

TOWNSHIP OF MANALAPAN
RESOLUTION NO. 2020-230

RESOLUTION ENDORSING HOUSING ELEMENT AND FAIR SHARE PLAN

Mrs. Musich offered the following Resolution and moved its adoption:

WHEREAS, the Township filed a declaratory judgment action captioned In the Matter of the Application of the Township of Manalapan, Superior Court of New Jersey, Law Division- Monmouth County, Docket No. MON-L-2518-15 (the “Mt. Laurel Litigation”) following the New Jersey Supreme Court’s decision in the matter of In Re Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, wherein the Supreme Court directed that municipalities which were before the Council on Affordable Housing, such as the Township of Manalapan, were required to file declaratory judgment actions in the Superior Court to evaluate compliance with their Mt. Laurel obligations in order to maintain immunity from builder’s remedy litigation; and

WHEREAS, the Township entered into a Settlement Agreement with Fair Share Housing Center and the Court entered an Order of Fairness and Preliminary Compliance approving the Settlement Agreement on January 21, 2020; and

WHEREAS, the Court Order approving the Settlement Agreement requires the Township Planning Board to approve a Housing Element and Fair Share Plan and it further requires the Township Committee to endorse the Housing Element and Fair Share Plan; and

WHEREAS, it is anticipated the Planning Board will approve the Housing Element and Fair Share Plan prepared by Jennifer C. Beahm, PP, AICP of Leon S. Avakian, Inc., Consulting Engineers, dated July 2020 at the Planning Board meeting on July 23, 2020; and

WHEREAS, the Township Committee of the Township of Manalapan believes it is in the best interest of the Township to comply with the Court’s Order of Fairness and Preliminary Compliance dated January 21, 2020 by endorsing the Housing Element and Fair Share Plan prepared by Jennifer C. Beahm, PP, AICP, to obtain a Final Judgment of Compliance and Repose protecting the Township from builder’s remedy litigation until July 1, 2025;

NOW, THEREFORE, BE IT RESOLVED that Township Committee of the Township of Manalapan, County of Monmouth, State of New Jersey that it hereby endorses the Housing Element and Fair Share Plan prepared by Jennifer C. Beahm, PP, AICP dated July 2020.

BE IT FURTHER RESOLVED that this Resolution shall only become effective upon the Manalapan Township’s Planning Board approval of the Housing Element and Fair Share Plan prepared by Jennifer C. Beahm, PP, AICP dated July 2020.

SECONDED by Mr. Jacobson and adopted on roll call by the following vote:

AFFIRMATIVE: Jacobson, Musich, Nelson, McNaboe

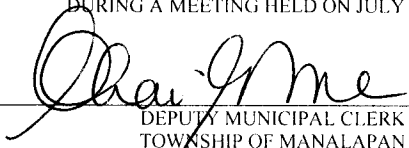
NEGATIVE: None

ABSTAIN: Cohen

ABSENT: None

DATED: July 22, 2020

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A
RESOLUTION ADOPTED BY THE TOWNSHIP OF MANALAPAN
DURING A MEETING HELD ON JULY 22, 2020


DEPUTY MUNICIPAL CLERK
TOWNSHIP OF MANALAPAN

Housing Plan Element and Fair Share Plan

Prepared for:

The Township of Manalapan
Monmouth County, New Jersey

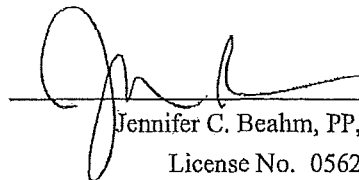
DRAFT FOR REVIEW

July 2020

Prepared By:



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Neptune, New Jersey 07753
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Jennifer C. Beahm, PP, AICP
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Susan Cohen, Deputy Mayor
Mary Ann Musich
Barry Jacobson
Eric Nelson

Planning Board

Kathy Kwaak, Chairperson
Todd Brown, Vice Chairperson
Daria D'Agostino, Secretary
Barry Jacobson, Mayor's Designee
Barry Fisher
Richard Hogan
John Castronovo
Alan Ginsberg
Steven Kastell, Alternate #1
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Borough Planning Board Professionals

Nancy DeFalco, Administrative Officer
Brian Boccanfuso, P.E., Board Engineer
Jennifer Beahm, P.P., AICP, Board Planner
Ron Cucchiaro, Esq., Board Attorney

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- Appendix A: Settlement Agreement with Fair Share Housing Center and Amended Settlement Agreement with Fair Share Housing Center
- Appendix B: Spending Plan
- Appendix C: Site Suitability Analyses
- Appendix D: Memorandum of Understanding with Affordable Housing Developer, Pro-forma and Project Schedule
- Appendix E: Professional Services Contract with Affordable Housing Alliance and Rehabilitation Manual

INTRODUCTION

In the case of Southern Burlington County NAACP v. the Township of Mount Laurel, (commonly known as Mount Laurel I), the New Jersey Supreme Court established the doctrine that developing municipalities in New Jersey have a constitutional obligation to provide a realistic opportunity for the construction of low and moderate income housing in their communities. In its Mount Laurel decision, decided on January 20, 1983 (Mount Laurel II), the Supreme Court expanded the Mount Laurel doctrine by stating that this constitutional responsibility extended to all municipalities in New Jersey. The Court also established various remedies, including the “builder remedy” or court-imposed zoning, to ensure that municipalities affirmatively addressed this obligation.

In response to the Mount Laurel II decision, the New Jersey Legislature adopted the Fair Housing Act in 1985 (Chapter 222, Laws Of New Jersey, 1985). The Fair Housing Act established a Council on Affordable Housing (COAH) as an administrative alternative to the courts. COAH was also given the responsibility of establishing various housing regions in the state, determining regional and municipal fair share affordable housing obligations and adopting regulations establishing the guidelines and approaches that municipalities may use in addressing their affordable housing need.

Under COAH’s regulations, low income households are defined as those with incomes no greater than 50 percent of the median household income, adjusted for household size, of the housing region in which the municipality is located, and moderate-income households are those with incomes no greater than 80 percent and no less than 50 percent of the median household income, adjusted for household size, of the housing region. For the Township of Manalapan, the housing region is defined by COAH as Region 4 and is comprised of Mercer, Monmouth and Ocean counties. For 2019, the Region 4 median income for a four-person household is \$103,092, the moderate-income level is \$82,474 and low-income is \$51,546.

Pursuant to both the Fair Housing Act and the Municipal Land Use Law (MLUL), municipalities in New Jersey are required to include a housing element in their master plans. The principal purpose of the housing element is to provide for methods of achieving the goal of access to affordable housing to meet the municipality’s low- and moderate-income housing needs. The statutory required contents of the 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 ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;

- An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
- An analysis of the existing and probable future employment characteristics of the municipality;
- A determination of the municipality's present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing; and
- A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for low- and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing.

MUNICIPAL SUMMARY

Manalapan Township is a 30.85 square mile, suburban community located in western Monmouth County. It is bordered by Monroe Township and Old Bridge Township, both of which are located in Middlesex County, to the north, Marlboro Township to the east, Freehold Township to the south and southeast, and Millstone Township to the west. The Borough of Englishtown is located entirely within Manalapan. Manalapan's land uses are typical of a suburban community and consist mostly of residential and farm assessed property with commercial corridors located along major roads such as Route 9.

The Township contains or is in the immediate vicinity of a number of notable natural features. A number of farm assessed properties are located throughout the Township, particularly in the southern portion of Manalapan and 21 separate farms have been preserved through the Monmouth County Farmland Preservation program. Monmouth Battlefield, a State park and home to one of the largest battles of the American Revolution, is located within Manalapan Township and is listed on the National Register of Historic Places as a Historic District.

Manalapan had a population of 39,853 in 2018, according to the U.S. Census Bureau's American Community Survey Demographics and Housing Estimates. Manalapan has a population density of 1,292 persons per square mile of land area, which is higher than Monmouth County's overall density of 1,342 persons per square mile. Manalapan grew older between 2010 and 2018, with a 2010 median age of 41.7, and a 2018 median age of 43.7 years of age. The Township's 2018 median household income estimate of \$115,116 was higher than that of the County (\$95,699) and the State (\$74,176). In the guidelines established by COAH, Manalapan Township is located in affordable housing Region 4 which is comprised of Monmouth, Mercer, and Ocean Counties.

DEMOGRAPHIC CHARACTERISTICS

POPULATION

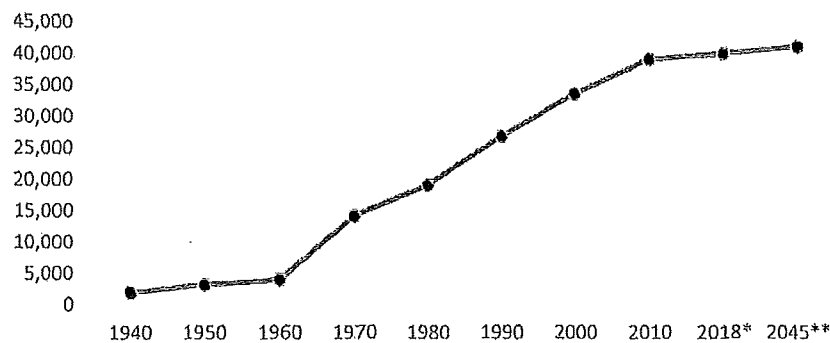
In 2018, the Township of Manalapan had a total population of 39,853. This number represented a net increase of 981 individuals or 2.5% percent since 2010, the smallest percentage increase in population since 1950. This small percentage increase between 2010 and 2018 is slightly higher than County's -1.11% change and the State's 1.33% change. Manalapan's population grew steadily from 1950 through 2010 but has begun to slow since the year 2000. The decade between 1960 and 1970 experienced the greatest overall population growth, with population increases by 260.32%. Population growth in Manalapan Township has increased by double digit percentages every decade, with the exception of the most recent. The 2018 population of 39,853 represented approximately 0.4 percent of the total population of Monmouth County. The total population pattern over time for Manalapan, Monmouth County, and the State of New Jersey are detailed below.

TABLE 1: POPULATION TRENDS, 1940-2018

Year	Manalapan			Monmouth County			New Jersey		
	Population	Change		Population	Change		Population	Change	
		Number	Percent		Number	Percent		Number	Percent
1940	1,900		-	161,238	-	-	4,160,165	-	-
1950	3,137	1,237	65.11%	225,327	64,089	39.70%	4,835,329	675,164	16.20%
1960	3,900	763	24.32%	334,401	109,074	48.40%	6,066,782	1,231,453	25.50%
1970	14,049	10,149	260.23%	461,849	127,448	38.10%	7,171,112	1,104,330	18.20%
1980	18,914	4,865	34.63%	503,173	41,324	8.90%	7,365,011	193,899	2.70%
1990	26,716	7,802	41.25%	553,124	49,951	9.90%	7,730,188	365,177	5.00%
2000	33,423	6,707	25.10%	615,301	62,177	11.20%	8,414,350	684,162	8.90%
2010	38,872	5,449	16.30%	630,380	15,079	2.50%	8,791,894	377,544	4.50%
2018*	39,853	981	2.52%	623,387	-6,993	-1.11%	8,908,520	116,626	1.33%
2045**	40,921	825	2.06%	671,946	44,395	7.07%	-	-	-

Source: U.S. Census Bureau Decennial Census (table DP-1)
 *U.S. Census Bureau, 2013-2017 ACS 5-Year Estimates (table DP05)
 **Projections from North Jersey Transportation Planning Authority

Population Over Time in Manalapan, NJ



POPULATION COMPOSITION BY AGE

The age composition of Manalapan has shifted noticeably since 2010. According to American Community Survey 2018 5-Year Estimates, significant changes occurred in many age groups. The number of elementary through high school aged children has decreased significantly over this time period, as has the number of adults aged 25 to 44 years and 85 years and over. Conversely, the Borough has seen a significant increase in the number of residents aged 55 to 84 years. The greatest percentage increases occurred in the 75 to 84 years cohort which grew by 139.3 percent, and in the 65 to 74 age cohort, which increased by 33.2 percent over the same timeframe. Overall, the population of Manalapan grew by 2.5 percent between 2010 and 2018.

TABLE 2: POPULATION BY AGE COHORT, MANALAPAN, 2010-2018

Population	2010		2018		Change 2010-2018
	Number	Percent	Number	Percent	
Total population	38,872	100%	39,853	100.0%	2.5%
Under 5 years	2,047	5.3%	2,151	5.4%	5.1%
5 to 9 years	2,727	7.0%	2,529	6.3%	-7.3%
10 to 14 years	3,142	8.1%	2,768	6.9%	-11.9%
15 to 19 years	2,991	7.7%	2,461	6.2%	-17.7%
20 to 24 years	2,044	5.3%	2,612	6.6%	27.8%
25 to 34 years	3,134	8.1%	2,872	7.2%	-8.4%
35 to 44 years	5,346	13.8%	5,190	13.0%	-2.9%
45 to 54 years	7,190	18.5%	6,436	16.1%	-10.5%
55 to 59 years	2,960	7.6%	3,740	9.4%	26.4%
60 to 64 years	2,456	6.3%	2,867	7.2%	16.7%
65 to 74 years	2,585	6.7%	3,443	8.6%	33.2%
75 to 84 years	810	2.1%	1,938	4.9%	139.3%
85 years and over	1,440	3.7%	846	2.1%	-41.3%
2010 US Census Bureau (table DP-1) U.S. Census Bureau, American Community Survey 2018 5-Year Estimates (table DP-05)					

Monmouth County also experienced shifts in the age make-up of its population. Similarly, to Manalapan, the County also experienced a significant decrease in the elementary through high school-aged population. Monmouth County's 35 to 54 years age cohorts experienced significant decreases in population. Similar to the Township, the percentage of all of the County's age cohorts over the age of 55 years experienced increases between 2010 and 2018, suggesting that the County, like Manalapan, has an aging population. However, while the percentage of Manalapan's population over the age of 85 decreased, the percentage of the County's population overall increased; suggesting that while the County's population is aging overall, the oldest residents may be moving out of Manalapan. The similarities in population age distribution between the Borough and the County are illustrated by the likeness in the shape of their population pyramids provided below.

TABLE 3: POPULATION BY AGE COHORT, MONMOUTH COUNTY, 2010-2018

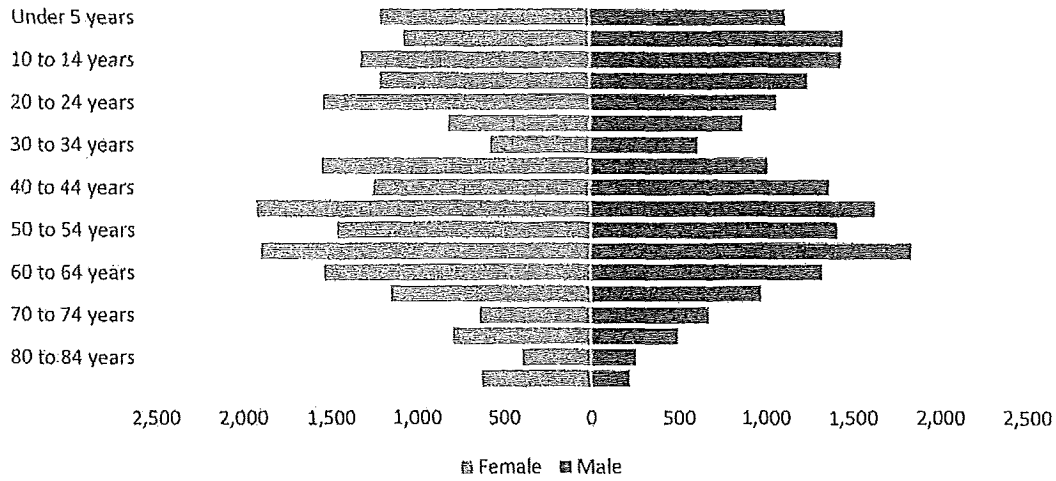
Population	2010		2018		Change 2010-2018	
	Number	Percent	Number	Percent	Number	Percent
Total population	630,380	100.0%	623,387	100.0%	-6,993	-1.1%
Under 5 years	34,755	5.5%	31,241	5.0%	-3,514	-10.1%
5 to 9 years	41,128	6.5%	37,145	6.0%	-3,983	-9.7%
10 to 14 years	45,551	7.2%	40,403	6.5%	-5,148	-11.3%
15 to 19 years	44,044	7.0%	41,748	6.7%	-2,296	-5.2%
20 to 24 years	34,185	5.4%	37,802	6.1%	3,617	10.6%
25 to 34 years	64,860	10.3%	65,673	10.5%	813	1.3%
35 to 44 years	86,499	13.7%	72,460	11.6%	-14,039	-16.2%
45 to 54 years	110,979	17.6%	98,425	15.8%	-12,554	-11.3%
55 to 59 years	44,570	7.1%	52,037	8.3%	7,467	16.8%
60 to 64 years	37,118	5.9%	42,774	6.9%	5,656	15.2%
65 to 74 years	44,342	7.0%	59,286	9.5%	14,944	33.7%
75 to 84 years	28,598	4.5%	29,454	4.7%	856	3.0%
85 years and over	13,751	2.2%	14,939	2.4%	1,188	8.6%
2010 US Census Bureau (table DP-1)						
U.S. Census Bureau, American Community Survey 2018 5- Year Estimates (table DP-05)						

The median age of Township residents has increased considerably between 2010 and 2018. This trend is consistent with the general “graying” of America as the Baby Boom generation continues to age. While the State, County, and Township have all experienced increases in median age between 2010 and 2018, the Township experienced the greatest increase over that timeframe, slightly above that of the County. The Township also exhibits the highest median age of the three populations.

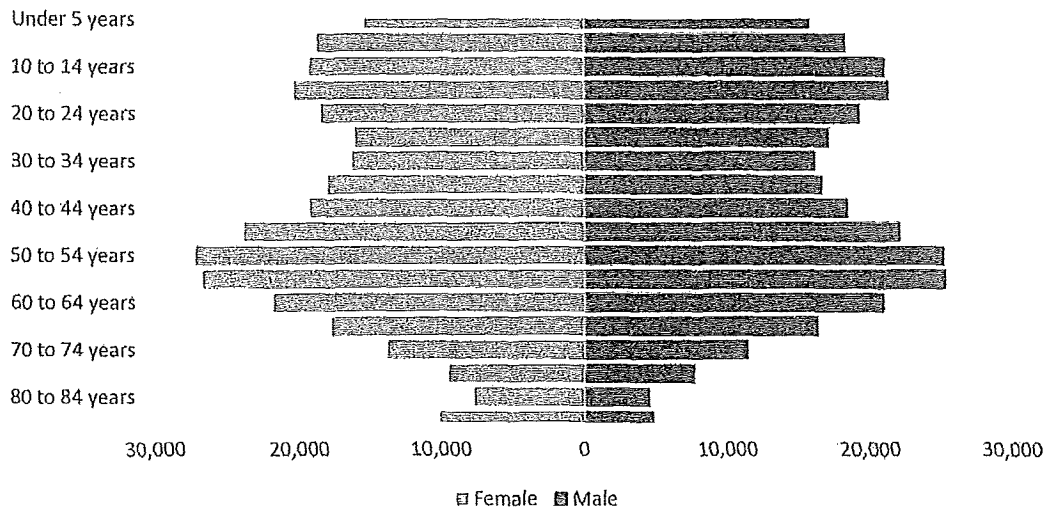
TABLE 4: MEDIAN AGE

Year	Mandalapan	Monmouth County	New Jersey
2010	41.7	41.3	39
2018	43.7	43.2	40
Change	2	1.9	1
U.S. Census Bureau, 2010 Decennial Census (table DP-1)			
U.S. Census Bureau, American Community Survey 2018 5-Year Estimates (table DP-05)			

Manalapan Township Population Pyramid, 2018



Monmouth County Population Pyramid, 2018



HOUSEHOLDS

A household is defined as one or more persons, either related or not, living together in a housing unit. 2018 ACS 5-Year Estimates note that there were approximately 13,851 households in the Township. The largest percentage of households in Manalapan consisted of four (4) or more people, at 31.6%, while one (1) and two (2) person households combined accounted for 48.5%. In Monmouth County, the largest percentage of households consisted of two (2) people, at 32.1% and one (1) and two (2) person households consisted of 58.1% of all households in the County. Average household size in the Township is slightly larger than that of the County. The Township's average household size was 2.86 while the County's average household size was 2.64 according to these estimates.

**TABLE 5: HOUSEHOLD CHARACTERISTICS
MANALAPAN AND MONMOUTH COUNTY, 2018**

	Manalapan		Monmouth County	
	Number	Percent	Number	Percent
Total Households	13,851	100%	233,874	100%
1-person	2,746	19.8%	60,771	26.0%
2-persons	3,971	28.7%	74,973	32.1%
3-persons	2,752	19.9%	38,634	16.5%
4 or more persons	4,382	31.6%	59,496	25.4%
Average Household Size	2.86		2.64	
U.S. Census Bureau, American Community Survey 2018 5 Year Estimates (tables S2501 & B25010)				

Family households are defined as two or more persons living in the same household, related by blood, marriage or adoption. Most households in Manalapan were families, comprising 77 percent of all households. Approximately 89.2% percent of all family households were family households with married couple householders, while 1.2 percent and 9.6 percent of family households respectively were family households consisting of single parent male or female householders. Average family size was 3.35 persons. Of all Township households, 23 percent were non-family households.

TABLE 6: HOUSEHOLDS BY TYPE (2018)

Household Size	Total	Percent
Total Households	13,851	100.0%
1 person household	2,746	19.8%
2 or more person household	11,105	80.2%
Family households	10,669	77.0%
Married Couple Family	9,514	89.2%
With own children under 18 years	4,830	45.3%
No children under 18 years	4,684	43.9%
Other Family	1,155	10.8%
Male householder, no wife present	133	1.2%
With own children under 18 years	35	0.3%
No own children under 18 years	98	0.9%
Female householder, no husband present	1,022	9.6%
With own children under 18 years	401	3.8%
No own children under 18 years	621	5.8%
Nonfamily Households	3,182	23.0%
Average Family Size	3.35	
U.S. Census Bureau, American Community Survey 2018 5-Year Estimates (tables S2501, S1101)		

INCOME

Manalapan experienced a 26.8 percent increase in per capita income between 2010 and 2018, which was higher than Monmouth County's 19.5 percent increase, and the State's 16.4 percent increase over the same period. The Township's per capita income of \$52,045 is higher than the County's \$48,959 per capita income figure, and the State's \$40,567 per capita income.

TABLE 7: PER CAPITA INCOME AND MEDIAN HOUSEHOLD INCOME

	2010 Per Capita Income	2018 Per Capita Income	Percent Change	2010 Median Household Income	2018 Median Household Income	Percent Change
Manalapan	\$41,049	\$52,045	26.8%	\$103,970	\$115,116	9.8%
Monmouth County	\$40,976	\$48,959	19.5%	\$82,265	\$95,699	16.3%
New Jersey	\$34,858	\$40,567	16.4%	\$69,811	\$74,176	6.3%
U.S. Census Bureau, 2010 ACS Selected Population Tables (table DP03)						
U.S. Census Bureau, American Community Survey 2018 5-Year Estimates (tables S1902 and S1903)						

Household income in Manalapan Township is higher than that over the County overall. The two (2) income brackets containing the highest percentage of households were the \$200,000 or more and the \$100,000 to \$149,999 range for both Manalapan and the County. However, 58.1% of Manalapan Township households had incomes over \$100,000; while only 47.9% of County households had incomes greater than \$100,000. Households in Manalapan earned more than households in Monmouth County and the state overall in 2018. The median income in Manalapan was \$115,116; approximately \$19,000 more than the County median household income and \$21,000 more than the State median household income. Between 2010 and 2018, the median household income increased by 9.8 percent, less than the 16.3 percent growth rate experienced in Monmouth County, but more than the 6.8 percent increase for the State overall.

**TABLE 8: HOUSEHOLD INCOME DISTRIBUTION
MANALAPAN AND MONMOUTH COUNTY, 2018**

	Manalapan		Monmouth County	
	Number	Percent	Number	Percent
Total Households	13,851	100%	233,874	100.0%
Less than \$10,000	316	2.3%	9,200	3.9%
\$10,000 to \$14,999	281	2.0%	6,489	2.8%
\$15,000 to \$24,999	813	5.9%	14,796	6.3%
\$25,000 to \$34,999	745	5.4%	14,648	6.3%
\$35,000 to \$49,999	617	4.5%	18,503	7.9%
\$50,000 to \$74,999	1,555	11.2%	31,453	13.4%
\$75,000 to \$99,999	1,471	10.6%	26,869	11.5%
\$100,000 to \$149,999	2,874	20.7%	43,374	18.6%
\$150,000 to \$199,999	1,687	12.2%	27,234	11.6%
\$200,000 or more	3,492	25.2%	41,308	17.7%
U.S. Census Bureau, American Community Survey 2018 5-Year Estimates (table B19001)				

HOUSEHOLD COSTS

The tables below show housing expenditures for owner- and renter-occupied units in Manalapan in 2018. The first table shows the housing costs of owner occupants as a percentage of total income. A total of 3,657 households (30.6%) were devoting more than 30 percent of their annual income to housing costs. The State affordability threshold for housing as a percent of income suggests that not more than 28 percent of gross income should be allocated for housing costs.

The second table shows rental costs as a percentage of household income. A total of 1,100 households renting in Manalapan or 58.4 percent, were spending over 30 percent of their incomes on rent. The State affordability threshold for housing as a percent of income suggests that not more than 30 percent of gross income should be allocated for rent.

TABLE 9: MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME, 2018

	Manalapan		Monmouth County	
	Number	Percentage	Number	Percentage
Total Owner-Occupied Housing Units	11,969	100.0%	172,322	100.0%
Less than 15%	3,399	28.4%	46,676	27.1%
15 to 19%	2,027	16.9%	27,435	15.9%
20 to 24%	1,677	14.0%	23,643	13.7%
25 to 29%	1,103	9.2%	18,115	10.5%
30 to 34%	976	8.2%	12,237	7.1%
35% or more	2,681	22.4%	43,160	25.0%
Not computed	106	0.9%	1,056	0.6%
U.S. Census Bureau, American Community Survey 2018 5-Year Estimates (table B25091)				

TABLE 10: GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME, 2018

	Manalapan		Monmouth County	
	Number	Percentage	Number	Percentage
Total Renter-Occupied Housing Units	1,882	100.0%	61,552	100.0%
Less than 15%	152	8.1%	6,511	10.6%
15 to 19%	123	6.5%	5,943	9.7%
20 to 24%	182	9.7%	7,149	11.6%
25 to 29%	181	9.6%	6,236	10.1%
30 to 34%	40	2.1%	4,731	7.7%
35% or more	1,060	56.3%	27,317	44.4%
Not computed	144	7.7%	3,665	6.0%
U.S. Census Bureau, American Community Survey 2018 5-Year Estimates (table B25070)				

EXISTING HOUSING CONDITIONS

HOUSING UNIT DATA

Manalapan's housing stock is predominantly owner occupied and relatively new. According to the 2018 ACS, the Township had a total of 14,524 housing units, 13,851 (95.4%) of which are occupied. Of the Township's fully occupied housing units, most (86.4%) were owner-occupied, while 13.6 percent were renter-occupied. Paralleling the population growth with the Township, the majority of housing built in Manalapan was built between 1960 and 2009. Housing construction appears to have slowed since 2010. The median age of the Borough's housing is 1985.

TABLE 11: OCCUPANCY DATA, 2018

Housing Units in Manalapan	Number	Percent
Total Housing Units	14,524	100%
Occupied Housing Units	13,851	95.4%
Owner Occupied	11,929	86.4%
Renter Occupied	1,882	13.6%
Vacant Housing Units	673	4.6%
For Rent / Rented Not Occupied	87	0.6%
For Sale Only	52	0.4%
Sold, not occupied	43	0.3%
For Seasonal, Recreational or Occasional Use	353	2.4%
Other Vacant	138	1.0%
U.S. Census Bureau, American Community Survey 2011-2015 (tables DP04 and B25004)		

TABLE 12: AGE OF HOUSING, 2018

	Number	Percent
Built 1939 or earlier	122	0.8%
Built 1940 to 1949	134	0.9%
Built 1950 to 1959	663	4.6%
Built 1960 to 1969	2,443	16.8%
Built 1970 to 1979	2,209	15.2%
Built 1980 to 1989	3,076	21.2%
Built 1990 to 1999	2,578	17.7%
Built 2000 to 2009	2,624	18.1%
Built 2010 or later	675	4.6%
Total	14,524	100.0%
Median Year Structure Built	1985	
U.S. Census Bureau, American Community Survey 2018 5-Year Estimates (table DP04 and B25035)		

HOUSING TYPE AND SIZE

The housing stock in Manalapan is dominated by single-family detached homes, which comprise approximately 68 percent of the Township's housing stock. Townhouses comprise an additional 13.6% of the Township's housing stock. The median number of rooms per unit was 7.5.

TABLE 13: HOUSING UNITS BY TYPE, 2018

Units In Structure	Total	Percent
Total	14,524	100%
1 Unit, detached	9,881	68.0%
1 Unit, attached	1,982	13.6%
2 Units	281	1.9%
3 or 4 Units	138	1.0%
5 to 9 Units	636	4.4%
10 to 19 Units	1,132	7.8%
20 Units or more	425	2.9%
Mobile home	49	0.3%
Boat, RV, van, etc.	0	0.0%
Rooms	Total	Percent
1 room	46	0.3%
2 rooms	14	0.1%
3 rooms	432	3.0%
4 rooms	1,800	12.4%
5 rooms	1,625	11.2%
6 rooms	1,799	12.4%
7 rooms	1,545	10.6%
8 rooms	2,633	18.1%
9 or more rooms	4,630	31.9%
Median number of rooms	7.5	
U.S. Census Bureau, American Community Survey 2018 5 Year Estimates (DP04)		

HOUSING VALUES AND CONTRACT RENTS

According to the 2018 ACS 5-Year Estimates, the median value of owner-occupied housing units in Manalapan was \$462,500, with a total of 82.3% of units valued at \$300,000 or greater. Table 14 provides a breakdown of home values for owner-occupied units within the Township. Only 251 owner-occupied housing units in Manalapan were worth less than \$100,000.

TABLE 14: VALUE OF OWNER-OCCUPIED HOUSING UNITS, 2018

	Manalapan		Monmouth County	
	Number	Percentage	Number	Percentage
Total	11,969	100.0%	173,322	100%
Less than \$50,000	147	1.2%	3,319	1.9%
\$50,000 to \$99,999	104	0.9%	2,279	1.3%
\$100,000 to \$149,999	552	4.6%	4,221	2.4%
\$150,000 to \$199,999	463	3.9%	7,031	4.1%
\$200,000 to \$299,999	860	7.2%	28,884	16.8%
\$300,000 to \$499,999	5,012	41.9%	67,448	39.1%
\$500,000 to \$999,999	4,654	38.9%	50,085	29.1%
\$1,000,000 and greater	177	1.5%	9,055	5.3%
Median Value	\$462,500		\$408,400	
U.S. Census Bureau, American Community Survey 2018 5 Year Estimates (table DP04)				

With respect to renter-occupied units, there are a range of rents, with most rental units in the Township carrying rental costs either within the \$1,000 to \$1,499 range or the \$1,500 to \$1,999 range per month. At the time of the ACS 5-Year Estimates, the median gross rent in Manalapan was \$1,512, above the County median rent of \$1,372. Only 59 units in the Township carried rental costs of less than \$500 per month, while 144 units did not require cash rent payments.

TABLE 15: GROSS RENT PAID

	Manalapan		Monmouth County	
	Number	Percentage	Number	Percentage
Total	1,738	100%	59,065	100%
Less than \$500	59	3.4%	4,304	7.3%
\$500 to \$999	164	9.4%	8,306	14.1%
\$1,000 to \$1,499	635	36.5%	21,893	37.1%
\$1,500 to \$1,999	451	25.9%	12,946	21.9%
\$2,000 to \$2,499	345	19.9%	7,598	12.9%
\$2,500 to \$2,999	31	1.8%	2,372	4.0%
\$3,000 or more	53	3.0%	1,646	2.8%
No cash rent	144	8.3%	2,487	4.2%
Median Contract Rent	\$1,512		\$1,372	
U.S. Census Bureau, American Community Survey 2018 5 Year Estimates (table DP04)				

HOUSING CONDITIONS

According to the 2018 ACS, there are 97 units exhibiting overcrowding (more than one person per room), 18 units lacking complete plumbing facilities, and 24 units lacking complete kitchen facilities in Manalapan. These factors are utilized in determining housing deficiency and general housing problems and are used as the basis to calculate the municipal rehabilitation obligation. According to the data, 0.7 percent of occupied housing units experienced over-crowding, while 0.1 percent of occupied units lacked complete plumbing facilities and 0.2 percent lacked complete kitchen facilities.

TABLE 16: HOUSING DEFICIENCY CHARACTERISTICS

	Count	Percent
Housing Units with 1.01 or More Persons Per Room		
Owner-Occupied	86	0.6%
Renter-Occupied	11	0.1%
Plumbing Facilities		
Total Occupied Housing Units	13,851	100%
Lacking complete plumbing facilities	18	0.1%
Kitchen Equipment		
Total Occupied Housing Units	13,851	100%
Lacking complete kitchen facilities	24	0.2%
U.S. Census Bureau, American Community Survey 2011-2015 (tables B25014, S2504)		

PROJECTED HOUSING STOCK

According to New Jersey Department of Community Affairs, Manalapan Township issued building permits for 3,160 new residential dwelling units between January 2000 and December 2018. During that same time period, the Township also issued 123 residential demolition permits. Subtracting demolition permits from construction permits yields a net increase of 3,037 dwelling units over this time period.

**TABLE 17: BUILDING PERMITS AND DEMOLITION PERMITS ISSUED,
2000 - 2018**

Year	1 & 2 Family	Multi Family	Mixed Use	Total New Construction	Total Residential Demolitions	Net Units Added
2000*				572	6	566
2001*				98	6	92
2002*				129	8	121
2003*				104	8	96
2004	257	33	0	290	6	284
2005	337	0	0	337	9	328
2006	312	101	0	413	8	405
2007	223	6	0	229	15	214
2008	204	7	0	211	7	204
2009	155	0	0	155	0	155
2010	124	0	0	124	5	119
2011	121	80	0	201	3	198
2012	100	0	0	100	10	90
2013	118	0	0	118	3	115
2014	46	0	0	46	6	40
2015	2	0	0	2	5	-3
2016	11	0	0	11	8	3
2017	14	0	0	14	7	7
2018	6	0	0	6	3	3
Total	2,030	227	0	3,160	123	3,037

Source: NJ DCA Construction Reporter

*The DCA Construction Reporter did not begin to report housing permits by type until 2004.

EMPLOYMENT DATA

The 2018 ACS reports on work activity of residents aged 16 years and older. While the Township's working age population was 31,652 residents, Manalapan had an approximate labor force of 20,305 residents. Approximately 36 percent of the Township's working age residents were not participating in the labor force at the time of the estimates. All of the Township's labor force was employed in civilian jobs, with zero residents reported as members of the armed forces. Approximately 2.9 percent of Township residents reported being unemployed.

TABLE 18: EMPLOYMENT STATUS

	Manalapan		Monmouth County	
	Number	Percent	Number	Percent
Population 16 years and over	31,652	100%	506,127	100%
In labor force	20,305	64.2%	333,518	65.9%
Civilian Labor Force	20,305	64.2%	333,155	65.8%
Employed	19,388	61.3%	315,831	62.4%
Unemployed	917	2.9%	17,324	3.4%
Armed Forces	0	0.0%	363	0.1%
Not in labor force	11,347	35.8%	172,609	34.1%
U.S. Census Bureau, American Community Survey 2018 5 Year Estimates table DP03)				

More than three quarters of the Township's workers were employed in private wage and salary positions, while seven percent of workers were self-employed. Government workers comprised approximately 15 percent of the Township's workforce. Table 18 provides a breakdown of worker classifications.

TABLE 19: CLASSIFICATION OF WORKERS IN MANALAPAN, 2018

	Number	Percent
Total	19,388	100%
Private Wage and Salary Worker	15,071	77.7%
Government Worker	2,892	14.9%
Self-Employed Worker	1,373	7.1%
Unpaid Family Worker	52	0.3%
U.S. Census Bureau, American Community Survey 2018 5 Year Estimates (table DP03)		

An analysis of employees (over the age of 16) by economic sector indicates that employed working age individuals in Manalapan were involved in a range of economic sectors. The highest concentration of workers (25.8%) were employed in the educational services, health care, and social assistance sectors. The sector with the second largest share of residents was the professional, scientific, and management, and administrative and waste management services sectors (15.9%). Finally, the finance and insurance, and real estate and rental and leasing sector employed 10.7 percent of the Township's workforce.

TABLE 20: WORKFORCE BY SECTOR

Industry	Number	Percent
Civilian employed population 16 years and over	19,388	100%
Agriculture, forestry, fishing and hunting, mining	17	0.1%
Construction	1,203	6.2%
Manufacturing	1,098	5.7%
Wholesale Trade	598	3.1%
Retail Trade	2,022	10.4%
Transportation and Warehousing, and Utilities	778	4.0%
Information	660	3.4%
Finance and insurance, and real estate and rental and leasing	2,067	10.7%
Professional, scientific, and management, and administrative and waste management services	3,092	15.9%
Educational services, and health care and social assistance	5,008	25.8%
Arts, entertainment, and recreation, and accommodation and food services	1,438	7.4%
Other Services, except public administration	644	3.3%
Public administration	763	3.9%
U.S. Census Bureau, American Community Survey 2018 5 Year Estimates (table DP03)		

Table 21 provides a percentage comparison of the Township's workforce against that of the County. The Township's profile of employment by sector generally mirrors that of the County. A higher percentage of the Township's workforce is employed in the professional, scientific, and management and administrative and waste management services sectors, while a higher percentage of the County's workforce was employed in the arts, entertainment, and recreation, and accommodation and food services and construction sectors.

**TABLE 21: COMPARISON OF WORKFORCE BY SECTOR
MANALAPAN TOWNSHIP AND MONMOUTH COUNTY, 2018**

Industry	Manalapan	Monmouth County
Civilian employed population 16 years and over	19,388	315,831
Agriculture, forestry, fishing and hunting, mining	0.1%	0.2%
Construction	6.2%	7.2%
Manufacturing	5.7%	5.9%
Wholesale Trade	3.1%	2.9%
Retail Trade	10.4%	11.1%
Transportation and Warehousing, and Utilities	4.0%	4.8%
Information	3.4%	3.5%
Finance and Insurance, and real estate and rental and leasing	10.7%	10.2%
Professional, scientific, and management, and administrative and waste management services	15.9%	13.4%
Educational services, and health care and social assistance	25.8%	24.0%
Arts, entertainment, and recreation, and accommodation and food services	7.4%	8.7%
Other Services, except public administration	3.3%	4.0%
Public administration	3.9%	4.2%
U.S. Census Bureau, American Community Survey 2018 5 Year Estimates (table DP03)		

Table 22 provides a breakdown of occupations by type for the Township's employed civilian labor force. More than half of the Township's employed civilian labor force was employed in management, business, science, and arts occupations; while approximately one quarter of Manalapan's labor force was employed in sales and office occupations.

TABLE 22: OCCUPATIONS BY TYPE

	Number	Percentage
Employed Civilian population 16 years and over	19,388	100.0%
Management, business, science and arts occupations	10,219	52.7%
Service occupations	2,178	11.2%
Sales and office occupations	4,733	24.4%
Natural resources, construction and maintenance occupations	1,088	5.6%
Production Transportation and material moving occupations	1,170	6.0%
U.S. Census Bureau, American Community Survey 2018 5 Year Estimates (table DP03)		

As shown in Table 23, a little more than one-third of residents (38%) commute less than half an hour from home to their place of work, approximately one-third of residents (31.2%) commute between half an hour to an hour from home to their place of work, and approximately one-third of residents (30.7%) have commutes greater than one hour. Mean travel time to work was 44 minutes, greater than the Monmouth County average. The vast majority of workers that commute to work do so by private automobile (74.5%). Other residents tended carpool or take public transit to their job.

TABLE 23: TRAVEL TIME TO WORK, 2018

	Mandalapan		Monmouth County	
	Number	Percent	Number	Percent
Workers who did not work at home	17,977	100.0%	292,368	100.0%
Less than 10 minutes	1,086	6.0%	35,417	12.1%
10 to 19 minutes	3,363	18.7%	73,458	25.1%
20 to 29 minutes	2,398	13.3%	46,490	15.9%
30 to 44 minutes	3,376	18.8%	51,130	17.5%
45 to 59 minutes	2,232	12.4%	25,422	8.7%
60 to 89 minutes	2,662	14.8%	34,415	11.8%
90 or more minutes	2,860	15.9%	31,242	10.7%
Mean travel time to work (minutes)	44.0		34.3	
U.S. Census Bureau, American Community Survey 2018 5 Year Estimates (table DP03 and B08303)				

TABLE 24: MEANS OF COMMUTE, 2018

	Mandalapan		Monmouth County	
	Number	Percent	Number	Percent
Workers 16 years and over	18,984	100%	309,570	100%
Car, truck, van- Drove Alone	14,151	74.5%	233,771	75.5%
Car, truck, van- Carpooled	1,228	6.5%	21,567	7.0%
Public Transportation	2,344	12.3%	25,362	8.2%
Walked	194	1.0%	5,172	1.7%
Other Means	60	0.3%	6,496	2.1%
Worked at home	1,007	5.3%	17,202	5.6%
U.S. Census Bureau, American Community Survey 2018 5 Year Estimate (table DP03)				

As indicated in Table 25 below, it is projected that Monmouth County will add 26,620 jobs by 2026. The Arts, Entertainment, and Recreation; and Ambulatory Health Care Services sectors are poised to experience the greatest increase in number of jobs over the course of the projection period.

TABLE 25: PROJECTED EMPLOYMENT, MONMOUTH COUNTY, 2026

Industry Title	2016 Actual Employment	2026 Projected Employment	Numeric Change	Annual Growth Rate	Percent Change	Outlook
Mining	10	10	0	0.0	0.0%	Stable
Utilities	1,470	1,540	70	0.5	4.8%	Growing
Construction	14,520	17,210	2,690	1.9	18.5%	Growing
Manufacturing	9,550	10,400	850	1.0	8.9%	Growing
Wholesale Trade	8,900	10,080	1,180	1.4	13.3%	Growing
Retail Trade	38,760	38,560	-200	-0.1	-0.5%	Declining
Transportation & Warehousing	4,710	5,510	800	1.8	17.0%	Growing
Postal Service	1,080	1,040	-40	-0.4	-3.7%	Declining
Information	6,310	6,100	-210	-0.4	-3.3%	Declining
Finance and Insurance	10,520	10,090	-430	-0.5	-4.1%	Declining
Real Estate & Rental & Leasing	3,530	3,650	120	0.4	3.4%	Growing
Professional, Scientific, and Technical Services	20,490	21,980	1,490	0.8	7.3%	Growing
Management of Companies and Enterprises	3,220	3,580	360	1.2	11.2%	Growing
Administrative & Support & Waste Management & Remediation Services	12,720	14,070	1,350	1.1	10.6%	Growing
Educational Services	27,830	28,700	870	0.3	3.1%	Growing
Health Care & Social Assistance	44,900	53,400	8,500	1.9	18.9%	Growing
Ambulatory Health Care Services	18,980	23,680	4,700	2.5	24.8%	Growing
Hospitals	11,390	12,910	1,520	1.4	13.3%	Growing
Nursing & Residential Care Facilities	8,760	10,100	1,340	1.6	15.3%	Growing
Social Assistance	5,770	6,710	940	1.7	16.3%	Growing
Arts, Entertainment, & Recreation	8,910	11,750	2,840	3.1	31.9%	Growing
Accommodation & Food Services	26,400	30,300	3,900	1.5	14.8%	Growing
Other Services (except Government)	13,970	16,060	2,090	1.6	15.0%	Growing
Government	15,240	13,580	-1,660	-1.3	-10.9%	Declining
Total Federal Government Employment	2,030	1,950	-80	-0.4	-3.9%	Declining
State Government, Excluding Education and Hospitals	1,920	1,890	-30	-0.2	-1.6%	Declining
Local Government, Excluding Education and Hospitals	11,290	9,740	-1,550	-1.6	-13.7%	Declining
Federal Government, Excluding Post Office	950	910	-40	-0.5	-4.2%	Declining
Total Self Employed & Unpaid Family Workers, All Jobs	17,710	19,720	2,010	1.2	11.3%	Growing
Total All Industries	289,660	316,280	26,620	1.0	9.2%	Growing

Source: 2016-2026 Industry Employment Projections, NJ Department of Labor and Workforce Development

Lands Most Appropriate for Affordable Housing

An analysis was conducted to determine which areas of the Township could accommodate developments that address affordable housing need. This analysis reviews the Township's existing zoning and planned zoning changes and outlines the Township's capacity to accommodate residential and non-residential growth projections. The following are included:

- An analysis of the available existing and planned infrastructure;
- The projected demand for types of uses permitted by zoning based on present and anticipated future demographic characteristics of the Township and anticipated land use patterns; and
- Factors, such as environmental conditions, that present constraints on development.

Infrastructure

Water and Sewer

The northern portion of Manalapan and the area surrounding the Route 33 corridor is located within public water and sewer service areas. Sewer service is provided by the Western Monmouth Utilities Authority, which directs wastewater to the Pine Brook Sewage Treatment Plant, a tertiary treatment plant in Manalapan Township. Public Water is provided by the Manalapan Township Water Department which purchases water from Suez Water.

Anticipated Demand and Land Use Patterns

The Township of Manalapan contains residential neighborhoods, farm assessed property, commercial development, and public uses with limited vacant land. According to NJTPA population estimates projected to 2045, it is anticipated that the Township's population will grow by approximately 825 people (2.06 percent).

Residential

Manalapan Township is a primarily suburban residential community. Higher density residential districts tend to be located in the portion of the Township north of Englishtown Freehold Road. Lower density residential areas and a higher concentration of farm assessed properties tend to be located south of Englishtown Freehold Road. It is anticipated that current residential areas will remain as such.

Non-Residential

Commercial uses within the Township of Manalapan tend to be focused along the State Highway 33 and US Hwy 9 corridors. Other non-residential uses include farms, concentrated in the southwestern portion of the Township, and public lands, including Monmouth Battlefield State Park in eastern portion of the Township.

New non-residential development will continue to take place as the market allows along the major transportation corridors within the Township.

Environmental Constraints

Manalapan enjoys many natural environmental amenities, including habitat for threatened and endangered species and wildlife corridors, areas of mature woodlands, major aquifer outcrop areas, steep slopes, prime farmland soils, and historic sites. In order for these environmentally sensitive features to retain their existing quality and perform vital ecosystem functions, the Township must be conscious of its role as steward of its natural environment.

Manalapan Township contains areas of freshwater wetlands and transition areas, floodways and flood hazard areas, stream corridors, watershed of public water supply (Manalapan Brook and Matchaponix Brook), and Category one watershed (Weamaconk Creek and McGellairds Brook). While Manalapan Township contains 21 farms preserved through the Monmouth County farmland preservation program, totaling approximately 1,115 acres; and other areas of preserved land, the largest tract of which being Monmouth Battlefield State Park, care should be taken to conserve natural features that can absorb excess stormwater, filter polluted runoff, and perform vital ecosystem functions. Areas with sensitive environmental features are not suitable for development.

Historic

There are a number of facilities in Manalapan located on the State and National Register of Historic Places. These include the Monmouth Battlefield Historic District, Old Tennent Church, the Freehold and Jamesburg Agricultural Railroad Historic District, The Millhurst Mill/ Black's Mill/ Clifford Snyder Grist Mill Complex, and Bear Tavern. A Historic Preservation Plan Element was prepared as part of the 1991 Master Plan. While historic status is not generally a major source of development constraint in Manalapan, the Historic Plan element recommends that the impact of public or private projects on landmarks be a factor in evaluating the design and layout of development proposals.

Existing Land Use Designations

The Township's land use designations have been continually examined and updated through the Master Plan Reexamination process. The last Reexamination Report was adopted in July 2009, with amendments to the Land Use Plan Element made through 2012.

The following districts comprise the Township's **residential** zones:

Suburban Residential Zones: R-40, R-40/20, R-30, R-20, R-4, R-5, R-T, and R-TF/TH

- *R-40:* The R-40 Single Family Zone District is intended for single-family detached at a minimum lot area of 40,000 sq. ft. per dwelling unit and is located along the southwestern border of the Township, at the intersection of Millhurst Road and Main Street, and along Washington's Advance.
- *R-40/20:* The R-40/20 Single Family Zone District is intended for single-family detached dwellings with a cluster lot option. This zone district is located mainly in the northern portion of the Township on lands adjoining R-20 neighborhoods. The minimum lot area in the R-40/20 zone district is 40,000 sq. ft. per dwelling unit, which may be clustered on 20,000 sq. ft. lots on tracts of 30 acres or more.
- *R-30:* The R-30 Single Family Zone District is intended for single-family detached dwellings north of Craigs Road, located on lots with a minimum area of 30,000 sq. ft.
- *R-20:* The R-20 Single Family Zone District consists of developed single-family detached dwellings in the northern portions of the Township and limited locations of existing housing in rural areas. The minimum lot area in the zone district 20,000 sq. ft., with a variable lot size/ cluster option.
- *R-4:* The R-4 Single Family Zone District is located in the northwestern portion of the Township adjacent to Monroe. Single family detached dwellings are a permitted use. The minimum lot area is 4,000 sq. ft.
- *R-5:* The R-5 Single Family Affordable Housing Zone District consists of subdivisions of single-family detached dwellings west of Pension Road adjacent to Old Bridge Township and at Pergolaville. The minimum lot area is 5,000 sq. ft. Planned development to facilitate the production of affordable housing for low- and moderate-income households in the R-5 Zone District is permitted on tracts of five or more contiguous acres at which the maximum density of a planned development shall be 6.5 dwelling units per acre.
- *R-T:* The R-T Residential Transition Zone District consist of single-family locations in suburban areas fronting on major roads and providing a transition to commercial or

office districts. Conversion of dwelling and infill office use is permitted provided a residential scale is maintained. The minimum lot area is 20,000 sq. ft. for residential and 40,000 sq. ft. for non-residential. The maximum site improvement ratio in the zone is 0.18.

- *R-TF/TH*: The R-TF/TH Two-Family and Townhouses Zone District permits single family, two-family, and townhouse dwellings located in areas of existing or approved development along Pension Road and Wilson Avenue. The minimum lot area for a two-family dwelling in this zone district is 10,000 sq. ft.

Suburban Conservation Zones: RE

- *RE*: The RE Residential Environmental Zone District is located in a portion of Manalapan located within PA-2 on the State Plan. However, this area contains critical environmental sites and historic and cultural sites. This zone permits single family detached dwellings at a maximum density of 0.33 dwelling units per acre and a minimum lot area of three (3) acres. Single family detached residential clusters are also permitted.

Planned Development Zones: R-20/PRC, R-20/PD, C2-M, and ML-TH

- *R-20/PRC*: The R-20-PRC Planned Retirement Community Zone District is intended for the Covered Bridge Planned Retirement Community, along Route 9 South. Townhouses and clusters of patio homes are permissible. The maximum permitted density is 6 dwelling units per gross acre.
- *R-20/PD*: The R-20/PD Planned Development Option Zone District is a planned residential development option for a designated area south of Craig Road. Townhomes and patios homes are permitted under the planned development option. For conventional or clustered detached dwellings, the R-20 zone district standards are required. For planned development the maximum density is 5 dwelling units per acre.
- *C2-M*: The C2-M Neighborhood Business/ Multifamily Option Zone District is a neighborhood business district with a multi-family option. This district is limited to an existing area of approved development between Route 9 and Tennent Road. The C-2 Zone District standards apply to non-residential construction. For attached residential housing, the maximum permitted density is 8 dwelling units per acre.
- *ML-TH*: The ML-TH Mount Laurel Townhouse Zone District permits planned residential development designed as a townhouse complex which shall include

affordable housing for low- and moderate-income households. Affordable dwellings may be constructed as residential flats, while all others are required to be townhouse dwellings. The minimum contiguous lot area of a planned residential development in this zone district is 10 acres and the maximum density is 10 dwelling units per acres.

NJSH 33 Corridor Development Zones: GCRC, CD-FS, CD-KH, and CM-M

- *GCRC*: The purpose of the Golf Course Residential Community District is to continue the golf course character of the area through the employment of combined recreational and residential uses in order to maximize open space, recreational area, the preservation of the environment, and designed to minimize the impact on Monmouth Battlefield State Park. Within this zone a combination of dwellings, as well as certain golf course recreational and maintenance structures, may be permitted as a golf course residential community. This zone district follows the R-40/20 Standards for conventional and cluster development. For Planned Golf Course Community Development, the maximum area of building and impervious coverage shall not exceed 30% of the total site area. The maximum gross residential density shall not exceed 1.1 units per acre.
- *CD-KH*: The Knob Hill Consent District permits the development of affordable housing pursuant to the approved court order.
- *CD-FS*: The Four Seasons Consent District permits 792 age restricted housing units, including 692 single family detached age restricted dwelling units and one age restricted multifamily building containing 100 affordable rental units. The maximum density will be 2.02 dwellings per acre.
- *CD-M*: The Meadows Consent District permits up to 546 housing units including 220 single family detached dwelling units, 300 townhouse units, and 26 low- and moderate-income units integrated into the townhouse units. The maximum permitted density is 3.8 dwellings per acre.

Rural Conservation Zones: R-AG/4, R-AG, and R-R

- *R-AG/4*: The R-AG/4 Rural Agricultural Zone District is located north of the Route 33 corridor and west of Millhurst Road and is intended for open space/ conservation uses and agriculture/ horticulture operations. Non-farm dwellings are permitted at a low density. Single Family detached dwellings and residential clusters are permitted uses in the zone district. The minimum lot area in this zone district is four acres.
- *R-AG*: The R-AG Rural Agricultural Districts are located north of the Route 33 corridor

and west of Millhurst Road and are intended for open space/ conservation uses and agriculture/ horticulture operations. Non-farm dwellings are permitted at a low density. The minimum permitted lot area is 120,000 sq. ft. with clustering of 60,000 sq. ft. lots permitted for larger tracts.

- *R-R:* The R-R Rural Residential Zone District is intended for low density residential development and agricultural uses. It is located principally south of Route 33. The minimum permitted lot area is 80,000 sq. ft., with clustering of 60,000 sq. ft. lots permitted for larger tracts.

Zone Overlay Areas:

- *AH-1 Affordable Housing Overlay Zone -1:* The purpose of the Affordable Housing Overlay Zone-1 is to implement the recommendations of the 2010 Township Master Plan Housing Element and Fair Share Plan for the development of one or more municipally sponsored one-hundred-percent affordable housing developments to address the third-round housing obligation of the Township for the period of 2004 to 2018. The AH-1 overlay provides for the development of affordable housing for very-low-, low-, and moderate-income housing, in a suitable location in conformance with the requirements of the New Jersey Council on Affordable Housing (COAH). This overlay zone applies to Block 47, Lot 17.

In addition to its residential zones, in the OP-10, OP-10A, and OP-10/PRC-MLC **non-residential zone** districts, the main purpose is to accommodate non-residential uses, but **dwelling units are permitted by right as a conditionally permitted use:**

- *OP-10:* The OP-10 Office Park Zone District is an office district providing for major office park development, located on larger tracts along Route 9 and Craig Road east of Washington's Advance.
- *OP-10A:* The OP-10A Office Park Zone District is an office district providing for major office park development, located on larger tracts along Craig Road.
- *OP-10/PRC-MLC:* In the OP-10/PRC-MLC Zone District, single family detached residential cluster development shall be permitted in a Planned Retirement Community (PRC), consisting of single-family detached age-restricted adult housing units and community amenities. The minimum tract area for a planned retirement community shall be 50 acres, and not more than 20% of the entire tract shall be covered by buildings.

Certain zones in the Manalapan do not permit residential uses at all, as summarized below:

Commercial Zones

- *C-1:* The Regional Commercial Shopping Center Zone District is located northwest of the intersection of Craig Road and Route 9.
- *C-2:* The Neighborhood Shopping Center Zone Districts are intended as a convenience to suburban residential areas. Locations are designated along Route 9, at the intersection of Gordons Corner Road and Pease Road, and at Union Hill Road adjacent to Marlboro Township.
- *C-3:* The General Commercial Zone District allow for a range of retail, service, and office uses along Route 9, Route 33, and Wilson Avenue.
- *LB:* The Limited Business Zone District are specific limited business zones confined to Tennent, Millhurst, Wilson Avenue, and Smithburg.
- *LI:* The Light Industrial Zone District is located along the Conrail Line southwest of Englishtown and Tennent and is intended for offices, research facilities, warehousing, wholesaling, and light manufacturing.
- *OP:* The Office Professional Zone District is located along Franklin Lane and the Route 9/ Briarhill Drive intersection and is limited to professional and business office uses.
- *OP-3:* The Office Park Zone District allows professional and business offices and is located along Taylors Mills Road/ Route 9 and Craig Road.

NJSH 33 Corridor Development Zones (non-residential)

- *SED-5 Special Economic District:* The Township planned the SED-5 District to promote economic development for non-retail commercial. The minimum lot size is 5 acres.
- *SED-20 Special Economic Development District:* The Township planned the SED-20 district for the major campus development of offices, office parks, office industrial parks, and office and warehouse distribution facilities. The minimum lot size is 20 acres.
- *SED-20/W Special Economic Development/ Warehouse Distribution District:* The Township planned the SED-20 district for the major campus development of offices, office parks, office industrial parks, and office and warehouse distribution facilities. The minimum lot size is 20 acres. In 2012, the Planning Board recommended a review of the suitability of the SED-20/W Special Economic Development Warehouse Distribution District located on the south side of NJSH 33 as an alternative to Block 66.21, Lot 1 for address the future Township housing obligation.
- *VC Village Commercial:* The purpose of the Village Commercial District (VC) is to permit the development of a village-center-type of project containing a variety of retail and office uses, clustered around a village green. This district shall also have a defined open space and/or recreational component. The district is intended to be developed in proximity to local and regional residential

populations, whether existing or proposed, in order to provide shopping, employment and personal service opportunities to large residential population, thereby reducing traffic impacts. Residential uses are not permitted.

The *PB Public Use Zone District* is intended for major public facilities including schools, parks, government offices and public utilities. Residential Uses are not permitted

FAIR SHARE PLAN

Fair Share Obligation Summary

The cumulative 1999-2025 affordable housing obligation for Manalapan's is based upon the figures calculated in the Fair Share Housing Center's May 17, 2016 Report, prepared by Dr. David Kinsey, and the negotiated court approved settlement agreement that the Township has reached with Fair Share Housing Center for the Third Round. The Township's cumulative 1999-2025 affordable housing obligation is outlined in Table 26 below.

TABLE 26: FAIR SHARE OBLIGATION SUMMARY

Obligation Component	Number of Credits Required
Present Need	73
Prior Round Obligation (1987-1999)	706
Third Round "Gap" and Prospective Need (1999-2025)	808

The following sections outline the Township's plan for complying with its Fair Share Obligation.

Present Need

The Township of Manalapan has an estimated present need obligation of 73 units. To satisfy this need, the Township will participate in the County administered rehabilitation program for owner occupied units. The Township will also establish a municipal rental rehabilitation program. This program will be advertised on the Township's website, with income limits, program features, and application processes clearly outlined. The program will be administered by Affordable Housing Alliance. The Township anticipates rehabilitating an average of 12 units per year to satisfy its rehabilitation obligation, in concert with participation in the County rehab program, by 2025.

Prior Round Obligation (1987-1999)

Record of COAH Compliance

Manalapan Township obtained a consent order for partial judgment in 1984. In 1986, the Township obtained a consent order for final judgement establishing the Township's fair share at 900 units. In 1992, the Township filed a motion with the court to extend the judgement of repose. COAH recommended extending Manalapan's period of repose to March 1995 by adopting a resolution granting interim substantive certification in 1994. COAH recommended the Township adopt a housing element and fair share plan as a condition of granting interim substantive certification. The Township prepared and adopted its first Housing Element and Fair Share Plan on February 23, 1995, addressing the housing obligation for the period from 1987 to 1999.

On March 13, 2003, Manalapan amended the 1995 plan and petitioned COAH to review and certify the

amendment. COAH granted amended substantive certification as to Manalapan's second round affordable housing obligation on February 9, 2005. On December 20, 2005, Manalapan submitted a third round housing plan, continuing to implement its certified first and second round plans, and addressed its third-round fair share obligation. In December 2008, the Township amended the Housing Element and Fair Share Plan and received determination from COAH that the petition was complete on February 25, 2009. COAH issued its recommendation for certification of the Township Plan on January 21, 2010. In April of 2010, the Township revised the Housing Plan to include additional projects which had been agreed upon during the mediation process.

The following developments, organized by unit type, address Manalapan's prior round obligation of 706 units:

Regional Contribution Agreements (RCA's)

While RCA's are no longer used to satisfy affordable housing obligations, municipalities are permitted to credit those RCA's which were in place and approved by COAH or the Court prior to July 17, 2008. Manalapan negotiated four such RCA agreements, one in 2003 with Hightstown in for 41 units, three (3) in 2005, with Lawrence Township for 62 units, Red Bank Borough for 100 units, and the City of Trenton for 119 units. RCA credits thus sum to 260 units, which is under the 50% cap of the Township's total affordable housing obligation, as established for RCA's in COAH's second-round rules.

Supportive and Special Needs Housing

There are four supportive and special needs group homes in Manalapan Township receiving rental credits in the prior round. They include the Alexandria Drive ARC group home, consisting of six (6) units, the Church Lane ARC group home, consisting of six (6) units, the Knox Lane group home, consisting of four (4) units, and the Sandpiper Drive group home, consisting of three (3) rental units. All group homes, except the Alexandria Drive project, received rental bonus credits at a 1:1 ratio of units to rental bonus credits, generating an additional 13 credits for a total of 32 credits.

Age-Restricted Rental Units

Manalapan has a single site with age-restricted affordable units, the Four Seasons (Heritage Village) development, which contains 100 affordable rental units for seniors. The development also yielded 29 bonus credits, for a total of 129 credits applied against the Township's Prior Round obligation.

Family Sale Units

There are four inclusionary developments in Manalapan that include a component of affordable, for-sale, non-age-restricted housing units that count toward the satisfaction of the Township's affordable housing obligation. The Knob Hill Inclusionary project includes 100 affordable units, the Samaritan Center development includes 67 affordable units, Tracy Station Woods has 28 affordable units, and Villages of

Manalapan (Meadow Creek) has 26 affordable units, for a total of 221 constructed inclusionary units.

100% Affordable

The Township had entered into an Agreement with Affordable Housing Alliance to construct ten (10) affordable for-sale townhouse units and received credit for two (2) of these units in the Lewis Street Municipally sponsored project in the prior round.

TABLE 27: PRIOR ROUND OBLIGATION SUMMARY

Mechanism	Units	Bonus Credits	Total Credits
RCA Credits			
Hightstown	41		41
Lawrence Township	62		62
Red Bank	100		100
City of Trenton	119		119
Post-1986 Credits			
Supportive and Special Needs Housing	19		
Alexandria Drive ARC Group Home	6		6
Church Lane ARC Group Home	6	6	12
Knox Lane Group Home	4	4	8
Sandpiper Drive Group Home	3	3	6
Inclusionary Family Sale Units	221		
Knob Hill	100		100
Samaritan Center	67		67
Tracy Station Woods	28		28
Villages of Manalapan (Meadow Creek)	26		26
Inclusionary Age-Restricted Rental Units	100		
Four Seasons (Heritage Village)	100	29	129
Family 100% Affordable	2		
Lewis Street	2		2
TOTALS	342	42	706
Prior Round Obligation			706
SURPLUS			0

Third Round Obligation (1999-2025)

The Township's Third Round affordable housing obligation is 808 units. The Township proposes to implement the following mechanisms to address this need (summarized in table 28):

Supportive and Special Needs Housing

There is one (1) supportive and special needs housing project, which has already received preliminary approval in Manalapan Township. **Manalapan Crossing** (Block 66, Lot 8.01) is a mixed-use project that includes commercial development, 280 market-rate residential units, and 50 affordable supportive/special needs beds at the corner of Route 33 and Millhurst Road. This project will yield 50 credits.

Proposed 100% Affordable Family Rental Projects

There are two (2), 100% affordable family rental projects proposed in Manalapan.

1. The **Skeba Project** (Block 72, Lot 6.01), consists of 100 affordable units. All of the proposed units are family rental units, yielding an additional 100 bonus credits at the permitted 1 to 1 ratio of units to bonus credits for family rentals and bringing the total project credits to 200.
2. **Willows at Manalapan** (Block 47, Lot 17) is an 80-unit municipally sponsored 100 percent affordable family rental development, located in the western part of the Township on Wood Avenue. The site was rezoned by the Township as the Affordable Housing Overlay Zone-1 on December 16, 2009, to permit its development as a 100 percent affordable housing development. The project consists of 80 affordable units. All the proposed units are family rental units, yielding an additional 80 bonus credits at the permitted 1 to 1 ratio of units to bonus credits for family rentals and bringing the total credits for the project to 160.

Proposed Inclusionary Family Rental Projects

Three (3) inclusionary projects have been proposed in Manalapan, all of which provide family rental units. The anticipated projects are as follows:

1. The **Stavola** project consists of 145 total units, of which 45 will be affordable units. The site (Block 7232, Lots 1.02, 1.03, 2.04, and 3) will also consist of a commercial comment along Route 33 and an 80-bed assisted living facility. This project will yield 45 rental unit credits and 22 bonus credits (it is anticipated that the assisted living facility will yield an additional 10 credits, as discussed below).
2. The **Diocese of Trenton** project is an inclusionary project located on Highway 33 (Block 72, Lot 10.01, 11.06, and 11.07) consisting of 221 market rate for sale units and 96 affordable family rental units. This project is anticipated to yield 96 rental credits.
3. **Franklin Lane** (Block 7, Lots 14.03 and 15.01) consists of 117 market rate family rentals and 51 affordable rental units, for a total of 168 family rental units on Franklin Lane. This project will yield 51 rental credits.

Proposed inclusionary development is anticipated to achieve 192 units of affordable housing. Because all of these units are family rental units, they would yield an additional 192 bonus credits at the permitted 1 to 1

ratio of units to bonus credits for family rentals. COAH regulations also stipulate that the total amount of bonus credits claimed cannot exceed 25 percent of the total obligation, which creates, in the case of Manalapan's Third Round obligation, a cap of 202 bonus credits for application against the 808-unit requirement. Therefore, the proposed inclusionary family rental projects in Manalapan yield an actual number of 22 bonus credits, which when combined with the 180 family rental bonus credits from the 100% affordable Skeba and Willows at Manalapan projects met the cap of 202 bonus credits.

As development agreements are reached for the proposed inclusionary and 100% affordable planned project sites, the Township is updating its zoning regulations to permit the projects as negotiated. These new zones will apply to specific sites, similar to the existing affordable overlay districts within the Township.

Proposed 100% Affordable Family For Sale Projects

The Township had entered into an Agreement with Affordable Housing Alliance to construct ten (10) affordable for-sale townhouse units and received credit for two (2) of these units in the Lewis Street Municipally sponsored project (Block 48.01, Lot 8.04) in the prior round. Manalapan is now proposing credit for the remaining eight (8) units in the project.

Proposed Inclusionary For-Sale Projects

There are two (2) proposed inclusionary for sale projects in Manalapan Township, for which the Township is seeking credit. They are as follows:

1. **American Properties** is a mixed-use development along Route 33 on Block 7200, Lot 3.02, consisting of 100 market rate for-sale units and 29 affordable for-sale units, for which Manalapan is seeking credit for the 29 affordable for sale units.
2. The **Sobechko** project is a proposed 250 unit inclusionary for sale project located on Sobechko Road, consisting of 175 market rate family for-sale units and 75 affordable family for-sale units on Block 30, Lots 2, 3.01, 3.02, 4, and 7.01; for which the Township is seeking 75 credits.

Age Restricted Rentals

There are three (3) age-restricted rental projects for which Manalapan Township is seeking credit. They are:

1. **Woodward Estates** (Block 67, Lots 22, 25, 32, & 35.02) is an age restricted rental project on Millhurst Road consisting of 55 units, for which the Township is seeking 55 credits.
2. **Meridian Living at Manalapan** (Block 11.02, Lot 27.07) is an assisted living facility located at 289 Gordon's Corner Road with 120 beds. The facility maintains 12 Medicaid beds for which Manalapan is seeking credit.

3. The Stavola Project (Block 7232, Lots 1.02, 1.03, 2.04, and 3) is a mixed used development, consisting of a 145 unit family rental project, of which 45 will be affordable units; a commercial component along Route 33; and an 80 bed assisted living facility, which will provide the Township 10 Medicaid beds towards the Township's affordable housing obligation. This project will provide a total of 77 credits toward Manalapan's third round obligation as discussed in the family inclusionary rental section above, 10 of which will be credited underage restricted rentals.

TABLE 28: THIRD ROUND OBLIGATION SUMMARY

Mechanism	Units	Bonus Credits	Total Credits
100% Affordable Family Rentals	180	180	360
Skeba	100	100	200
Willows at Manalapan	80	80	160
100% Affordable For-Sale Units	8		8
Lewis Street	8		8
Supportive and Special Needs Housing	50		50
Manalapan Crossing	50		50
Age Restricted Rentals	72		72
Woodward Estates	55		55
Meridian Living	12		12
Stavola	10		10
Family Inclusionary Rentals	192	22	214
Stavola	45	22	67
Diocese of Trenton	96		96
Franklin Lane	51		51
Family For Sale	104		104
American Properties	29		29
Sobechko	75		75
TOTALS	606	202	808
Third Round Obligation			808
SURPLUS			0

Compliance with Affordable Housing Distribution Requirements

COAH's Substantive Rules for affordable housing that were promulgated in the New Jersey Administrative Code as Chapter 93 and which are being used during the present round include limitations on the number of age-restricted affordable units that can count toward the municipal obligation, as well as a cap on the number of bonus credits that can be claimed for rental units. There is also a minimum requirement for the provision of rental units as opposed to sale units, and requirements for the distribution of units across very low-, low- and moderate-income categories. Manalapan Township complies with these rules as follows:

Age-Restricted Unit Maximum

The formula for calculating the age-restricted unit maximum is provided in N.J.A.C. 5:93-5:14(a). As Manalapan falls into the category of municipalities that have previously received substantive certification and are not seeking a vacant land adjustment, the formula for calculating the age-restricted maximum is as follows:

$$0.25 * (\text{municipal pre-credited need} - \text{prior cycle credits} - \text{credits claimed as rehab post-1990 census} - \text{any impacts from the 20\% cap or 1,000-unit limitation}) - \text{age-restricted units from the first housing cycle 1993-1987}.$$

However, the Fair Share Housing Center reports figures for the prior round obligation that are inclusive of both the first and second round periods (1987-1999). Thus, the figures for prior cycle credits and age restricted units from the first housing cycle are not relevant. Municipal pre-credited need is equal to the final obligation figure net of secondary source effects. For Manalapan, there are no impacts from the 20 percent cap or 1,000-unit limitation, and the Township is not claiming any rehabilitations post 1990. The calculations for the prior and prospective rounds are as follows:

Prior Round (1987-1999)

$$\text{Maximum number age-restricted units} = 0.25 * 706 = \mathbf{176 \text{ units}}$$

$$\text{Age-restricted units claimed for the prior round} = \mathbf{100 \text{ units}}$$

Prospective Third Round (1999-2025)

$$\text{Maximum number age-restricted units} = 0.25 * 808 = \mathbf{202 \text{ units}}$$

$$\text{Age-restricted units claimed for the third round} = \mathbf{72 \text{ units}}$$

In the case of both rounds, the Township is claiming far fewer age-restricted units than the maximum ceiling that is permitted.

Rental Unit Minimum

The formula for calculating the minimum number of rental units is provided in N.J.A.C. 5:93-5:15 9(a). For municipalities such as Manalapan, the formula is as follows:

$$0.25 * (\text{calculated need} - \text{any impacts from the 20\% cap or 1,000-unit limitation} - \text{the rehabilitation component}).$$

The calculations for the prior and prospective rounds are as follows:

Prior Round (1987-1999)

Minimum number of rental units = $0.25 * 706 = 176$ units

Rental units provided in the prior round = **121 units (plus 322 from RCA)**

Prospective Third Round (1999-2025)

Minimum number of rental units = $0.25 * 808 = 202$ units

Rental units provided for the third round = **494 units**

Rental Bonus Maximum

Maximum bonus credits are capped at 25% of total obligation figures, with the added stipulation that no more than 50 percent of the rental obligation shall receive a bonus for age-restricted rental units. Calculations for rental bonus credit caps for the prior and prospective rounds are as follows:

Prior Round (1987-1999)

Maximum number of rental bonus credits = $0.25 * 706 = 176$ credits total;
no more than 88 credits for senior

Rental bonus credits claimed in the prior round = **42 credits total, 29 credits senior**

Prospective Third Round (1999-2025)

Maximum number of rental bonus credits = $0.25 * 808 = 202$ units

Rental bonus credits claimed for the third round = **202 credits**

Income Distribution Requirements

The Township agrees to require the developments described in this plan to meet unit income distribution requirements, such approximately 50 percent of units are affordable to moderate-income households with a gross household income between 80 and 50 percent of regional median household income, that at least 50 percent of units are affordable to low-income households making 50% or less of regional median income, and that 13 percent of all units will be affordable to very low income households making 30 percent or less as compared to regional median income. In addition, the Township of Manalapan will comply with the

thirteen (13%) percent very low-income requirement in the following manner:

Project	Number of Very Low-Income Units
Lewis Street	1
Skeba	13
Willows at Manalapan (Wood Avenue)	10
Manalapan Crossing	7
Woodward Estates	7
Meridian Living at Manalapan	12
Stavola	7
Diocese of Trenton	13
American Properties	4
Sobechko Road	10
Franklin Lane	7
Total Very Low-Income Units	91