	6	0.82			VACANT (APPARENT)					
	190.02	7	0.85			VACANT (APPARENT)					
	190.02	8	0.85			VACANT (APPARENT)					
	190.02	25	1.18	1		VACANT (APPARENT)	6	0.3	9	5.29	1
134	190.03	27	0.83			VACANT (APPARENT)					
	190.03	6	0.9			VACANT (APPARENT)					
	190.03	5	0.94			VACANT (APPARENT)					
	190.03	4	1.07			VACANT (APPARENT)					
134	190.03	28	1.36	1		VACANT (APPARENT)	6	0.3	9	5.12	1
	190.04	29	0.82			VACANT (APPARENT)					
	190.04	28	0.83			VACANT (APPARENT)					
139	190.04	4	0.88			VACANT (APPARENT)					
	190.04	5	0.88			VACANT (APPARENT)					
	190.04	3	1.19	1		VACANT (APPARENT)	6	0.3	8	4.6	1
149	190.05	33	0.13			VACANT (APPARENT)					
	190.05	32	0.16			VACANT (APPARENT)					
	190.05	31	0.27			VACANT (APPARENT)					
	190.05	30	0.47			VACANT (APPARENT)					
	190.05	28	0.55			VACANT (APPARENT)					
	190.05	29	0.56			VACANT (APPARENT)					
	190.05	27	0.81			VACANT (APPARENT)					
	190.05	26	0.85			Yes-1 SF home (appears to be apart of Lot 25)					
	190.05	6	0.86			VACANT (APPARENT)					
	190.05	5	0.91			VACANT (APPARENT)					
	190.05	4	0.92			VACANT (APPARENT)					
	190.05	3	0.95			VACANT (APPARENT)					
	190.05	2	1.41	4	2	VACANT (APPARENT)	6	0.3	21	12.04	2
	190.06	2	0.77			VACANT (APPARENT)					
190.06	1	0.77			VACANT (APPARENT)						
190.06	28	0.79			VACANT (APPARENT)						
190.06	25	0.79			VACANT (APPARENT)						
190.06	32	0.81			VACANT (APPARENT)						
190.06	26	0.81			VACANT (APPARENT)						
190.06	27	0.82			VACANT (APPARENT)						
190.06	30	0.83			VACANT (APPARENT)						
190.06	29	0.83			VACANT (APPARENT)						
190.06	31	0.85			VACANT (APPARENT)						
190.06	33	0.86			VACANT (APPARENT)						
190.06	4	0.87			VACANT (APPARENT)						
190.06	5	0.87			VACANT (APPARENT)						
154	190.06	3	0.88	4		VACANT (APPARENT)	6	0.3	21	11.55	4
579	285.11	6.02	1.09	1		VACANT (APPARENT)	7	0.7	6	1.09	1
586	264	17.19	1.4	1		Yes-1 SF home	6	0.7	5	0	1
587	190.07	11	1.82	1		VACANT (APPARENT)	6	0.7	7	1.82	1
588	269	5	2	1		Yes-1 SF home	6	0.7	8	0	1
591	264	17.09	2.23	2		Yes-1 SF home	6	0.7	10	0	2
592	124	56.01	2.66	1		VACANT (APPARENT)	6	0.6	9	2.66	1
593	164	1	2.74	3		Parkor's Run Redevelopment Area	6	0.3	16	2.74	3
595	165	1	2.84	3		Parkor's Run Redevelopment Area	6	0.3	17	2.84	3
596	148	1	2.95	1		VACANT (APPARENT)	6	0.3	5	2.95	1
597	163	1	3.11	3		Parkor's Run Redevelopment Area	6	0.3	18	3.11	3
598	149	1	3.28	1		VACANT (APPARENT)	6	0.3	5	3.28	1
599	266	1	3.45	2		VACANT (APPARENT)	6	0.7	14	3.45	2
600	282.01	8.02	4.03	1		VACANT (APPARENT)	6	0.3	7	4.03	1
602	193	1	7.22	4		VACANT (APPARENT)	12	0.7	60	7.22	4
604	194	10	13.18	7		VACANT (APPARENT)	12	0.7	110	13.18	7
				308							284

Housing Plan Sites	
Mixed Use Site on Route No. 9 (Blk	75
Mathistown No. 1 (Block 325, Lots	25
Mathistown No. 2 (Block 325, Lots	25
Oak Lane (Block 292, Lots 10, 11 &	56