

Amended Housing Plan Element & Municipal Fair Share Plan Round III (1999-2018)

Township of Wall
Monmouth County, New Jersey

Adopted December 2008
Amended December 2009



Prepared for:

Wall Township Committee

Mayor Michael J. Clayton
Deputy Mayor George K. Newberry
Committeeman Jeffrey W. Foster
Committeeman Clinton C. Hoffman
Committeewoman Ann Marie Conte
Clerk Lorraine Kubacz
Administrator Joseph L. Verruni
Deputy Administrator Kate Kohri
Attorney Joseph W. Oxley, Esq.
Special Counsel Jeffrey R. Surenian, Esq.
Special Counsel Erik C. Nolan, Esq.
Director of Engineering and Planning Matt Zahorsky, P.E.
Planner John Hoffmann, P.P., AICP
Assistant Planner J. Nora Coyne, P.P., AICP

Wall Township Planning Board

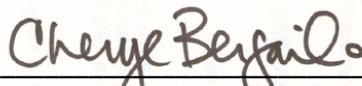
Chairman Laurie Aromando
Vice-Chairman Todd W. Luttmann
Mayor Michael J. Clayton
Deputy Mayor George K. Newberry
Timothy J. Farrell
Dominic DiRocco
Captain Timothy Clayton
Ralph Addonizio
Mary Hearn
Kristin Coman
George Bednarski
Secretary Roberta Lang
Attorney Thomas Hirsch, Esq.
Engineer Charles J. Rooney, P.E., P.P., C.M.E.
Recording Secretary Betty Schinestuhl

Prepared by:



Planning
Landscape Architecture
Streetscape Design
Park Planning & Design
Planning Board Consultation
Economic Redevelopment

Taylor Design Group, Inc.
100 Technology Way, Suite 125
Mount Laurel, NJ 08054
tdgplanning.com



Cheryl Bergailo, P.P., AICP
NJ PP License #5427

TABLE OF CONTENTS

INTRODUCTION.....	1
POPULATION DATA	2
AGE	2
HOUSEHOLD CHARACTERISTICS.....	3
HOUSING UNIT CHARACTERISTICS	4
QUALITY INDICATORS.....	4
VALUE	6
NUMBER OF AFFORDABLE UNITS.....	7
<i>Housing Unit Growth</i>	7
EMPLOYMENT CHARACTERISTICS.....	8
COAH'S AFFORDABLE HOUSING ALLOCATIONS	9
PRIOR ROUND OBLIGATION.....	9
GROWTH SHARE PROJECTION	10
REHABILITATION SHARE.....	10
FAIR SHARE COMPLIANCE PLAN	10
PRIOR ROUND (1987-1999) STATUS	11
PRIOR ROUND PROJECTS	12
<i>Miller Group Home Special Needs Housing (Block 913, Lot 23)</i>	12
<i>Bearmore Mobile Home Park Expansion (Block 72, Lot 5)</i>	12
<i>Presbyterian Homes Waterford Glen (formerly Allaire Crossing) (Block 274, Lot 22)</i>	12
<i>Scattered Sites</i>	12
<i>Wexford at Wall Assisted Living Residence (Block 273, Lot 12.01) and Spring Lake</i>	
<i>Garden Apartments (Block 273, Lot 17.01)</i>	13
<i>Collingwood Mews (Block 907, Lot 17.02)</i>	13
<i>Starbare Inclusionary Development</i>	13
<i>Crest Manor Boarding Home</i>	13
<i>New Horizons in Autism Special Needs Housing (Block 97.02, Lot 14)</i>	13
<i>Regional Contribution Agreements</i>	13
<i>Atlantic Avenue 100 Percent Affordable Project (Block 810, Lot 6)</i>	14
<i>Rental Bonus Credits</i>	17
SUMMARY OF PRIOR ROUND COMPLIANCE	17
GROWTH SHARE PROJECTION	19
CONSIDERATION OF LANDS APPROPRIATE FOR AFFORDABLE HOUSING	19
PROJECTS REMOVED FROM PLAN.....	20
<i>Hurley Pond Road Site (Block 772, Lot 4)</i>	20
<i>West Hurley Pond Road Site (Block 945, Lots 12, 13, 19 and Part of 15)</i>	21
PROPOSED PROJECTS	21
<i>Habitat for Humanity House 100 Percent Affordable Project (Block 25, Lot 59)</i>	21
<i>Extension of Expiring Controls at Bearmore Mobile Home Park (Block 72, Lot 35)</i>	22
<i>Colfax Senior Rentals 100 Percent Affordable Project (Block 240, Lot 4)</i>	23
<i>Sunnyside Manor Assisted Living Residence (Block 805, Lot 39.01)</i>	24
<i>Holly Boulevard 100 Percent Affordable Project (Block 874, Lot 4)</i>	25

Olympic Limousine 100 Percent Affordable Project (Block 913, Lots 4, 5, 6)..... 27
Asbury Road (Schwartz) 100 Percent Affordable Project (Block 913, Lots 2, 3, 15)..... 29
Wyckoff Road 100 Percent Affordable Project (Block 916, Lot 20)..... 31
OTHER MEASURES 32
REHABILITATION OBLIGATION 32
DEVELOPER'S FEE ORDINANCE 33
IMPLEMENTATION SCHEDULE..... 33
SUMMARY OF ROUND III PLAN COMPLIANCE 33
Round III Rental Obligation, the Senior Cap and Rental Bonus Credits 35

Appendices:

- Appendix 1 Spending Plan**
- Appendix 2 Habitat for Humanity Certificate of Occupancy**
- Appendix 3 Site Mapping**

INTRODUCTION

According to the Municipal Land Use Law (40:55D-28.b(3)), a Master Plan may, where appropriate, contain a Housing Plan Element. Pursuant to section 10 of P.L. 1985, c. 222 (C. 52:27D-310), a municipality's housing element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low- and moderate-income housing. This Housing Element has been prepared in a manner that is consistent with the requirements of the Municipal Land Use Law, 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;
- b. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
- c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
- d. An analysis of the existing and probable future employment characteristics of the municipality;
- e. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing; 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.

This plan also serves to satisfy the requirements of COAH (the Council on Affordable Housing) for the Third Housing Round (1999-2018). A plan was adopted by the Planning Board and endorsed by the Governing Body in December 2008 with which the Township petitioned the Court for a Judgment of Repeal. The Plan was also filed with COAH. This Plan serves as an amendment to the December 2008 Plan, with which the Township will re-petition the Court.

POPULATION DATA

According to the most recent U.S. Census, in 2000, the resident population of Wall Township was 25,260.¹ The 2007 U.S. Census estimate of population is 26,274. The Township's population density is 825.1 persons per square mile.

Table 1
Historical Population Trends – Township of Wall (1940-2007)

Year	1940	1950	1960	1970	1980	1990	2000	2007 Census Estimate
Population	4,383	7,386	11,929	16,498	18,952	20,244	25,261	26,274
# Change	--	3,003	4,543	4,569	2,454	1,292	5,017	1,013
% Change	--	68.5	61.5	38.3	14.9	6.8	24.8	4.0

Age

The distribution of age in Wall Township has remained relatively stable since 1990, despite a 5,000-person population increase in 2000. In the Township, from 1990 to 2000, the number of residents aged 20 to 44 years decreased by 5.3 percent, and conversely the residents aged 45 to 59 years increased by 4.9 percent, indicating an aging resident population. The remaining age cohorts remained relatively unchanged since 1990. Another indicator of an aging population is the median age. In 2000, the median age of the Township was 40 years; an increase of 2.6 years since 1990.

Table 2
Population by Age and Median Age – Township of Wall (1990-2000)

Age Category	1990 U.S. Census Data		2000 U.S. Census Data	
	Total	Percentage	Total	Percentage
Under 5 years	1,283	6.3	1,671	6.6
5 to 19 years	4,106	20.3	5,147	20.4
20 to 44 years	7,510	37.1	8,030	31.8
45 to 59 years	3,482	17.2	5,592	22.1
60 to 74	2,573	12.7	3,201	12.7
75 years and over	1,290	6.4	1,620	6.4
TOTAL	20,244	100.0	25,261	100.0
Median Age				
Wall Township	37.4		40.3	

¹ All data is from the U.S. Bureau of the Census unless otherwise indicated.

Household Characteristics

In absolute terms, the number of family households in the Township increased from 5,495 in 1990 to 6,931 in 2000, but actually decreased in the overall percentage from 74.6 to 73.4 percent. During the same time period, the number of non-family households in the Township increased by 1.2 percent (637 non family households), and the number of families with children aged 18 years and younger increased by 0.8 percent.

In 2000, the average household size in the Township was 2.64. From 1990 to 2000, the average household size of the Township decreased from 2.71 to 2.64 persons per household.

Table 3
Households by Type and Size - Township of Wall (1990-2000)

	1990		2000	
	Total	Percentage	Total	Percentage
Family Households	5,495	74.6	6,931	73.4
Non-Family Households	1,869	25.4	2,506	26.6
TOTAL	7,363		9,437	
Families With Children Under 18	2,486		3,189	
Percentage of All Families	45.2		46.0	
Average Household Size				
Wall Township				
Average Household Size	2.71		2.64	
Average Family Size	3.2		3.14	

In 1999, the median household income in the Township was \$73,989, which represented a 59.8 percent increase since 1989. Similar increases occurred in median family and per capita income.

Table 4
Income Data - Township of Wall (1990-2000)

	1989 (\$)	1999 (\$)	Change (\$)	Change (%)
Wall Township				
Median Household	46,301	73,989	27,688	59.8
Median Family	54,210	83,795	29,585	54.6
Per Capita	21,005	32,954	11,949	56.9

HOUSING UNIT CHARACTERISTICS

In 2000, the vast majority (81 percent) of structures in Wall were single-family, detached units. A smaller percentage of units were multi-family (9 percent), and single-family attached (7 percent).

Number of Units in Structure – Township of Wall (2000)

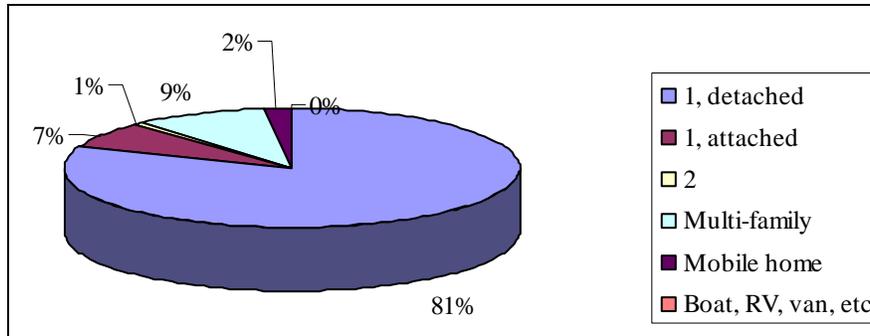


Table 5
Housing Units – Number, Occupancy, Tenure and Value – Township of Wall (1990-2000)

	1990		2000	
	Total	Percentage	Total	Percentage
Wall				
Total Number Housing Units	7,896	--	9,957	--
Occupied Units	7,364	93.3	9,437	94.8
Owner-Occupied	6,048	82.1	8,111	85.9
Renter-Occupied	1,316	17.9	1,326	14.1
Vacant Units	532	6.7	520	5.2
Change				
	<u>1990 (\$)</u>	<u>2000 (\$)</u>	<u>\$</u>	<u>%</u>
Wall				
Median housing unit value	193,800	234,700	40,900	21.1
Median gross rent	702	818	116	16.5

Quality Indicators

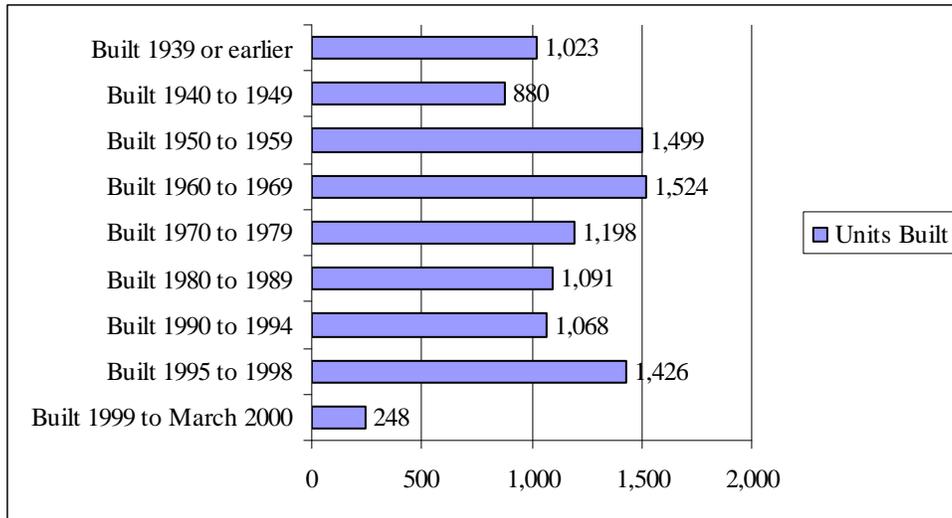
The indicators that are related to the quality of housing generally include age, overcrowding, and the lack of plumbing, kitchen, and central heating facilities. The evaluation of such factors is as follows:

- Age. Units built before 1940 are considered to have a significant age factor.
- Overcrowding. Units containing more than 1.0 persons per room are considered to be overcrowded.
- Plumbing facilities. Units lacking comprehensive plumbing for exclusive use are considered deficient.
- Kitchen facilities. Units lacking a sink with piped water, a stove and a refrigerator are considered deficient.

- Heating facilities. Units lacking central heat are considered deficient.

Only 10 percent of the Township’s housing stock was built before 1940; the majority was constructed between 1960 and 1969.

Age of Housing Stock – Township of Wall (2000)



According to U.S. Census data, 0.9 percent of occupied households were considered overcrowded. Of total housing units, merely 0.3 percent lacked complete plumbing, 0.1 percent lacked complete kitchen facilities, and 0.2 percent was deprived of central heating facilities. Therefore, the Township’s housing stock is generally in good condition.

Table 6
Quality Indicators, Occupied Housing Stock – Township of Wall (2000)

	Number	Percent
Built 1939 or earlier	1,023	10.3
Lacking complete plumbing	25	0.3
Lacking complete kitchen facilities	8	0.1
Lacking central heating**	20	0.2
Overcrowded	82	0.9
Total Housing Units	9,957	–

**Structures using wood/ coal as heating element

Value

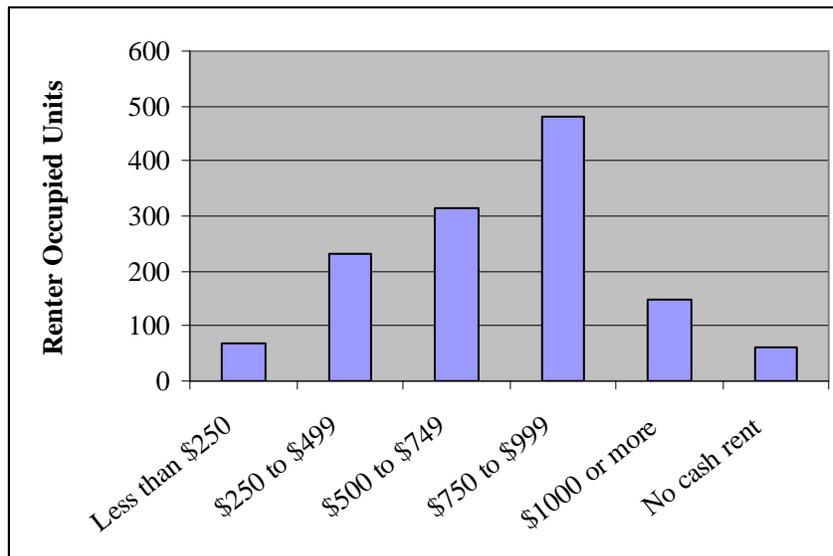
In 2000, the majority of Wall Township housing units were valued between \$100,000-\$299,000. Approximately a third of the housing stock was valued at over \$300,000 during the 2000 Census.

Table 7
Housing Value - Township of Wall (2000)

Specified Owner Occupied Units	Wall	%
Less than \$50,000	26	0.3
\$50,000 to \$99,999	148	2.0
\$100,000 to \$199,000	2,714	36.2
\$200,000 to \$299,999	2,239	29.9
\$300,000 to \$399,999	1,253	16.7
\$400,000 to \$499,999	799	10.7
\$500,000 to \$749,000	319	4.3
\$750,000 to \$999,999	34	0.5
\$1,000,000 or more	18	0.2
Total	7,498	100
Median Value	234,700	

As previously indicated, in 2000 renter-occupied units were the minority of unit types in Wall Township, accounting for only 13.3 percent of the housing stock. Most units were classified at a rent level of \$750-\$799.

Contract Rent - Township of Wall (2000)



Number of Affordable Units

Wall Township created a number of affordable units in the Township as part of its prior round plan. There are also several mobile home parks and apartment complexes that provide affordable housing, although the units are not deed-restricted and thus, not creditworthy under current COAH standards. The projects that contain creditworthy deed-restricted or income-restricted units include:

Table 8
Affordable Units in Wall Township

	# Units
Miller Group Home special needs housing	7
Bearmore Mobile Home Park	37
Waterford Glen – Presbyterian Homes Senior Apartments	59
Waterford Glen – Presbyterian Homes Handicapped Apartments age 21+	7
Scattered Site New Houses (Township-sponsored)	12
Assisted Living Residence – Wexford at Wall	43
Spring Lake Garden Apartments	33
Collingwood Mews	110
New Horizons in Autism special needs housing	4
Total	312

Housing Unit Growth

Approximately since the U.S. Census, over 900 units have been added to the Township; most of this development occurred in 2000 and 2001. A number of units have been and continue to be constructed in Pine View Estates, a portion of town that was annexed to Howell Township. It is estimated that the Township now has over 10,000 housing units. As a general trend, the number of new residential units built per year has been declining. Housing units that are not constructed as part of major subdivisions are usually associated with a tear-down, wherein a developer tears down a smaller unit to build a more modern, larger unit. This trend is occurring throughout the State as property values increase. Most projects involve the demolition of existing structures, wherein less valuable or outdated structures and uses are replaced, which keeps the number of demolitions in the Township high.

Table 9
Residential CO's Issued January 1, 2004 to June 2008
Source: NJDCA

Year	Total CO's Issued	Residential Demolitions	Net increase in housing units	Total # housing units in Twp.
Census 2000				9,440
2000	268	22	246	9,686
2001	296	15	281	9,967
2002	62	20	42	10,009
2003	66	39	27	10,036
2004	49	34	15	10,051
2005	76	14	62	10,113

Year	Total CO's Issued	Residential Demolitions	Net increase in housing units	Total # housing units in Twp.
2006	79	34	45	10,158
2007	81	25	56	10,214
2008	26	2	24	10,238
Jan-July 2009	12	7	5	10,243
Pine View Estates	-64			10,179
Total	951	212	739	10,179

The Township's remaining developable, residentially-zoned land was recently estimated to yield fewer than 575 additional units at full build-out.

The bulk of remaining land is zoned for low-density development (6-acre minimum lot sizes), and a minimal number of major subdivisions are anticipated. Minor subdivisions of existing large lots is anticipated to continue. In the small-lot areas of the Township, particularly West Belmar, teardown and replacement of existing dwellings, and the teardown of two- or three-family uses and replacement with single-family dwellings, will also continue to occur. This type of activity will not add to growth in the number of households, and is expected to decrease the number of households in these areas.

EMPLOYMENT CHARACTERISTICS

Detailed data on jobs located in a municipality is generally not available on a local level; however the State Data Center does collect some data that is fairly recent. The following data is from 2008, and indicates that there are over 10,000 jobs covered by UI (Unemployment Insurance) and UCFE (Unemployment Compensation for Federal Employees), and that the average annual wage of employees is \$55,196. The number of jobs in the Township is anticipated to increase as new office buildings and retail projects are constructed in town.

Table 10
Annual Municipal Data – Township of Wall (2008)

	Total	Average Annual		Average Weekly
	Wages	Employment	Wage	Wage
TOTAL - FEDERAL GOVT	\$840,070	51	\$16,526	\$318
TOTAL - STATE GOVT	\$18,765,634	271	\$69,246	\$1,332
TOTAL - LOCAL GOVT	\$61,317,614	1,098	\$55,845	\$1,074
TOTAL - PRIVATE SECTOR	\$477,881,067	8,704	\$54,902	\$1,056
TOTAL - ALL COVERED UI & UCFE	\$558,804,385	10,124	\$55,196	\$1,061

The Township has Certified new non-residential square-footage since the time of the last U.S. Census, and since January 1, 2004 which has generated new jobs in the Township. The number of jobs has not been quantified recently by any State or Federal agency. There are no known buildings in the Township that are currently fully untenanted.

Table 11
Non-Residential Square-Footage Growth History – Township of Wall (2000 to July 2009)

Year	Office	Retail	A-2	A-3	A-4	A-5	hotel/motel	Industrial	institutional	storage
2004	294,499	25,069	0	1,000	0	0	0	23,000	48,546	8,402
2005	41,542	0	0	130	0	0	0	18,000	0	27,500
2006	24,787	840	0	0	0	3,600	0	0	0	5,600
2007	23,676	0	480	7,960	0	0	24,117	3,696	58,740	17,300
2008	43,984	100	0	0	0	54,584	0	0	40,000	2,385
Jan-July 2009	1,139	0	0	0	800	0	0	0	0	0
Total	429,627	26,009	0	480	9,890	54,584	3,600	24,117	84,696	109,671

Notes:

A2 = Assembly uses including restaurants and taverns.

A3 = Assembly uses including gyms, libraries, arcades, galleries, bowling alleys and funeral parlors.

A4 = Assembly uses including arenas, skating rinks and pools.

A5 = Assembly uses including stadiums and amusement parks.

COAH'S AFFORDABLE HOUSING ALLOCATIONS

According to COAH's rules, the cumulative affordable housing obligation consists of the prior round obligation (1987-1999), the growth share obligation (2004-2018) based on COAH's projection, and the rehabilitation share.

Prior Round Obligation

COAH has assigned a revised prior round obligation of 1,073 units to the Township. This is one unit less than the original prior round new construction obligation of 1,074 units. As discussed later in this document, Wall Township has satisfied that obligation, and has a Judgment of Repose from the Court for the prior round. A gap emerged in the prior round plan because of the failure of a developer in the prior round plan to satisfy fully its obligations under an agreement with the Township. However, the Township has reached an agreement in principle with Atlantic Manor Apartments that the parties are in the process of finalizing for a 36-unit, 100 percent affordable, family rental project. This project will not only satisfy the 3-unit gap in the 1,073 prior cycle re-calculated obligation, but also will generate a 33-unit surplus of family rental housing for the Third Round.

Growth Share Projection

COAH has estimated that there are 4,174 acres of “vacant” land in the Township, which at ultimate build-out will generate 5,302 additional dwelling units and 7.5 million square feet of non-residential space.

Table 12
Vacant Land and Development Capacity by Municipality
COAH May 2008 Report

Municipality	Vacant Land (acres)	Dwelling Units	Non Residential Floor Space (sq. ft.)
WALL TWP	4,174	5,302	7,594,798

COAH has projected, however, that only a portion of the foregoing growth will be achieved by 2018 (during the Third Housing Round), as follows:

Table 13
Household and Employment Projections

	2018
# Households	1,320
# Jobs	6,456

COAH estimates that the number of households will increase by 1,320 between 2004 and 2018, and the number of jobs in town will increase by 6,456. For the Third Round growth share component, COAH has adopted amended ratios that require one affordable unit for every 4 market rate housing units constructed in the Township, and one affordable unit for every 16 jobs developed (based on approved amount and type of square footage constructed). Based on COAH’s projections, the Township’s growth share projection for Round III is 667 affordable housing units.

Rehabilitation Share

COAH has estimated that there are 45 units in need of rehabilitation in the Township that are currently occupied by low- or moderate-income households. As discussed below, the Township will address this rehabilitation share through a combination of credits for past activities and through a program to address future activities to be implemented by Affordable Housing Alliance.

FAIR SHARE COMPLIANCE PLAN

The Township proposes to address its cumulative obligation through a variety of compliance techniques. The affordable housing that Wall Township is required to provide must be affordable to low- and moderate-income households. Moderate income is between 80 and 50 percent of the median income. Low income is 50 percent or less of median income. Very low income is 30 percent or less of median income. Median income in Wall Township’s housing region is currently \$84,566 for a four-person household. According to COAH’s income limits, a moderate-income four-person household earns no more than \$67,653 per year, and a low-income four-person household earns no more than \$42,283 per year.

Table 14
Council on Affordable Housing (COAH)
2009 Regional Income Limits
Region 4: Mercer, Monmouth and Ocean Counties

Income Level	1 Person	*1.5 Person	2 Person	*3 Person	4 Person	*4.5 Person	5 Person	6 Person	7 Person	8 Person	Asset Limit
Median (\$)	61,774	66,187	70,599	79,424	88,249	91,779	95,309	102,369	109,429	116,488	\$165,998
Moderate (\$)	49,419	52,949	56,479	63,539	70,599	73,423	76,247	81,895	87,543	93,191	
Low (\$)	30,887	33,093	35,300	39,712	44,125	45,889	47,654	51,184	54,714	58,244	
Very Low (\$)	18,532	19,856	21,180	23,827	26,475	27,534	28,593	30,711	32,829	34,947	

*These columns are for calculating the pricing for one, two and three bedroom sale and rental units as per N.J.A.C. 5:80-26.6(b) and N.J.A.C. 5:80-26.12(a).

PRIOR ROUND (1987-1999) STATUS

The Township's prior round plan is under Court jurisdiction. According to the Township's files, the Round II Housing Plan Element was adopted on September 4, 1996, revised on September 17, 1996 and further amended on March 19, 1998. A Judgment of Repose was filed on February 17, 1998. An amended Fair Share Plan was adopted on April 16, 1998. Since the 1998 Judgment of Repose was filed,² further amendments to the plan have been made in response to changes in circumstance for developers in the plan that created a shortfall in units. The plan was amended in March 2004, July 2005 and September 2005 to address the shortfall in units.

As noted above, the Township has addressed its entire prior round obligation except for a 3-unit family rental gap, which is being filled with a planned municipally-sponsored site on Atlantic Avenue that will yield a total of 36 family rental units on the back portion of the site. In the unlikely event that, for any reason, the Township encounters any obstacle to developing the back portion of the site for the 36 unit project, the Township will acquire and develop the 32-unit project previously planned for the open portion of the site on Atlantic Avenue. All of the other units in the prior round plan have been completed and occupied as described below.

Affordable Housing Alliance is the Township's current Administrative Agent, and currently oversees all of the affordable units in the Township to ensure that they are deed-restricted, marketed and priced in accordance with COAH's rules, and that income-eligible households occupy the units.

² A copy of the 1998 Judgment of Repose was submitted to the Court and COAH as part of December 2008 Plan.

Prior Round Projects

The Township proposed and implemented a variety of projects to satisfy its prior round obligation of 1,073 units³; following is the status of the projects that were included in the prior round plan:

Miller Group Home Special Needs Housing (Block 913, Lot 23)

This facility, located at 5208 Megill Road, contains 7 special needs units, and is licensed by NJDMHS.

Bearmore Mobile Home Park Expansion (Block 72, Lot 5)

Wall Township permitted the owner of the mobile home park to expand the park by 37 units. The homes were purchased by the Township and given to the residents, and pad rental costs have been subsidized to make them affordable. The term of the agreement is 20 years, beginning on November 27, 1989 and ending on April 15, 2010, which will expire during Round III. As discussed below, the Township seeks an additional 37 credits to apply to the Round III obligation through the expiring deed restrictions compliance technique. The Bearmore Mobile Home Park contains 72 total mobile homes on 7.75 acres, which yields a density of 9.29 units per acre.

Presbyterian Homes Waterford Glen (formerly Allaire Crossing) (Block 274, Lot 22)

The project was approved by the Court and constructed and occupied in 1992. The facility is owned and administered by Presbyterian Homes. The Township received 59 units of age-restricted rental credit and 7 family rental credits for units that are open to disabled persons 21 years of age and older. Funds for this facility were obtained from U.S. HUD, and supplemented by the Township.

Scattered Sites

Twelve scattered sites were developed with affordable for-sale single-family dwellings on surplus Township-owned property. The following sites were developed as scattered sites, and are currently administered by Affordable Housing Alliance:

Block	Lot	Street Address	Date Permit Issued	Date C.O. Issued	# Bdrms	House-hold Income
1	9.01	816 Curtis Avenue	6/1/1995	10/9/1996	3	Low
1	9.02	814 Curtis Avenue	6/1/1995	7/1/1996	3	Mod
13	4	916 Sixth Avenue	2/1/2001	8/9/2001	4	Low
31	1	1001 Second Avenue	2/1/2001	8/9/2001	3	Low
60	47	1668 M Street	12/11/1996	8/12/1998	3	Mod
124	13.01	2002 Diana Road	2/1/2001	8/4/2001	4	Mod
124	13.02	2000 Diana Road	2/1/2001	8/9/2001	3	Low
181	8	2713 Grant Street	9/4/1997	5/5/1998	3	Mod
202	14	2812 Buchanan St.	7/8/1996	7/2/1998	3	Low
204	8	2802 Hayes Street	9/5/1997	4/24/1998	3	Low
251	1	3016 Harrison Street	11/19/2002	2/27/2003	4	Low
336	22	1117 Manito Road	7/8/1996	7/23/1998	3	Low

³ The prior round obligation was formerly 1,074 units, however was recalculated by COAH as 1,073 as part of the Round III rule-making.

Wexford at Wall Assisted Living Residence (Block 273, Lot 12.01) and Spring Lake Garden Apartments (Block 273, Lot 17.01)

These facilities are located next to one another and were approved as a single project by the Planning Board in 1995. Forty-three of the assisted living units are restricted as affordable units, although 55 units were initially planned and agreed upon. It was the developer's failure to construct the remaining 12 units in the 55-unit project that resulted in the gap in the Round III plan referenced above. Spring Lake Garden Apartments is a 100 percent affordable family rental complex with 33 units. Spring Lake Garden Apartments was constructed on a 5.08-acre parcel at a density of 12.99 units per acre. One hundred eight (108) units were constructed at Wexford at Wall on a 12.5-acre site at a density of 8.64 units per acre.

Collingwood Mews (Block 907, Lot 17.02)

This is a municipally-sponsored 110-unit family rental project for which the Township acquired the land and installed sewer main. This site has been developed as a 100 percent affordable family rental project. Ingerman Affordable Housing, Inc. was the developer. The project was constructed and has been occupied for at least 8 years. The lot is 18.9 acres and the density is 6.05 units per acre. Ingerman Affordable Housing, Inc administers the units. The Township continues to pay debt service on the sewer improvements.

Starbare Inclusionary Development

This site was part of the 1998 plan and proposed 30 affordable units. The project was removed from the plan, and the resulting gap was filled with additional units and rental bonus credits from the Collingwood Mews project.

Crest Manor Boarding Home

This facility was part of the 1998 plan and contained 5 units of credit-eligible Special Needs housing. The facility closed, however, and is no longer part of the Township's plan. The gap this facility left in the plan was filled by the New Horizons in Autism facility and the units at the Atlantic Avenue site.

New Horizons in Autism Special Needs Housing (Block 97.02, Lot 14)

This facility received approval from the Court as part of the Township's March 2003 amended plan. This facility contains 4 bedrooms and is licensed by NJDDD. It was occupied in or around November 1998, at least 10 years ago. The home, which is located at 1510 18th Avenue, was purchased by the New Jersey Department of Human Services and deeded over to New Horizons in Autism for the purposes of operating a group home for adult persons with Autism. The facility contains 4 bedrooms, is licensed by the Department on Developmental Disabilities and is eligible for family rental bonus credits.

Regional Contribution Agreements

Wall Township transferred 542 units of obligation outside of the Township through Regional Contribution Agreements with Neptune Township, Long Branch City, Bradley Beach Borough and Asbury Park City. The transfer of funding has been completed to the municipalities. The Township is, however, still paying debt service on the funds.

Atlantic Avenue 100 Percent Affordable Project (Block 810, Lot 6)

To fill a gap created in the prior round plan by a developer who failed to develop the Wexford at Wall site with all 55 affordable units contemplated by its agreement with the Township, the Township is developing a 36-unit, 100 percent affordable family rental housing project that will be constructed by Affordable Housing Alliance on a rear portion of the Atlantic Manor Apartments property located at 1507 Atlantic Avenue. Three of the 36 units will be utilized for the prior round, and the excess 33 units and credits are intended to serve the Round III plan.

Block	Lot	Property Owner	State Planning Area	Zone	Lot Size (Acres)	Current Use	Affordable Unit Yield
810	6	Atlantic Manor Assoc.	PA1	HD-12	1.92	Part of apt. complex property	36 family rental incl. 18 moderate-income; 13 low-income; 4 very-low-income units

The Township has selected Affordable Housing Alliance to construct the project and administer the affordable units in accordance with all applicable COAH requirements in terms of affordability controls and affirmative marketing requirements. If Affordable Housing Alliance cannot participate in the project, the Township will prepare an RFP to select other potential developers.

The proposed 36-unit project complies with N.J.A.C. 5:97-3.13 that requires all new construction sites to be available, approvable, developable and suitable (**see Appendix 3 for Site Mapping.**) This consistency is demonstrated as follows:

- There are no known encumbrances that would prohibit or otherwise impact the development of the property in general. The Township is pursuing the acquisition of the land upon which the 36 unit project is planned.
- The site has access to appropriate streets and is adjacent to compatible land uses. In terms of setting, the property is abutted by a retail shopping area to the east, a farm/petting zoo across the street, an athletic club to the west, and single-family residential uses to the south/rear. The site is located on Atlantic Avenue, which is a two-lane roadway that is an east-west arterial through the Township.
- The site is part of the Atlantic Manor Apartment Complex property, with which additional garden apartments would be compatible. The subject site will be rezoned to permit the project and the remainder piece will be rezoned to reflect its new lot size so that the parcel remains conforming.
- There is adequate sewer and water capacity, as defined under N.J.A.C. 5:97-1.4, to serve the site.
- It is anticipated that the site can be developed consistent with the Residential Site Improvement Standards.
- The site location is consistent with the adopted State Development and Redevelopment Plan. It is located in Planning Area 1 where development is encouraged.
- Per NJDEP mapping, freshwater wetlands are located on a *de minimis* percentage of the site.
- Per FEMA floodplain mapping, there is no floodplain on the site.

- Slopes in excess of 15 percent may be located on the periphery of the site in a *de minimis* amount.
- Per NJDEP mapping, the site is not covered by critical habitat.
- Per NJDEP mapping, the site is not located within 300 feet of a currently designated Category One waterbody.
- Per NJDEP, the site is not a Known Contaminated Site.

The project will conform to the standards at N.J.A.C. 5:97-6.7 et seq. with regard to funding, project timetable, project administration and control:

- The site meets the suitability criteria set forth in N.J.A.C. 5:97-3.13.
- The municipality is in the process of gaining control over the site.
- Because the Township's prior round plan is currently under review by the Court, construction will commence within 2 years of Court approval of the plan amendment setting forth this project as the means by which the Township will satisfy the remaining 3-unit prior round obligation. A construction timetable is provided, below, that describes each step in the development process; including a preparation of a site plan, granting of municipal approvals, applications for State and Federal permits, selection of a contractor and construction.
- Funding for initial property acquisition, and the remainder of the project if necessary, will be secured via the general operating budget if available, or via bonding if necessary, and will be reimbursed via State or Federal grant monies if available. The Township commits to bond for a shortfall on this project.
- It is anticipated that Affordable Housing Alliance will construct and administer the project as well as apply for its own construction funding.
- The first floor of all townhouse dwelling units and of all other multi-story dwelling units will comply with N.J.A.C. 5:97-3.14 and 5:97-9 and UHAC.
- The affordable units will be constructed in accordance with COAH regulations regarding bedroom and affordability mix, deed restriction and affirmative marketing.

Pursuant to N.J.A.C. 5:97:6.7, a municipality seeking affordable housing credit for a municipally-sponsored project must provide a construction schedule for construction to begin within two years of substantive certification or in accordance with the municipality's implementation schedule pursuant to N.J.A.C. 5:97. Construction of the Atlantic Avenue project is expected to commence within two years of Court-approval of the plan amendment incorporating the 36-unit project.

1. **Rezoning.** The Township will rezone to permit the construction of 36 affordable units on the subject property within **45 days** from the date the Court approves the Township's affordable housing plan amendment. The remainder of the property will be rezoned to permit the existing development.
2. **Site Acquisition and Subdivision:** The Township is pursuing the acquisition of a portion of the Atlantic Manor Apartment site for 36 affordable units and anticipates that this acquisition will be achieved amicably. It is anticipated that the Township will close on the

subject property within 60 days from the entry of an agreement and approval by the Court.

3. **Agreement with Affordable Housing Alliance or Request for Proposals, if Agreement with Affordable Housing Alliance cannot be achieved:** Within three months from Court approval of the amended plan, the Township will negotiate an agreement directly with the Affordable Housing Alliance to develop the subject property with 36 affordable units subject, of course, to site acquisition. In the unlikely event that the Township cannot achieve such an agreement within this period and if a negotiated agreement with AHA does not appear within reach by the end of this three month period, the Township will issue a Request for Proposals to developers of affordable housing. Developers will have one month to respond to the proposal, and a developer will be chosen two weeks after the response deadline. **3 months and 12 weeks total.**
4. **Site Engineering and Financing:** The chosen developer will proceed with site engineering and financing of the project. Because the site is level and a concept plan has been prepared for the site, and there are no foreseen problems, **the engineering process should take approximately two months time.** The Township intends to collaborate with the Affordable Housing Alliance or the developer who is selected in response to the RFP in the unlikely event that an agreement with AHA is not achieved to secure adequate state funding for this municipally-sponsored 100 percent affordable project. The Township has formally committed to finance the project, either temporarily or permanently, to fill any gap in funding. Thus financing of this project will not delay the project past the regulatory deadline, meaning construction of the project will begin within two years of approval by the Court.
5. **Granting of Municipal Approvals:** Once the site plan and proper applications are submitted by the developer to the Township Planning Board, the Board will fast-track the application. **It is estimated that this process will take no more than 4 months.**
6. **Applications for State and County Permits:** State review of the project's stormwater plan may be necessary. The site is located on a Monmouth County roadway (County Route 524), therefore County approval of the project is necessary, as is Freehold Soil Conservation Service approval. These approvals will be sought contemporaneously with Township Planning Board approval. The County and Freehold Soil approval could be obtained in the same timeframe as the local approvals; State approval could take 6 additional months.
7. Based on the foregoing timeframes, it is estimated that construction can commence after approximately 20 months.
8. **Construction:** Once State, County and local approvals are obtained, construction will commence, and will take approximately **1 year 2 months to complete.**

Even assuming unforeseen delays, the proposed timeline for the development of this project allows a 4-month buffer between the estimated time prior to the commencement of construction and the time allowed by the regulation (two years). As such, the Township has satisfied this provision of the rules.

In the unlikely event that, for any reason, an agreement for the 36-unit project is not consummated with Atlantic Manor Apartments and approved by the Court, the Township shall acquire and develop

the 32-unit project previously planned for the open portion of the site on Atlantic Avenue. The Township has already submitted site suitability information with respect to the portion of the site previously targeted for a 32-unit affordable, family rental project. Indeed, the Township has engineered the project.

Rental Bonus Credits

The Court has awarded the Township 216 rental bonus credits at a rate of 1 for each family rental unit at Spring Lake Garden Apartments, Collingwood Mews, Presbyterian Homes (family/disabled units) and New Horizons in Autism; 1 for each age-restricted unit at Wexford at Wall; and 0.33 per age-restricted unit at Presbyterian Homes. The 1998 Judgment of Repose memorializes the Court's award of rental bonus credits to all but the New Horizons in Autism project, which credits were awarded in 2003.

In addition to 4 bonus credits for the group home, the Township is eligible for prior round bonus credits for the Atlantic Avenue project, because three units from that project will be used for prior round compliance and the rental bonus cap has not yet been reached. Therefore, the Township requests 3 bonus credits for that project.

Summary of Prior Round Compliance

Following is a compliance summary of the Township's prior round obligation. The projects listed provide a 3-unit surplus to carry forward to Round III:

Table 15
Prior Round Compliance Plan Summary - Wall Township

Line No.	Wall Township Prior Round Analysis	Prior Round Approved Plan	Recalculated Prior Round Plan
1	Pre-Credited Need (1987-1999)	1,127	--
2	Rehabilitation Component	53	45
3	Inclusionary/New Construction Component	1,074	--
4	Prior Round Obligation		1,073
5	Post 1990 Rehabilitated Housing Credits (1990-1998)	53	NA
6	Post 2000 Rehabilitated Housing Credits	NA	16
7			
8	<i>New Construction Units Built, 1980-2003</i>		
9	Prior-Cycle Credits (Miller Group Home)	7	7
10	Bearmore Mobile Home Park Expansion	37	37
11	Allaire Crossing - Presbyterian Homes Senior Apartments	59	59
12	Allaire Crossing - Presbyterian Homes Handicapped Apartments age 21+	7	7
13	Scattered Site New Houses (Township-sponsored)	12	12
14	Assisted Living Residence - Wexford at Wall (see Note A)	43	43
15	Spring Lake Garden Apartments (Peck)	33	33

Line No.	Wall Township Prior Round Analysis	Prior Round Approved Plan	Recalculated Prior Round Plan
16	Family Rental, Township-Sponsored Project (Collingwood Mews)	110	110
17	New Horizons in Autism alternative living facility/ group home	4	4
18	Atlantic Manor family rental units (apply excess to 3 rd Round)		3
19	Subtotal - Lower Income Units Built in Wall	312	315
20			
21	Regional Contribution Agreement - Neptune Township	250	250
22	Regional Contribution Agreement - Long Branch	150	150
23	Regional Contribution Agreement - Bradley Beach	95	95
24	Regional Contribution Agreement - Asbury Park	47	47
25	Subtotal - Units Transferred by Regional Contribution Agreements	542	542
26			
27	Rental Bonus Credits		
28	Allaire Crossing - Presbyterian Homes Senior Apartments (@ 0.33 bonus/unit)	19	19
29	Allaire Crossing - Presbyterian Homes Handicapped Apts age 21+ (@ 1.0 bonus/unit)	7	7
30	Assisted Living Residence - Wexford at Wall (@1.0 bonus/unit; see Note B)	43	43
31	Spring Lake Garden Apartments (Peck) (@ 1.0 bonus/unit)	33	33
32	Family Rental, Township-Sponsored Project (Collingwood Mews) (@ 1.0 bonus/unit)	110	110
33	New Horizons in Autism alternative living facility/ group home (@ 1.0 bonus/bed)	4	4
34	Atlantic Avenue family rental units (apply excess to 3 rd Round) (@ 1.0 bonus/unit)		3
35	Subtotal - Rental Bonus Credits	216	219
37	TOTAL NEW UNITS AND CREDITS	1,070	1,076
38	Surplus Units and Credits - Carry over to Round III	4	3
39			
40	Notes:		
41	Rental Obligation (Maximum Base for Rental Bonus Credits)	267	267
42	Rental Units Built or Proposed (lines 9+11+12+14+15+16+17+18)	263	266

Line No.	Wall Township Prior Round Analysis	Prior Round Approved Plan	Recalculated Prior Round Plan
44	Base Used to Calculate Rental Bonus Cap (lines 11+12+14+15+16+17+18)	256	259
45			
46			
47	Age-Restricted Cap by 1997 Court Order (see Note C)	113	114
48	Age-Restricted Units Built by 2003 (lines 11+14)	102	102
Notes:			
A	Wexford at Wall ALR approved in 1998 Judgment of Repose for 55 rental bonus credits, but only first phase of 43 units built by 2003, resulting in only 43 rental bonus credits.		
B	Rental bonus credits for Wexford at Wall calculated at 1:1 ratio under 1997 Court Order		
C	Atlantic Manor Apartment/Township Agreement will require Court approval		

GROWTH SHARE PROJECTION

The Township proposes to fulfill its Round III affordable housing growth share projection through the extension of expiring controls, with units at an Assisted Living Residence and through 100 percent affordable projects. No other compliance mechanism currently permitted by COAH's rules was determined to be in the best interest of the community. Excess credits from the prior round are also planned to be carried forward to Round III.

COAH's rules require that affordable housing be provided in tandem with actual growth, and that a realistic opportunity for affordable housing be provided for the remainder of the projection. Municipal housing plans will be reviewed by COAH or the Court every two years to ensure that affordable housing is provided in tandem with actual growth, and at that time actual Certificates of Occupancy and qualified exclusions from growth share will be quantified.

Pursuant to N.J.A.C. 5:97-3.2(a)4, Wall Township will phase implementation of its plan through the use of 100 percent affordable projects so that it is reflective of actual growth, and to allow the Township time to finance components of projects that it is sponsoring. The implementation schedule is discussed in further detail later in this plan.

The Township also plans to comply with the requirement of the New Jersey Fair Housing Act, which mandates that 13 percent of all affordable units built in the Township be restricted for occupancy by very-low-income households.

Consideration of Lands Appropriate for Affordable Housing

As part of this amended housing plan, the Township has considered land that is appropriate for the construction of low- and moderate-income housing. The Plan describes the Township's evaluation of the sites in the Plan. The Township also evaluated other sites offered by owners/developers and concluded that these sites are not appropriate for rezoning as residential inclusionary development

at this time. The Township reserves the right to reassess any property in the future if circumstances change. Two such sites are the Hess Pit site (Block 801, Lot 7) and the American Properties (a.k.a. BOK) property (Block 805, Lots 91, 92, 94, 95 and 97).

The Hess Pit site on Allenwood Road was brought to the Township's attention by the owner of the site in early 2009, via a letter dated April 9, 2009. The site was presented to the Township as an alternative site to the Holly Boulevard site, which is a planned municipally-sponsored age-restricted site. The Hess Pit site was offered for sale to the Township as a substitute site that the Township would acquire. The Hess Pit site, although relatively large, was deemed as unsuitable for high density housing. The site is constrained by steep slopes due to the former mining operation on the site. It is currently zoned Rural Residential (6-acre minimum lots). The site's access point onto Allenwood Road is in a location where sight distance to on-coming traffic is severely limited and therefore potentially dangerous. Also, Allenwood Road itself is not designed to carry high traffic volumes. The Wall Citizens' Committee on Affordable Housing, a citizen's group that meets regarding the affordable housing plan, reviewed this site at one of its meetings, concurred that there are sight-distance issues and recommended that the Township pursue sites already identified in the Plan.

Since that time, the Court Master received correspondence from a different contract purchaser of the site that indicated a desire to construct high density multi-family housing on the site; presumably inclusionary housing. The same concerns regarding sight distance and roadway capacity remain. In addition, almost all the market units in an inclusionary development would generate a growth share obligation because the Township has previously satisfied almost its entire prior round obligation and, consequently, the site must be used to satisfy a Round III responsibility. Because almost all the market units will generate a growth share obligation, reliance on such a proposal would do little to reduce the 667 unit growth share COAH has projected.

With respect to the American Properties site on Route 34 northbound and Allaire Road, the Township was copied on correspondence to the Court Master dated March 16, 2009 that indicated the contract purchaser of this site intended to object to the December 2008 Plan. However, the developer never presented a proposal to the Township and apparently has decided not to object or pursue development of the site. In any event, the lots that comprise the American Properties parcel are located in several different Office zones and have been planned by the Township for such use as part of the Route 34 office corridor since before the current 1999 Master Plan. The Route 34 corridor is planned to provide sufficient space for office, restaurant and other non-residential uses to balance the residential and retail uses in other parts of the Township. This parcel is seen as being located in a particularly desirable location for non-residential use in the center of town. The Township finds that new locations for market rate housing, particularly on this site, would be inconsistent with the Master Plan. Furthermore, the development of this site for inclusionary zoning would pose the same problems as the Hess Pit site described above.

Projects Removed from Plan

The Fair Share Plan adopted in December 2008 proposed two projects that are now removed from the plan:

Hurley Pond Road Site (Block 772, Lot 4)

This site is located on the south side of Hurley Pond Road, west of its intersection with Route 138. It was proposed for a 63-unit, 100 percent affordable family for-sale manufactured housing park.

West Hurley Pond Road Site (Block 945, Lots 12, 13, 19 and Part of 15)

This site is located on West Hurley Pond Road, between Route 34 and the Garden State Parkway, and was proposed for a municipally-sponsored family for-sale project phased to include 50 to 250 units.

Proposed Projects

The following projects are planned to meet the remainder of the Township’s Round III growth share projection. They are listed in order of priority and implementation.

Habitat for Humanity House 100 Percent Affordable Project (Block 25, Lot 59)

This project is planned for the first plan evaluation period. Wall Township donated a surplus lot on 18th Avenue to Habitat for Humanity in 2007. A single-family for-sale house has been constructed and received a Certificate of Occupancy in February 2009 (**see Appendix 2 for the Habitat for Humanity Certificate of Occupancy**). Affordable Housing Alliance worked with Habitat for Humanity to affirmatively market the site. The site has 30-year affordability controls, which were established in the deed to Habitat for Humanity, and will carry through on subsequent deeds to property owners.⁴

Block	Lot	Property Owner	State Planning Area	Zone	Lot Size (Acres)	Current Use	Affordable Unit Yield
25	59	Habitat for Humanity	PA1	R-7.5	0.75	Completed	1 family for-sale (low-income unit)

The proposed site complies with N.J.A.C. 5:97-3.13 which requires all new construction sites to be available, approvable, developable and suitable. This consistency is demonstrated as follows (**see Appendix 3 for site mapping**):

- There are no known title encumbrances that would prohibit or otherwise impact the development of the property in general. The Township owned the site and donated it to Habitat for Humanity.
- The site has access to appropriate streets and is adjacent to compatible land uses. The site has access to 18th Avenue and has an approved undersized lot variance application from the Zoning Board of Adjustment. The site is located next to compatible uses and is located in a residential neighborhood.
- There is adequate sewer and water capacity, as defined under N.J.A.C. 5:97-1.4, to serve the site. The site is located in a sewer service area.
- The house was constructed and received a Certificate of Occupancy.
- The site location is consistent with the adopted State Development and Redevelopment Plan. It is located in Planning Area 1 where development is encouraged.
- Per NJDEP mapping, freshwater wetlands are not located within the site.
- Per FEMA floodplain mapping, floodplain is not located on the site.

⁴ The Habitat for Humanity deed was submitted to the Court and COAH as part of December 2008 Plan and is incorporated by reference.

- Slopes in excess of 15 percent are not on the site.
- Per NJDEP mapping, the site is not covered by critical habitat.
- Per NJDEP mapping, the site is not located within 300 feet of a currently designated Category One waterbody.
- Per NJDEP, the site is not on the Known Contaminated Sites List nor does it contain known cultural or historic resources.

Extension of Expiring Controls at Bearmore Mobile Home Park (Block 72, Lot 35)

This project is planned for the first plan evaluation period. Bearmore Mobile Home Park (Block 72, Lot 35), located off of Route 35 northbound, was permitted to expand by 37 units under the prior round plan (see discussion in Prior Round Projects section). The property owner restricted the pads to income-eligible households for a period of 20 years beginning on November 27, 1989 and ending on April 15, 2010⁵ and the Township received credit for the units in the prior round plan. Those controls expire before 2018, and therefore can be renewed. The Township is currently working with the property owner to renew the controls on affordability for an additional 30 years.

Block	Lot	Property Owner	State Planning Area	Zone	Lot Size (Acres)	Current Use	Affordable Unit Yield
72	35	Frezza	PA1	MH	8.07	Manufactured housing park	37 family for-sale (50% moderate and 50% low income)

The proposed site complies with N.J.A.C. 5:97-3.13 which requires all new construction sites to be available, approvable, developable and suitable. This consistency is demonstrated as follows (**see Appendix 3 for site mapping**):

- There are no known title encumbrances that would prohibit or otherwise impact the development of the property in general. The site is already owned by the manufactured housing park.
- The site has access to appropriate streets and is adjacent to compatible land uses. The site has access to Route 35 northbound. The site is an existing manufactured home park, and is located to the north of multi-family housing and south of retail uses.
- There is adequate sewer and water capacity, as defined under N.J.A.C. 5:97-1.4, to serve the site. The site is located in a sewer service area.
- The site is already developed and therefore does not have to comply with the Residential Site Improvement Standards.
- The site location is consistent with the adopted State Development and Redevelopment Plan. It is located in Planning Area 1 where development is encouraged.
- Per NJDEP mapping, freshwater wetlands are not located in the area of the 37 units.

⁵ This Agreement was submitted to the Court and COAH as part of December 2008 Plan and is incorporated by reference.

- Per FEMA floodplain mapping, floodplain is not located in the area of the 37 units.
- Slopes in excess of 15 percent are not present on-site in the area where the homes are currently located.
- Per NJDEP mapping, the site is not covered by critical habitat.
- Per NJDEP mapping, the site is not located within 300 feet of a currently designated Category One waterbody.
- Per NJDEP, the site is not on the Known Contaminated Sites List nor does it contain known cultural or historic resources.

Colfax Senior Rentals 100 Percent Affordable Project (Block 240, Lot 4)

This municipally-sponsored project is planned for the first plan evaluation period. The Colfax Senior Apartments on Belmar Boulevard were intended as part of the prior round plan; however the credits and bonus credits could not be applied to the prior round because the senior cap had been met. The units were required to be deed-restricted as a condition of approval; however have not yet been deed-restricted. This project was constructed and is occupied, and contains 26 one-bedroom units.⁶ The Township is negotiating an agreement with the owner to deed-restrict the units, and Affordable Housing Alliance will work with the property owner to formally establish affordability controls, to provide affirmative marketing oversight of the units and to otherwise secure credit for the units.

Block	Lot	Property Owner	State Planning Area	Zone	Lot Size (Acres)	Current Use	Affordable Unit Yield
240	54	Colfax	PA1	NB	0.86	Senior housing	26 senior rentals incl. (50% moderate; 37% low and 13% very-low-income units)

The proposed site complies with N.J.A.C. 5:97-3.13 which requires all new construction sites to be available, approvable, developable and suitable. This consistency is demonstrated as follows (see **Appendix 3 for site mapping**):

- There are no known title encumbrances that would prohibit or otherwise impact the development of the property in general. The property is developed and occupied. The use was approved by the Zoning Board of Adjustment and the resolution was codified into an adopted ordinance for the site as follows:

§ 140-313. ML-13-SC Mount Laurel Zone.

ML-13-SC Multifamily Senior Citizen (13 DU/acre) Zone. The ML-12-SC Zoning District consists of Block 240, Lot 54, which was granted use variance approval by the Board of Adjustment on December 18, 1991, for 26 age-restricted senior citizen rental apartment units known as "Colfax Senior Apartments" on 1.90 acres yielding a density of 13.68 dwelling units per acre in accordance with general design standards contained in Part 5 and conditioned upon the deed restriction for 100% of the units limiting the initial rent in 1992 to be \$400 per unit plus utilities with an annual increase in the rental rate not to

⁶ Site plan mapping was submitted to the Court and COAH as part of December 2008 Plan and is incorporated by reference.

exceed the annual cost of living index. The Township has determined that the rental rate established at the time of the approval qualified the 22 one-bedroom and two two-bedroom units [sic] as moderate-income units in accordance with the New Jersey Council on Affordable Housing 1992 affordable income limits and thus are qualified for credit in accordance with N.J.A.C. 5:93-1 et seq. The ML-13-SC zoning district designation memorializes the Board of Adjustment approval and conditions made a part thereof.

- The Township has prepared an Agreement with the property owner to officially deed-restrict the units as affordable senior rentals.
- The site has access to appropriate streets and is adjacent to compatible land uses. The site has access to Belmar Boulevard, and is located in a village area where there is shopping, the Post Office and residential uses.
- There is adequate sewer and water capacity, as defined under N.J.A.C. 5:97-1.4, to serve the site. The site is located in a sewer service area.
- The site is developed and in operation.
- The site location is consistent with the adopted State Development and Redevelopment Plan. It is located in Planning Area 1 where development is encouraged.
- Per NJDEP mapping, freshwater wetlands are not located within the site.
- Per FEMA floodplain mapping, floodplain is not located on the site.
- Slopes in excess of 15 percent are not present on-site.
- Per NJDEP mapping, the site is not covered by critical habitat.
- Per NJDEP mapping, the site is not located within 300 feet of a currently designated Category One waterbody.
- Per NJDEP, the site is not on the Known Contaminated Sites List nor does it contain known cultural or historic resources.

Sunnyside Manor Assisted Living Residence (Block 805, Lot 39.01)

This project is planned for the first plan evaluation period. Sunnyside Manor, currently a nursing home on Ramshorn Drive in Wall Township, has received approval from the Planning Board to move its facility to Ridgewood Road in the Township, and to add an assisted living component to the facility.⁷ The developer has agreed to deed-restrict 8 assisted living units for occupancy by income-eligible households and to otherwise take all steps necessary to maintain the creditworthiness of the units.

Block	Lot	Property Owner	State Planning Area	Zone	Proposed Zone	Lot Size (Acres)	Current Use	Affordable Unit Yield
805	39.01	Sunnyside Manor	PA1	MLCC	MLCC	7.79	Vacant	8 senior rental incl. (50% moderate; 37% low and 13% very-low-income units)

⁷ The Planning Board Resolution of Approval was submitted to the Court and COAH as part of December 2008 Plan and is incorporated by reference.

The proposed site complies with N.J.A.C. 5:97-3.13 which requires all new construction sites to be available, approvable, developable and suitable. This consistency is demonstrated as follows (**see Appendix 3 for site mapping**):

- There are no known title encumbrances that would prohibit or otherwise impact the development of the property in general. The Township owned the site and sold it to Sunnyside Manor. One of the conditions of sale was that an economically feasible number of units would be deed-restricted for use by income-eligible households. That number has since been determined at 8 units. The site plan has been approved by the Planning Board, and a Developer's Agreement is being finalized between Sunnyside Manor and the Township for the affordable units.
- The site has access to appropriate streets and is adjacent to compatible land uses. The site has access to Ridgewood Road and has an approved site plan from the Planning Board. The site is located next to compatible uses including Township-owned open space to the north and west, light industrial use to the south across Ridgewood Road and single-family residential use to the east.
- There is adequate sewer and water capacity, as defined under N.J.A.C. 5:97-1.4, to serve the site. The site is located in a sewer service area.
- Assisted living facilities are not regulated by the Residential Site Improvement Standards. The project was reviewed by the Planning Board Engineer, found suitable for construction, and was approved by the Planning Board.
- The site location is consistent with the adopted State Development and Redevelopment Plan. It is located in Planning Area 1 where development is encouraged.
- Per NJDEP mapping, freshwater wetlands are not located within the site.
- Per FEMA floodplain mapping, floodplain is not located on the site.
- Per approved site plan mapping, slopes in excess of 15 percent cover a *de minimis* percentage of the site.
- Per NJDEP mapping, the site is not covered by critical habitat.
- Per NJDEP mapping, the site is not located within 300 feet of a currently designated Category One waterbody.
- Per NJDEP, the site is not on the Known Contaminated Sites List nor does it contain known cultural or historic resources.

Holly Boulevard 100 Percent Affordable Project (Block 874, Lot 4)

This project is planned for the first plan evaluation period. This site is located on the corner of Holly Boulevard and Route 34 Southbound, just north of ShopRite and Lakewood Road. The site is currently privately-owned by Carlton Care, Inc., and is undeveloped except for a house located on Holly Boulevard. The Township is currently in the process of amicably acquiring the site and issuing an RFP to senior housing developers to develop the site for a 100 percent affordable senior housing. The Township is flexible as to whether the project will be rental or for-sale, but recognizes that a rental project may be more financially feasible for a developer due to the greater availability of tax credits for rental projects. The Township has already received a cost appraisal on the property, has

presented the appraisal to the property owners, has introduced an ordinance to bond for the property and plans to secure title before December 31, 2009.

The site is large; a concept plan prepared by the Township for the site indicates that it can accommodate 150 age-restricted units (**see Appendix 3**). A site plan was approved by the Planning Board for Carlton Care over 7 years ago for an assisted living facility, which is also indicative of the capacity of the site. Any age-restricted units in excess of the senior cap will be carried forward to Housing Round IV.

Block	Lot	Property Owner	State Planning Area	Zone	Lot Size (Acres)	Current Use	Affordable Unit Yield
874	4	Carlton Care, Inc.	PA1	OP-10	11.31	One house	150 senior (50% moderate; 37% low and 13% very-low-income units)

The proposed site complies with N.J.A.C. 5:97-3.13 which requires all new construction sites to be available, approvable, developable and suitable. This consistency is demonstrated as follows (**see Appendix 3 for site mapping**):

- There are no known title encumbrances that would prohibit or otherwise impact the development of the property in general. There was a former life estate on the property which has been extinguished.
- The site has access to appropriate streets and is adjacent to compatible land uses. The site has access to Holly Boulevard and Route 34 if approved by NJDOT and is located next to a retail shopping complex, a professional office center and an approved single-family residential development. An age-restricted community is also near by.
- There is adequate sewer and water capacity, as defined under N.J.A.C. 5:97-1.4, to serve the site. The site is located in a sewer service area.
- It is anticipated that the site can be developed in conformance with the Residential Site Improvement Standards.
- The site location is consistent with the adopted State Development and Redevelopment Plan. It is located in Planning Area 1 where development is encouraged.
- The site is regulated by CAFRA. It is anticipated that all of CAFRA's development requirements can be met.
- Approved site plan mapping for a prior planned project on the site indicates a small area of isolated wetlands in the southwestern corner of the site. It is anticipated that the wetlands will not diminish the proposed yield of the site.
- Per FEMA floodplain mapping, floodplain is not located on the site.
- Slopes in excess of 15 percent are a *de minimis* percentage of the site.
- Per NJDEP mapping, the site is not covered by critical habitat.
- Per NJDEP mapping, the site is not located within 300 feet of a currently designated Category One waterbody.

- Per NJDEP, the site is not on the Known Contaminated Sites List nor does it contain known cultural or historic resources.

The project will conform to the standards at N.J.A.C. 5:97-6.7 et seq. with regard to funding, project timetable, project administration and control:

- The site meets the suitability criteria set forth in N.J.A.C. 5:97-3.13.
- The municipality is in the process of acquiring the site. In the event that a timely agreement cannot be reached, the area will be purchased via condemnation.
- Construction of this project will be scheduled for the first plan evaluation.
- Developers for the site are currently being sought via the RFP process.
- The first floor of all townhouse dwelling units and of all other multi-story dwelling units will comply with N.J.A.C. 5:97-3.14 and 5:97-9 and UHAC.
- The affordable units will be constructed in accordance with COAH regulations regarding bedroom and affordability mix, deed restriction and affirmative marketing. Thirteen percent of units will be affordable to very-low-income households.

Olympic Limousine 100 Percent Affordable Project (Block 913, Lots 4, 5, 6)

This project is planned for the second or later plan evaluation period, although the Township reserves the right to advance this project to the first plan evaluation period if necessary to address any potential shortfalls created by non-performance of the other planned first plan evaluation projects. The Township proposes the Olympic Limousine Site as a municipally-sponsored 100 percent affordable site. As part of a future Developer’s Agreement with the Township, the property owner or its agent would be permitted to develop affordable multi-family, rental housing on the site, which is currently located in the Highway Business and Office Research Zones. If for any reason the Township cannot enter into an agreement with the present owner or its agent, the Township reserves the right to acquire the site by way of condemnation and to issue an RFP to select another developer to develop the site. The subject property is 14.5 acres in area and is located on Asbury Road, north and east of the Asbury Road (Schwartz) site.

Block	Lot(s)	Property Owner	State Planning Area	Zone	Lot Size (Acres)	Current Use	Affordable Unit Yield
913	4, 5, 6	Passarella	PA2	OR-10 (Lot 4); HB-200 (Lots 5-6)	14.5	Limousine service	50 family rental units

Both the owner and the prospective developer of the site, Sofia Homes, have expressed interest in adding this site to the Plan. The current proposal for the site is a 50-unit affordable family rental project. Project feasibility will be enhanced by permitting family rentals in a multi-family format.

The proposed site complies with N.J.A.C. 5:97-3.13 which requires all new construction sites to be available, approvable, developable and suitable. This consistency is demonstrated as follows (**see Appendix 3 for site mapping**):

- There are no known title encumbrances that would prohibit or otherwise impact the development of the property in general. The owner of the site approached the Township with a developer, expressing interest in participating in the Housing Plan.
- The site has access to appropriate streets and is adjacent to compatible land uses. The site has frontage on Asbury Road, just west of the Route 33/34 circle. Surrounding land uses include the Asbury Road (Schwartz) site to the south and west, and commercial uses to the east and across Asbury Road.
- There is adequate water capacity, as defined under N.J.A.C. 5:97-1.4, to serve the site.
- The site is located in a sewer service area, and the Township is currently working on bringing additional capacity to the site.
- NJDEP mapping indicates that there are 2.27 acres of uplands on the site. The prospective developer submitted a wetlands delineation to NJDEP for a Letter of Interpretation in August 2009 which is expected to verify the delineated line and to define the required buffer width.
- Per NJDEP mapping there are no C-1 streams on-site although C-1 stream buffer to the south of the site may partially constrain the site.
- There are no slopes greater than 15 percent on the site.
- The site location is consistent with the adopted State Development and Redevelopment Plan. It is located in Planning Area 2 where development is encouraged.
- Per NJDEP, the site is not on the Known Contaminated Sites List nor does it contain known cultural or historic resources.

The project will conform to the standards at N.J.A.C. 5:97-6.7 et seq. with regard to funding, project timetable, project administration and control:

- The site meets the suitability criteria set forth in N.J.A.C. 5:97-3.13.
- This project is planned for the second or later plan evaluation period, therefore, per N.J.A.C. 5:97-3.2(a)(4)iv, the Township is permitted to submit required documentation according to an implementation schedule, not later than two years prior to scheduled implementation of the mechanism.
- The first floor of all townhouse dwelling units and of all other multi-story dwelling units will comply with N.J.A.C. 5:97-3.14 and 5:97-9 and UHAC.
- It is anticipated that Sofia Homes, LLC or another qualified developer will construct the project. Affordable Housing Alliance, the Township's Administrative Agent, will either administer or oversee administration of the affordable component of the project.
- The affordable units will be constructed in accordance with COAH's regulations regarding bedroom and affordability mix, deed restriction and affirmative marketing.

The Township has made clear that it wishes to negotiate an agreement with the property owner, developer and/or other entities in the future concerning the development of this site. The Township Committee reserves its right to acquire the site by way of condemnation and to issue an RFP to select another developer to develop the site. The Township further reserves the right to select another site in accordance with COAH's regulations on phasing in the event that the site is not

needed for the first plan review phase. In this regard, COAH regulations at N.J.A.C. 5:97-3.2(a)4 do not require the municipality to select a site for a municipally sponsored project until the site is necessary to address the phase for which the site is needed.. Accordingly, if the Olympic Limousine site is not needed for the first phase, the Township reserves the right to address future phases in any way it so chooses including with or without the Olympic site.

Asbury Road (Schwartz) 100 Percent Affordable Project (Block 913, Lots 2, 3, 15)

This project is planned for the second or later plan evaluation period. This site was in the Township’s 2005 Round III Plan as an inclusionary site and was brought to the Township’s attention then by the property owners. The site now, however, is included as a municipally-sponsored project. A contract purchaser of Lots 2 and 3 expressed interest in working with the Township to develop both market rate and affordable housing on Lots 2 and 3 and urged the Township to include the site in its December 2008 plan based upon certain assurances. The Township included the site in its December 2008 plan subject to entering into an agreement with the developer. The developer, however, has not presented the Township with a proposal for the site that the Township finds to be in the best interest of the community. The Township does have a continued interest in acquiring the site for a municipally-sponsored project subject to the ability to develop the site in the future. It is anticipated that the site can be developed in phases as growth share obligation is accrued. The upland portion of the site can support the remaining growth share projection.

The site is currently zoned Office Research on minimum 10-acre lots. The current zoning does not permit multi-family residential. The subject property is 101.27 acres and is located on Asbury Road, just west of its intersection with Route 34 southbound.

Block	Lot(s)	Property Owner	State Planning Area	Zone	Lot Size (Acres)	Current Use	Affordable Unit Yield
913	2, 3; 15	Estate of Esther Schwartz; Jesse, Robert and Arthur Schwartz	PA2	OR-10	101.27	Farm qualified	213+ family rental units; phased implementation

A compliance analysis with N.J.A.C. 5:97-3.13, which requires all new construction sites to be available, approvable, developable and suitable, will be finalized in the future. The initial analysis is as follows:

- If the Township cannot amicably acquire Lots 2, 3 and 15 from the property owners, then it can use its powers of eminent domain to acquire the parcel. Development pressure for the parcel is deemed as low as the lots are owned by different entities and have been part of an estate dispute.
- The site has access to appropriate streets and is adjacent to compatible land uses. The site has frontage on and access to Asbury Road. Surrounding land uses include single-family residences to the south, and commercial uses to the north, east and west.
- There is adequate water capacity, as defined under N.J.A.C. 5:97-1.4, to serve the site.
- The site is currently located in a sewer service area, and the Township is working on arranging additional capacity for the site. The Township has developed a concept plan that shows that at least 336 units and parking could be constructed on the cleared

portion of the site, which is approximately 16 acres. However, as explained below, the Township contends that at least 35 acres of the site is developable

- Wetlands were delineated on the site in 2007 by a consultant for the Township, which received a Letter of Interpretation from NJDEP that verified the line (NJDEP File No. 1352-06-0015.1). After the constraints posed by the C-1 stream along the southern property line are taken into account, the buildable area is currently estimated at 35 acres. The already cleared area is approximately 16 acres in area.
- The site location is consistent with the adopted State Development and Redevelopment Plan. It is located in Planning Area 2 where development is encouraged.
- There may be flood hazard area along the southern property line associated with South Brook; however it is not anticipated that the floodplain exceeds the extent of wetlands in the area.
- It is anticipated that the site can be developed consistent with the Residential Site Improvement Standards.
- Per NJDEP, the site is not on the Known Contaminated Sites List nor does it contain known cultural or historic resources.

The project will conform to the standards at N.J.A.C. 5:97-6.7 et seq. with regard to funding, project timetable, project administration and control:

- The site meets the suitability criteria set forth in N.J.A.C. 5:97-3.13.
- This project is planned for the second or later plan evaluation period, therefore, per N.J.A.C. 5:97-3.2(a)(4)iv, the Township is permitted to submit required documentation according to an implementation schedule, not later than two years prior to scheduled implementation of the mechanism.
- It is anticipated that the Township will issue a Request for Proposal to find a developer to develop the site.
- It is anticipated that Affordable Housing Alliance will either administer or oversee administration of the affordable units.
- The affordable units will be constructed in accordance with COAH regulations regarding bedroom and affordability mix, deed restriction and affirmative marketing.

The Township has slated the Asbury Road site for the final phases of the its plan, which is logical given the State Plan and sewer obstacles associated with the site. In addition, notwithstanding anything to the contrary, the Township reserves the right to select another site or means to address its responsibilities in future phases in accordance with COAH's regulations on phasing. In this regard, COAH regulations do not require the municipality to select a site for a municipally-sponsored project until the site is necessary to address the phase for which the site is needed (N.J.A.C. 5:97-3.2(a)4). Accordingly, the Township reserves the right to address future phases in any way it so chooses including with or without the Asbury Road site.

Wyckoff Road 100 Percent Affordable Project (Block 916, Lot 20)

This project is planned for a late plan evaluation period. This site is located south of the Wyckoff and Megill Road intersection on the eastern side of Wyckoff Road. It is currently owned by the Township. The site is proposed for a municipally-sponsored 100 percent affordable senior project. At this time, the Township anticipates using this site only if a gap develops in the plan, or the growth share obligation exceeds 667.

Block	Lot	Property Owner	State Planning Area	Zone	Lot Size (Acres)	Current Use	Affordable Unit Yield
916	20	Township of Wall	PA2	Public/Open Space	7.62	Vacant	36 senior units

The proposed site complies with N.J.A.C. 5:97-3.13 which requires all new construction sites to be available, approvable, developable and suitable. This consistency is demonstrated as follows (**see Appendix 3 for site mapping**):

- There are no known title encumbrances that would prohibit or otherwise impact the development of the property in general. The Township currently owns the site.
- The site has access to appropriate streets and is adjacent to compatible land uses. The site has access to Wyckoff Road, and is located off State Highway 34. Single-family residential uses are located to the north and west of the site, and office/light industrial space is located to the west of the site. A large stormwater detention basin is located to the south of the site.
- There is adequate sewer and water capacity, as defined under N.J.A.C. 5:97-1.4, to serve the site. The site is located in a sewer service area.
- It is anticipated that the site can be developed in conformance with the Residential Site Improvement Standards. The site is 7.62 acres in area and contains a limited amount of wetlands along the road frontage.
- The site location is consistent with the adopted State Development and Redevelopment Plan. It is located in Planning Area 2 where development is encouraged.
- Per NJDEP mapping, freshwater wetlands may be located along the site’s frontage. There are approximately 6 acres of uplands on the property.
- Per FEMA floodplain mapping, floodplain is not located on the site.
- Slopes in excess of 15 percent are not present on-site.
- Per NJDEP mapping, the wetlands portion of the site is categorized as forested wetlands, and the entire site is covered by the “forest” category of habitat. This may result in a required 150’ wetlands buffer, which is not anticipated to affect the construction of a 36-unit project.
- Per NJDEP mapping, the site is not located within 300 feet of a currently designated Category One waterbody.
- Per NJDEP, the site is neither a Known Contaminated Site nor contains known cultural or historic resources.

The project will conform to the standards at N.J.A.C. 5:97-6.7 et seq. with regard to funding, project timetable, project administration and control:

- The site meets the suitability criteria set forth in N.J.A.C. 5:97-3.13.
- The municipality owns and controls the site.
- This project is planned for the end of the housing round, therefore, per N.J.A.C. 5:97-3.2(a)(4)iv, the Township is permitted to submit required documentation according to an implementation schedule, not later than two years prior to scheduled implementation of the mechanism.
- Implementation of this project will be scheduled to coincide with growth share obligation accrual, and is proposed to be implemented only if the Township exceeds the growth share projection of 667, or if other senior projects fail to be implemented for unforeseen reasons.
- The first floor of all townhouse dwelling units and of all other multi-story dwelling units will comply with N.J.A.C. 5:97-3.14 and 5:97-9 and UHAC.
- It is anticipated that Affordable Housing Alliance will administer the project, and may develop the project based on their availability. A different developer will be sought via Request for Proposal if necessary.
- The affordable units will be constructed in accordance with COAH's regulations regarding bedroom and affordability mix, deed restriction and affirmative marketing.

In accordance with COAH's phasing regulations, the Township reserves its right to use or not use the Wyckoff Road site to address its responsibilities for future phases (N.J.A.C. 5:97-3.2(a)4).

Other Measures

The Township is vigorously investigating additional measures to create affordable housing in the Township and anticipates additional plan amendments to incorporate additional measures. By way of example, the developer of a nationally-recognized facility for battered women has approached the Township and expressed interested in creating such a facility in Wall Township. This and other proposals will be vetted with the Township's citizens' advisory group before it is incorporated in the Township's plan.

Rehabilitation Obligation

COAH has estimated that there are 45 substandard units in need of rehabilitation in the Township that are currently occupied by low- or moderate-income households. Monmouth County's Mount Laurel Repair Program has rehabilitated 16 such units in the Township since April 1, 2000, for which the Township requests credit.⁸ The Township plans to retain Affordable Housing Alliance, the Township's current Administrative Agent, to rehabilitate up to 29 additional units of substandard income-eligible units. The program will be open to owner- and renter-occupied units per COAH's rules.

⁸ The list of units rehabilitated by Monmouth County was submitted to the Court and COAH as part of December 2008 Plan and is incorporated by reference.

Developer's Fee Ordinance

In order to fund the rehabilitation program, continue paying debt service on prior round projects, and fund the Round III municipally-sponsored projects, the Township proposes to utilize the fees it accrues from its developer's fee ordinance, which was adopted during the prior round and has been updated to comply with the State's new rules. The Spending Plan is located in **Appendix 1**.

Implementation Schedule

The New Jersey Fair Housing Act at N.J.S.A. 52:27D-302(e) states that:

The State can maximize the number of low and moderate income units provided in New Jersey by allowing its municipalities to adopt appropriate phasing schedules for meeting their fair share, so long as the municipalities permit a timely achievement of an appropriate fair share of the regional need for low and moderate income housing as required by the Mt. Laurel I and II opinions and other relevant court decisions.

Phasing of Fair Share Plan implementation is also allowed per N.J.A.C. 5:97-3.2(a)4:

iv. Documentation for all mechanisms not included in (a)4i through iii above shall be submitted according to an implementation schedule, but no later than two years prior to scheduled implementation of the mechanism, and shall consider the economic viability of the mechanisms and the actual growth share obligation that has or will occur as calculated pursuant to N.J.A.C. 5:97-2.5. Pursuant to N.J.A.C. 5:97-2.5(d), the municipality shall comply with the plan evaluation requirements and shall be subject to the enforcement remedies of N.J.A.C 5:96-10.4.

The timely achievement of Wall's fair share is planned by phased implementation of the plan so that it is reflective of actual growth, and to allow the Township time to finance the projects. The plan provides realistic opportunity for a sufficient number of units to address growth as it occurs. COAH's rules at N.J.A.C. 5:96-10 require a review of the growth share obligation two years after the approval of the municipality's housing element and fair share plan to ensure that planned and constructed projects are in line with accrual of actual growth share obligation.

258 units are planned for the Township's first plan evaluation. The remainder of the growth share projection is planned to be addressed for the second, third and fourth plan evaluations. During the required plan evaluations, the Township will reassess the proposed projects and recalibrate the implementation schedule if necessary to provide the appropriate number of affordable units in tandem with actual growth. Furthermore, as noted repeatedly above, the Township reserves the right to adjust course with respect to how it addresses its obligations in subsequent phases.

Summary of Round III Plan Compliance

The projects and credits the Township proposes that will provide a realistic opportunity for the production of affordable housing is summarized below. Excess units are indicated, which will provide a cushion in the event the Township experiences a larger than expected growth share obligation, or in the event of project withdrawals, downsizing or other occurrences that the Township experienced during the prior round. The Township acknowledges that the Governor-elect has announced repeatedly that he intends to make changes to the laws concerning affordable housing. The

Township further notes that it has challenged COAH's regulations as well as many other municipalities. While the Township is moving forward in good faith to address its obligations based upon the laws as currently written, it is very likely that the laws will change. Therefore, the Township reserves all rights to further amend this plan based upon the anticipated future changes in law.

Table 16
Growth Share Obligation Compliance Plan Summary – Wall Township

Line No.	Wall Township Third Round Compliance Plan		# Units
1	Rehabilitation Component		45
2	Post 2000 Rehabilitated Housing Credits		16
3	Remaining rehab obligation		29
4	COAH'S GROWTH SHARE PROJECTION		667
5	Projects in Prioritized and Implementation Order:		
6	First Plan Evaluation Period:		
7	Habitat for Humanity for-sale family unit (occupied)	Family for-sale	1
8	Carry-over units from prior round plan - Atlantic Avenue Apartments (100% affordable)	Family rental	33
9	Carry-over rental bonus credits from prior round plan per N.J.A.C. 5:97-3.5		3
10	Colfax Senior Units (100% affordable) (built)	Senior rental	26
11	Sunnyside Manor Assisted Living Residence (approved)	Senior rental	8
12	Extension of expiring controls Bearmore mobile homes	Family for-sale	37
13	Holly Boulevard Senior Project (100% affordable)	Senior	150
14		Subtotal:	258
15	Second or Later Plan Evaluation Period:		
16	⁹ Olympic Limo Family Rental Site (100% affordable)	Family rental	50
17	Asbury Road (Schwartz) Family Rental Site (100% affordable) (Phase I)	Family rental	50
18	Asbury Road (Schwartz) Family Rental Site (100% affordable) (Phase II)	Family rental	50
19	Asbury Road (Schwartz) Family Rental Site (100% affordable) (Phase III)	Family rental	113
20	Wyckoff Road Site (100% affordable)	Senior	36
21		Subtotal:	299
22	Subtotal - Affordable Units Built in Wall		557
23	Additional Credits: Round III Family Rental Bonus Credits (capped at 25% of growth share obligation)		167
24	TOTAL		724
25	Senior units in excess of 25% senior cap		54

⁹ Township reserves right to advance project to Phase One as noted above.

Line No.	Wall Township Third Round Compliance Plan		# Units
26	Total minus excess senior units		670
27	Surplus or (Deficit)		3
	Notes:		
	Rental Obligation (25% of growth share obligation)	167	
	Rental Units Built or Proposed (Lines 8+10+11+13+16+17+18+19)		517
	Family Unit Obligation (50% of growth share obligation)	334	
	Family Units Built or Proposed (Lines 7+12+16+17+18+19)		334
	Family Rental Obligation (50% of total rental obligation)	83	
	Family Rental Units Built or Proposed (Lines 8+16+17+18+19)		296
	Age-Restricted Cap (25% of growth share obligation)	166	
	Age-Restricted Units Built or Proposed (Lines 10+11+13+20)		220

Round III Rental Obligation, the Senior Cap and Rental Bonus Credits

The manner in which the Township plans to address the rental obligations and the senior cap is set forth in the summary table, preceding. In summary, the overall rental obligation, including the family rental obligation, is satisfied. The number of senior unit credits requested for Round III crediting will not exceed the 25 percent cap.

Excess rental bonus credits from the prior round will be applied to the growth share obligation. The Township will also be eligible to receive 2-for-1 credits for family rental units in excess of the rental obligation, up to the 25 percent rental bonus cap.



APPENDIX 1

Spending Plan

Council on Affordable Housing

Affordable Housing Trust Fund Spending Plan

INTRODUCTION

Wall Township, Monmouth County has prepared a Housing Element and Fair Share plan that addresses its regional fair share of the affordable housing need in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), the Fair Housing Act (N.J.S.A. 52:27D-301) and the regulations of the Council on Affordable Housing (COAH) (N.J.A.C. 5:97-1 et seq. and N.J.A.C. 5:96-1 et seq.). A development fee ordinance creating a dedicated revenue source for affordable housing was approved by the Court on January 30, 2009 and adopted by the Township soon thereafter. The ordinance establishes the *Wall Township* affordable housing trust fund for which this spending plan is prepared.

As of October 2009, *Wall Township's* fund has a balance of **\$4,541.09**. All development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, and interest generated by the fees are deposited in a separate interest-bearing affordable housing trust fund in *OceanFirst Bank* for the purposes of affordable housing. These funds shall be spent in accordance with N.J.A.C. 5:97-8.7-8.9 as described in the sections that follow.

3. REVENUES FOR CERTIFICATION PERIOD

To calculate a projection of revenue anticipated during the period of third round substantive certification, *Wall Township* considered the following:

(a) Development fees:

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

(b) Payment in lieu (PIL):

Actual and committed payments in lieu (PIL) of construction from developers as follows: *NA*

(c) Other funding sources:

Funds from other sources, including, but not limited to, the sale of units with extinguished controls, repayment of affordable housing program loans, rental income, proceeds from the sale of affordable units and *NA*

(d) Projected interest:

Interest on the projected revenue in the municipal affordable housing trust fund at the current average interest rate. **0.96%**

SOURCE OF FUNDS	PROJECTED REVENUES-HOUSING TRUST FUND – 2009 THROUGH 2018										
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Total
(a) Development fees:											
1. Approved Development:											
2. Development Pending Approval											
3. Projected Development											
TOTAL	108,903	108,900	150,000	200,000	250,000	300,000	300,000	300,000	300,000	300,000	2,317,803
(b) Payments in Lieu of Construction	0	0	0	0	0	0	0	0	0	0	0
(c) Other Funds (Specify source(s))	0	0	0	0	0	0	0	0	0	0	0
(d) Interest*	*	*	*	*	*	*	*	*	*	*	*
Total	108,903	108,900	150,000	200,000	250,000	300,000	300,000	300,000	300,000	300,000	2,317,803

*Because Wall Township expends Trust Fund monies as they are collected, the amount of interest earned is anticipated to be negligible.

Wall Township projects a total of \$ **2,317,803** in revenue to be collected between now and December 31, 2018. All interest earned on the account shall accrue to the account to be used only for the purposes of affordable housing.

2. ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS

The following procedural sequence for the collection and distribution of development fee revenues shall be followed by *Wall Township*:

(a) Collection of development fee revenues:

Collection of development fee revenues shall be consistent with *Wall Township's* development fee ordinance for both residential and non-residential developments in accordance with COAH's rules and P.L.2008, c.46, sections 8 (C. 52:27D-329.2) and 32-38 (C. 40:55D-8.1 through 8.7).

(b) Distribution of development fee revenues:

Upon the granting of preliminary, final or other applicable building permit approval for development, the municipal tax assessor shall indicate the equalized assessed value of the property to the Construction Official who will notify the developer of the amount of the appropriate development fee for the affordable housing trust fund account. Prior to the issuance of the Final Building Approval (CO) all required fees will be collected by the Building Official.

3. DESCRIPTION OF ANTICIPATED USE OF AFFORDABLE HOUSING FUNDS

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

Wall Township continues to pay down debt incurred through subsidies given to Collingwood Mews—a 100 percent affordable municipally-sponsored project. This subsidy qualifies as affordability assistance. Once that debt is paid off, the Township will provide affordability assistance to the 100 percent affordable municipally-sponsored Atlantic Avenue family rental project through similar subsidies. As a Round III project, Atlantic Avenue will include a 13 percent set-aside of very-low-income households.

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

Wall Township projects that up to 20 percent of its developer's fees and interest income will be used for administrative purposes. The 20 percent expenditures will include payment to Affordable Housing Alliance to serve as the Township's Administrative Agent and to administer a housing rehabilitation program for the Township. Payments will also be made to administer and affirmatively market the Township's units as well as to create and administer an affordability assistance program. Payments will be made to other consultants to develop and implement the affordable housing program and Housing Element and Fair Share Plan, and payments may be made to off-set a portion of the Municipal Housing Liaison's salary and benefits.

(c) **Rehabilitation and new construction programs and projects (N.J.A.C. 5:97-8.7)**

The Township has utilized a combination of developer's fees and prior round payments in-lieu of construction to fund a portion of the cost of prior round projects. The

Township is still paying the debt service on some of the projects including the RCA payments and the subsidization of the 100-percent-affordable Collingwood Mews prior round project. The Township proposes to continue use of developer's fees to pay for debt service associated with expenditures that were qualified at the time the prior round plan received its Judgment of Repose.

Rehabilitation program: If there are any monies left over after payment of debt for prior round projects, it may be used to pay up to \$36,000 per year to Affordable Housing Alliance to rehabilitate substandard units for Wall Township.

New construction project(s): When the debt service is paid off for prior round projects, the Township will start reimbursing itself for the subsidization of Round III 100-percent affordable projects that were funded via the general budget.

Actual development fees accrued 2009		\$108,903
Actual interest accrued 2009	+	\$-
Development fees projected 2009-2018	+	\$ 2,317,803
Interest projected 2009-2018	+	\$-
Less housing activity expenditures through October 2009	-	\$104,361.91
Total	=	\$2,322,344
30 percent requirement	x 0.30 =	\$696,703.2
Less Affordability assistance expenditures through October 2009	-	\$-
PROJECTED MINIMUM Affordability Assistance Requirement Through 12/31/2018	=	\$696,703.2
PROJECTED MINIMUM Very Low-Income Affordability Assistance Requirement Through 12/31/2018	÷ 3 =	\$232,234

4. EXPENDITURE SCHEDULE

Wall Township intends to use affordable housing trust fund revenues for the creation of housing units. Where applicable, the creation/rehabilitation funding schedule below parallels the implementation schedule set forth in the Housing Element and Fair Share Plan and is summarized as follows.

Program <i>[Individually list programs and projects e.g. Rehab, Accessory Apartments, for-sale and rental municipally sponsored, etc].</i>	Num ber of Units Proje cted	Funds Expen ded and/or Dedic ated	PROJECTED EXPENDITURE SCHEDULE 2009 -2018										
			2005- 2008	'09	'10	'11	'12	'13	'14	'15	'16	'17	'18
<i>Debt repayment for prior round projects</i>													
<i>Rehab</i>	29												
<i>Atlantic Avenue subsidy</i>	36												
<i>Other 100 percent affordable project subsidies</i>	450+												
Total Programs			52,181	54,450	75,000	100,000	125,000	150,000	150,000	150,000	150,000	150,000	1,156,631
Affordability Assistance			31,309	32,670	45,000	6,0000	75,000	90,000	90,000	90,000	90,000	90,000	693,979
Administration			20,872	21,780	30,000	40,000	50,000	60,000	60,000	60,000	60,000	60,000	462,652
Total			104,362	104,359	145,459	195,459	245,459	295,459	295,459	295,459	295,459	295,459	2,317,803

5. EXCESS OR SHORTFALL OF FUNDS

In the event that a shortfall of anticipated revenues occurs, *Wall Township* will consider any legal measures available to address said shortfall. A copy of the adopted resolution of intent to bond for shortfall will be appended to the Amended Housing Element and Fair Share Plan.

In the event of excess funds, any remaining funds above the amount necessary to satisfy the municipal affordable housing obligation will be used for plan administration and 100 percent affordable projects.

6. BARRIER FREE ESCROW

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

7. SUMMARY

SPENDING PLAN SUMMARY	
Balance as of October 2009	\$4,591
PROJECTED REVENUE Through 2018	
Development fees	+ \$2,322,344
Payments in lieu of construction	+ \$
Other funds	+ \$
Interest	+ \$
TOTAL REVENUE	= \$2,326,935
EXPENDITURES	
Funds used for Rehabilitation	- \$
Funds used for New Construction	
TOTAL PROGRAMS	- \$1,156,631
Affordability Assistance	- \$693,979
Administration	- \$462,652
Excess Funds for Additional Housing Activity	= \$
1. 100 percent affordable projects	- 80% (including 30% affordability assistance)
2. Administration	- 20%
TOTAL PROJECTED EXPENDITURES	= \$2,317,803
REMAINING BALANCE	= \$4,541



APPENDIX 2

Habitat for Humanity Certificate of Occupancy

TOWNSHIP OF WALL
2700 Allaire Road
(732) 449-8444

C.O. No. 09-776
Building Permit No. 07-01166
Zoning Permit No. 07Z0492

CERTIFICATE

Block: 25 Lot: 59
Work Site Location: 1028 18th Avenue

Owner in Fee/Occupant: Coastal Habitat for Humanity
Address: 200 Rt. 71, Suite 3
Spring Lake Heights, NJ 07762
Tele. (732) 974-2422
Contractor:
Address: same as owner

Home Warranty No.
Type of Warranty Plan: () State () Private
Use Group: R-5
Maximum Live Load:
Construction Classification:
Maximum Occupancy Load:
Zone: R-7.5 Estimated Cost \$172,500.00
Land Use Designation: SFD
Description of Work/Use:

Tele. () Fax:
Lic. No. or Bldrs. Reg. No.
Federal Emp. No.

New House.

CERTIFICATE OF OCCUPANCY
This serves notice that said building or structure has been
Constructed in accordance with the New Jersey Uniform
Construction Code and is approved for occupancy.

() **CERTIFICATE OF APPROVAL**
This serves notice that the work completed has been
Constructed or installed in accordance with the New
Jersey Uniform Construction Code and is approved. If
the permit was issued for minor work, this certificate was
based upon what was visible at the time of inspection.

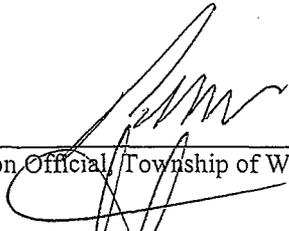
() **TEMPORARY CERTIFICATE OF
OCCUPANCY/COMPLIANCE**
If this is a temporary Certificate of Occupancy or
Compliance, the following conditions must be met no
later than _____, 20____ or the owner will be
subject to fine or order to vacate.

() **CERTIFICATE OF CLEARANCE – LEAD
ABATEMENT 5:17**
This serves notice that based on written certification,
lead abatement was performed as per NJAC 5:17, to
the following extent:
() Total removal of lead-based paint hazards in
scope of work
() Partial or limited time period (_____ years); see file

() **CERTIFICATE OF CONTINUED OCCUPANCY**
This serves notice that based on a general inspection of the
visible parts of the building there are no imminent hazards
and the building is approved for continued occupancy.

() **CERTIFICATE OF COMPLIANCE**
This serves notice that said potentially hazardous equipment
has been installed and/or maintained in accordance with the
New Jersey Uniform Construction Code and is approved for
use until _____.

FINAL



Construction Official, Township of Wall

Date Issued: 9/14/09

Land Use Officer, Township of Wall

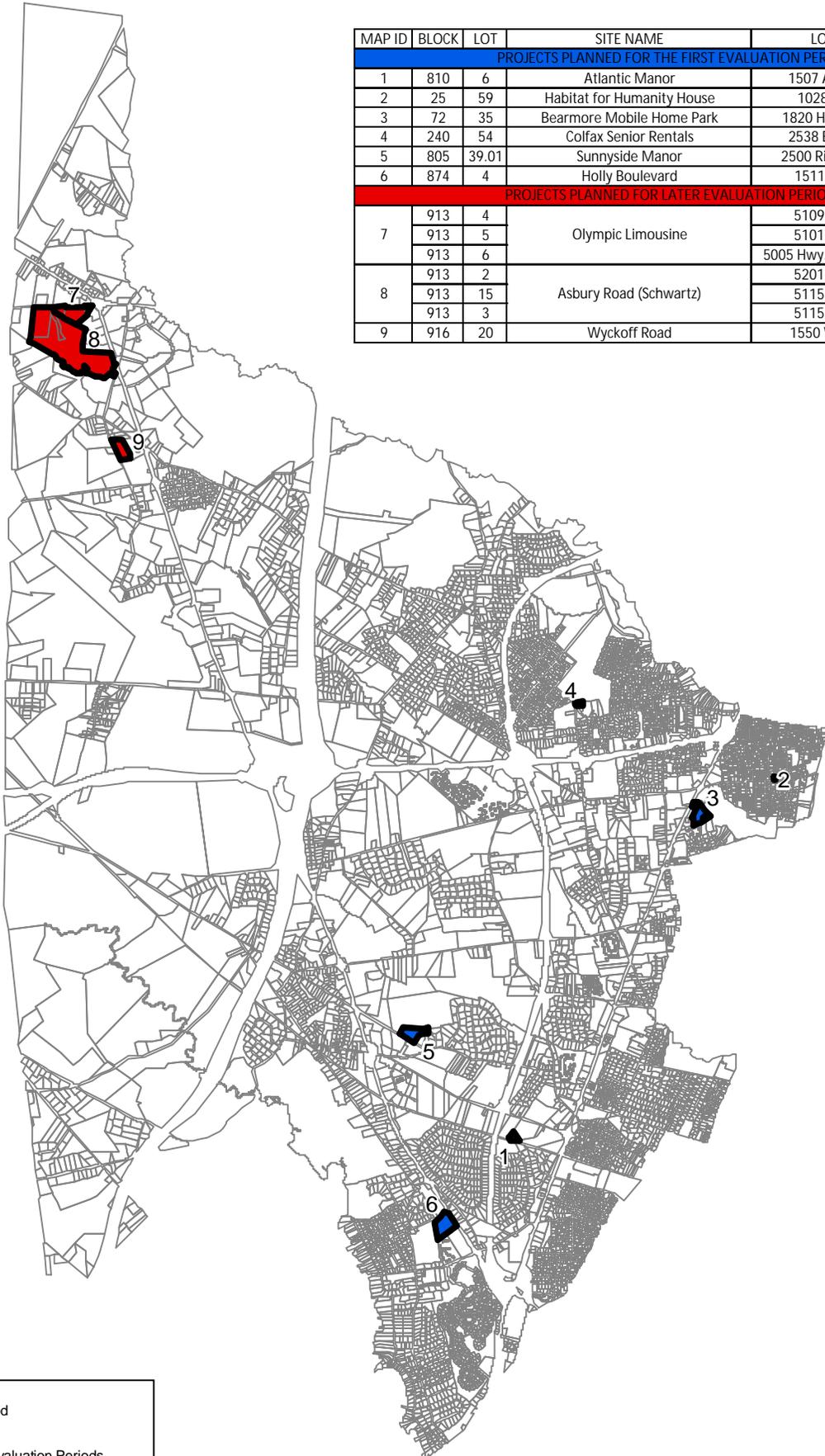


APPENDIX 3

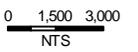
Site Mapping



MAP ID	BLOCK	LOT	SITE NAME	LOCATION	ZONE
PROJECTS PLANNED FOR THE FIRST EVALUATION PERIOD					
1	810	6	Atlantic Manor	1507 Atlantic Ave.	HD-12
2	25	59	Habitat for Humanity House	1028 18th Ave.	R-7.5
3	72	35	Bearmore Mobile Home Park	1820 Hwy. Route 35	MH
4	240	54	Colfax Senior Rentals	2538 Belmar Blvd.	NB
5	805	39.01	Sunnyside Manor	2500 Ridgewood Rd.	MLCC
6	874	4	Holly Boulevard	1511 Holly Blvd.	OP-10
PROJECTS PLANNED FOR LATER EVALUATION PERIODS					
7	913	4	Olympic Limousine	5109 Asbury Rd.	OR-10
	913	5		5101 Asbury Rd.	HB-200
	913	6		5005 Hwy. Routes 33 & 34	
8	913	2	Asbury Road (Schwartz)	5201 Asbury Rd.	OR-10
	913	15		5115 Asbury Rd.	
	913	3		5115 Asbury Rd.	
9	916	20	Wyckoff Road	1550 Wyckoff Rd.	POS



	1st Evaluation Period
	Planned for Later Evaluation Periods
	Parcel Boundary



Notes:
Parcel boundary layer is the draft 2008 version provided by Monmouth County GIS Department and may have inaccuracies.

TOWNSHIP OF WALL
MONMOUTH COUNTY, NEW JERSEY
Proposed Affordable Housing Sites

Data Sources
Parcel boundary layer is the draft 2008 version provided by Monmouth County GIS Department.

Atlantic Avenue Block 810, Lot 6



Total Area of Site = 83,490.96 SF (1.92 acres)
 Area of Uplands = 80,785.44 SF (1.85 acres)
 Zone = Multi-Family Residential (HD-12)
 Sewer Service District: South Monmouth Regional Sewerage Authority.
 No steep slopes greater than 15 percent present.
 No threatened or endangered species present.
 No category 1 streams present.

Legend	
	Subject Site
	Estimated Property Lines
	Approximate Wetlands
	Concept Plan
	Stream
	10' Contours
	Water Main
	Sanitary Sewer Main

1 inch = 200 feet

Sources	
Mounmouth County GIS Data	Sewer capacity available.
-Contours Layer	Water capacity available.
-Aerial Photography	T&E species identified as rank 3, 4 or 5 of the NJDEP
-2008 Draft Parcel Layer	Landscape Project Version 2.0
NJDEP GIS Data	All data estimated. Mapping has not been field verified.
-Wetlands Layer	
-Streams Layer	
-T&E Species	

Notes:	
Sewer capacity available.	
Water capacity available.	
T&E species identified as rank 3, 4 or 5 of the NJDEP	
Landscape Project Version 2.0	
All data estimated. Mapping has not been field verified.	



Township of Wall

Habitat for Humanity Block 25, Lot 59



Total Area of Site = 7,545 SF (0.17 acres)
 Area of Uplands = No Wetlands Exist
 Zone = Residential (R-7.5)
 Sewer Service District: South Monmouth Regional Sewerage Authority.
 No steep slopes greater than 15 percent present.
 No threatened or endangered species present.
 No category 1 streams present.

Legend

- Subject Site
- Estimated Property Lines
- Approximate Wetlands
- Concept Plan
- Stream
- 10' Contours
- Water Main
- Sanitary Sewer Main

1 inch equals 50 feet

Township of Wall

Sources

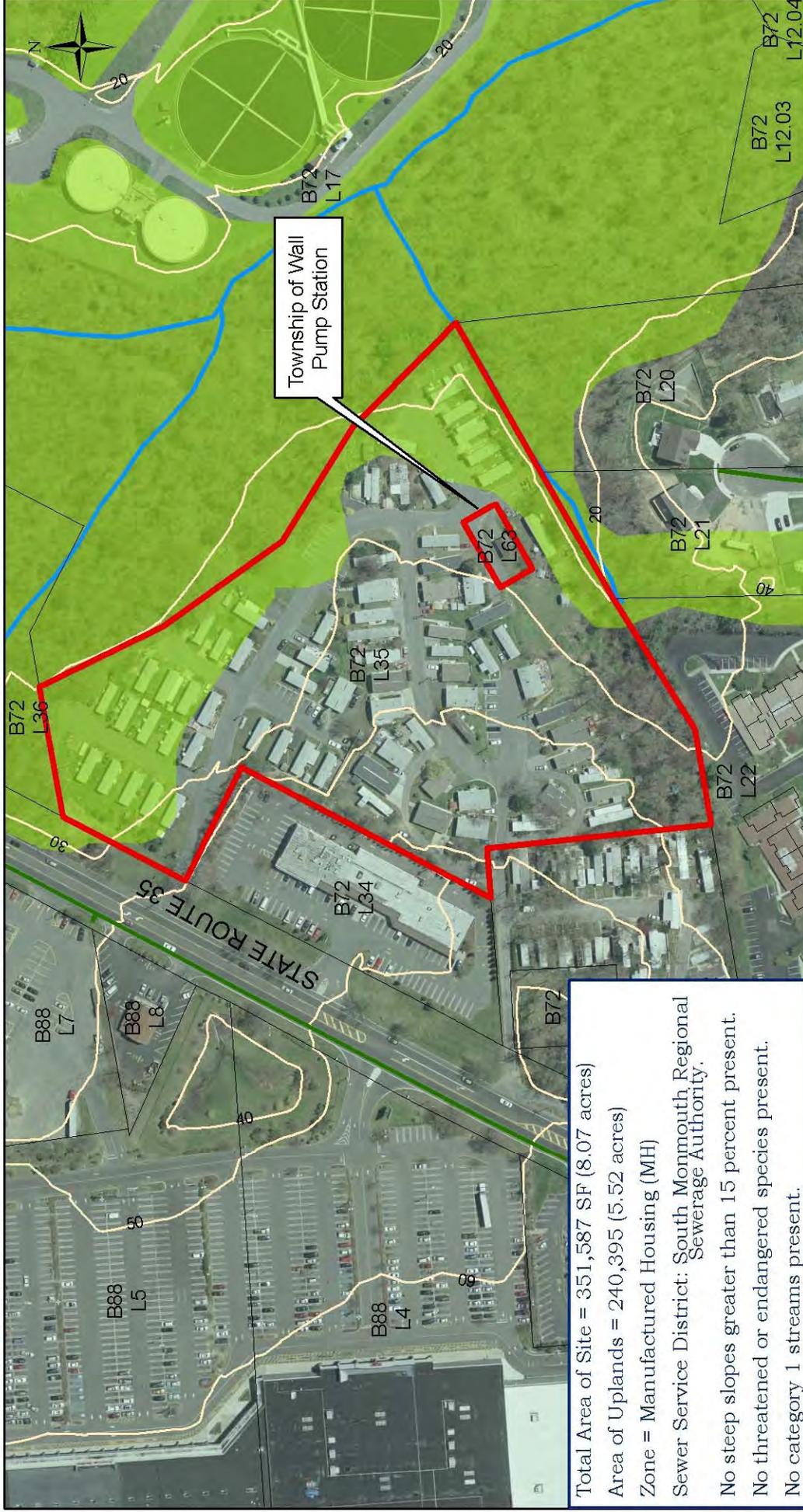
Monmouth County GIS Data
 -Contours Layer
 -Aerial Photography
 -2008 Draft Parcel Layer

NJDEP GIS Data
 -Wetlands Layer
 -Streams Layer
 -T&E Species

Notes:

Sewer capacity available.
 Water capacity available.
 T&E species identified as rank 3, 4 or 5 of the NJDEP Landscape Project Version 2.0
 All data estimated. Mapping has not been field verified.

Bearmore Manufactured Housing Block 72 Lot 35



Total Area of Site = 351,587 SF (8.07 acres)
 Area of Uplands = 240,395 (5.52 acres)
 Zone = Manufactured Housing (MH)
 Sewer Service District: South Monmouth Regional Sewerage Authority.
 No steep slopes greater than 15 percent present.
 No threatened or endangered species present.
 No category 1 streams present.

Legend

- Subject Site
 - Estimated Property Lines
 - Approximate Wetlands
 - Concept Plan
 - Stream
 - 10' Contours
 - Water Main
 - Sanitary Sewer Main
- 1 inch equals 200 feet**

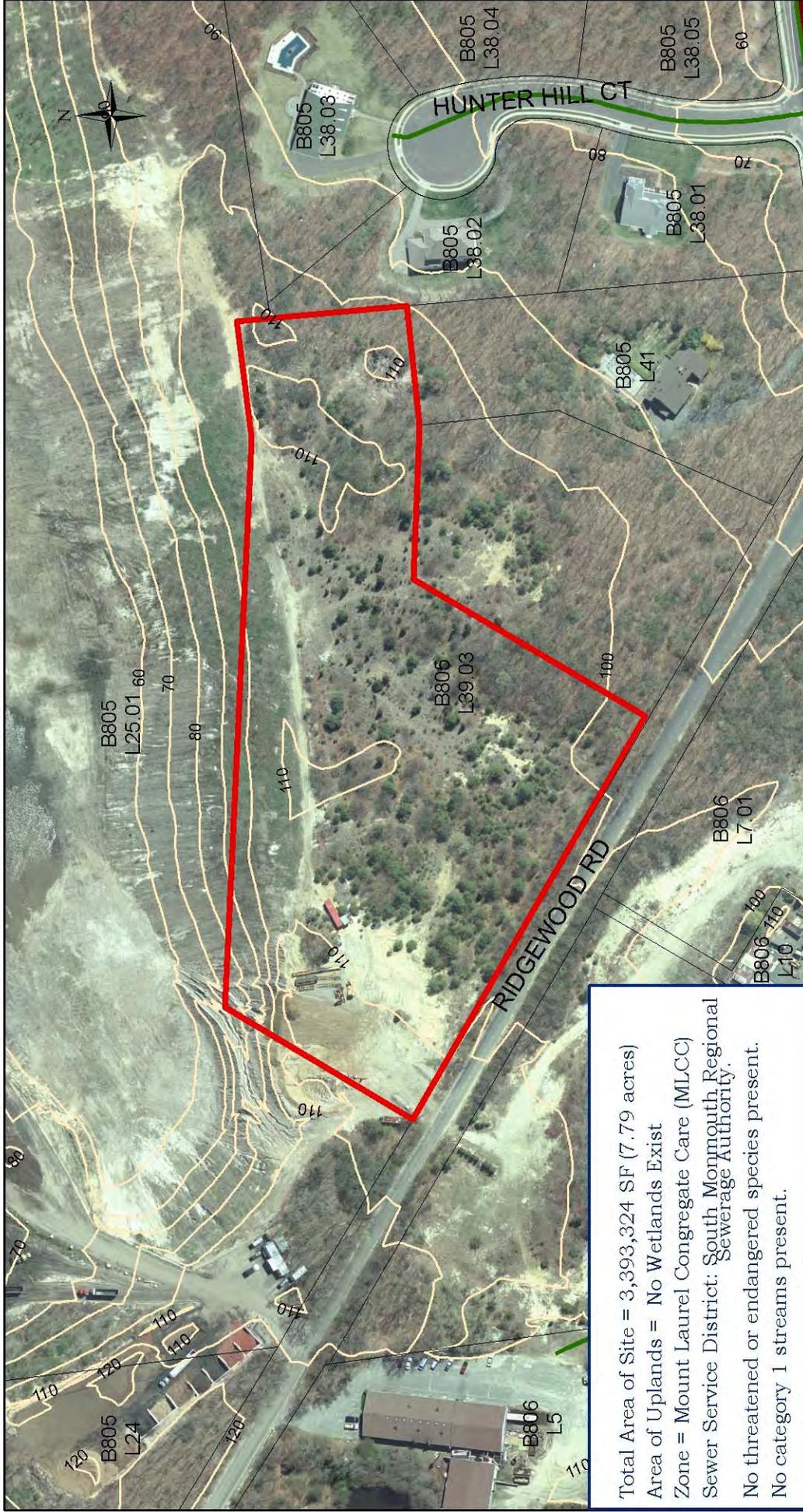
Township of Wall



- ### Sources
- Mounmouth County GIS Data
 - Contours Layer
 - Aerial Photography
 - 2008 Draft Parcel Layer
 - NJDEP GIS Data
 - Wetlands Layer
 - Streams Layer
 - T&E Species

- ### Notes:
- Sewer capacity available.
 - Water capacity available.
 - T&E species identified as rank 3, 4 or 5 of the NJDEP Landscape Project Version 2.0
 - All data estimated. Mapping has not been field verified.

Sunnyside Block 805, Lot 39.01



Total Area of Site = 3,393,324 SF (7.79 acres)
 Area of Uplands = No Wetlands Exist
 Zone = Mount Laurel Congregate Care (MLCC)
 Sewer Service District: South Monmouth Regional Sewerage Authority.
 No threatened or endangered species present.
 No category 1 streams present.

Legend

- Subject Site
 - Estimated Property Lines
 - Approximate Wetlands
 - Concept Plan
 - Stream
 - 10' Contours
 - Water Main
 - Sanitary Main
 - Sewer Main
- 1 inch equals 200 feet**

Township of Wall



Sources
 Mounmouth County GIS Data
 -Contours Layer
 -Aerial Photography
 -2008 Draft Parcel Layer

NJDEP GIS Data
 -Wetlands Layer
 -Streams Layer
 -T&E Species

Notes:
 Sewer capacity available.
 Water capacity available.
 T&E species identified as rank 3, 4 or 5 of the NJDEP Landscape Project Version 2.1
 All data estimated. Mapping has not been field verified.

Holly Boulevard - Senior Block 874 Lot 4



Total Area of Site = 492,467 SF (11.31 acres)
 Area of Uplands = 435,819 SF (10.01 acres)
 Zone = Office Park (OP-10)
 Sewer Service District: South Monmouth Regional Sewerage Authority.
 No threatened or endangered species present.
 No category 1 streams present.

Legend

- Subject Site
 - Estimated Property Lines
 - Approximate Wetlands
 - Concept Plan
 - Stream
 - 10' Contours
 - Water Main
 - Sanitary Sewer Main
- 1 inch equals 200 feet**

Township of Wall



Sources

- Mounmouth County GIS Data
 - Contours Layer
 - Aerial Photography
 - 2008 Draft Parcel Layer
- NJDEP GIS Data
 - Wetlands Layer
 - Streams Layer
 - T&E Species

Notes:

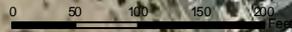
- Sewer capacity available.
- Water capacity available.
- T&E species identified as rank 3, 4 or 5 of the NJDEP Landscape Project Version 2.0
- All data estimated. Mapping has not been field verified.



Total Area of Site = 492,467 SF (11.31 acres)
 Area of Uplands = 435,819 SF (10.01 acres)
 Zone = Office Park (OP-10)
 State Planning Area = Metropolitan (PA1)
 Sewer Service District: South Monmouth Regional Sewerage Authority.
 No Threatened or Endangered Species Present.
 No category 1 streams present.
 150 Senior Rental units.



- Site Boundary
- Isolated Wetland
- 50 Foot Setback Line
- Building Footprint
- 201 Parking Spaces
- 69 Barked Spaces for Future Parking
- Driveway



Data Notes:

Data Sources

TOWNSHIP OF WALL
 MONMOUTH COUNTY, NEW JERSEY
 Block 874 Lot 4
 Concept Site Plan



Property boundary layer is the draft 2008 version provided by Monmouth County GIS Department and may have inaccuracies.

2008 Draft Monmouth County GIS Parcel Boundary Layer

All data is estimated. Plan has not been field verified.

2007 Monmouth County Aerial Photography

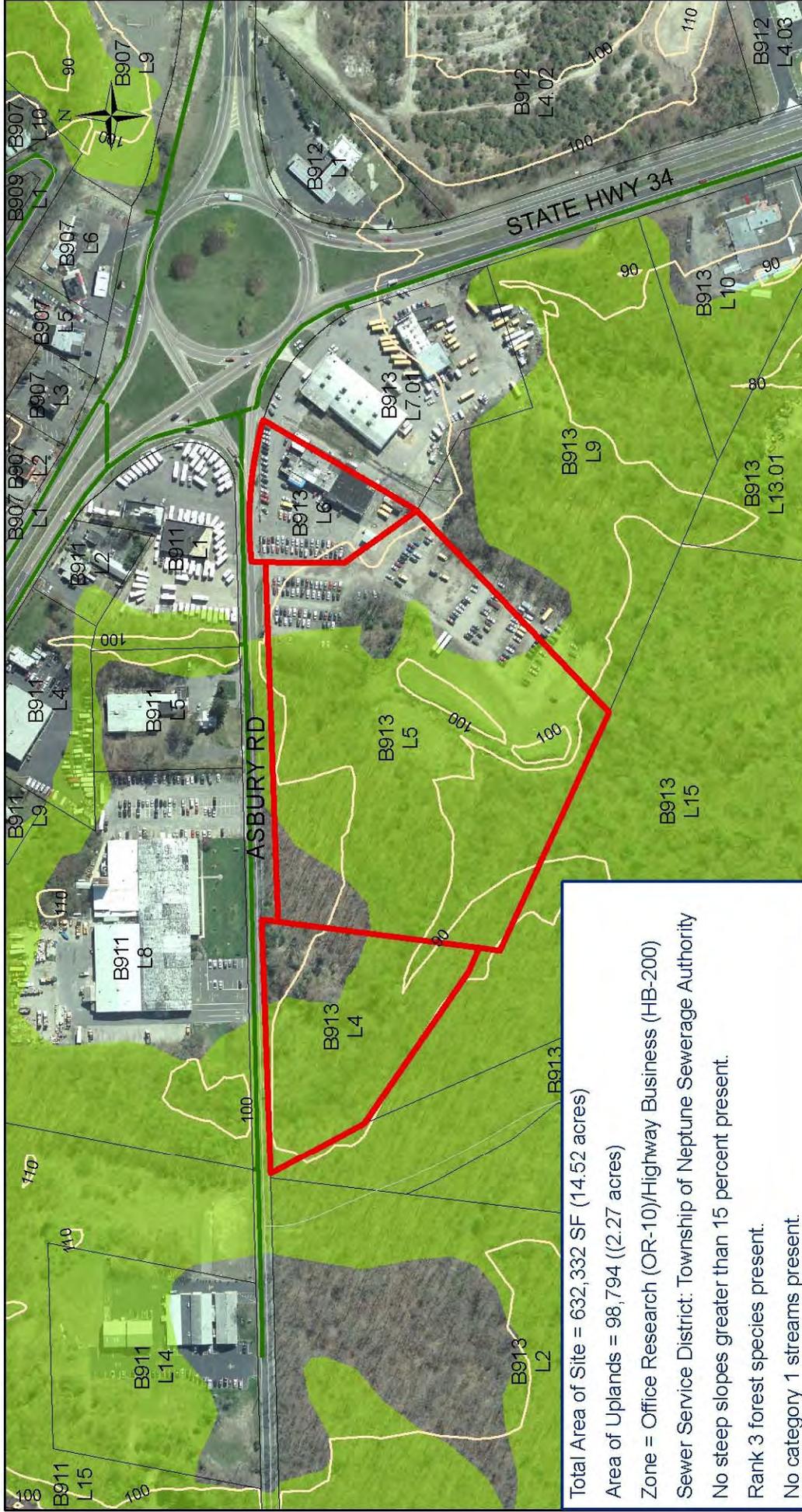
Wetland area estimated from 8/28/98 Zilinski Plan.

NJDEP Landscape Project Version 2.0

12/9/97 Zilinsky Topographic Survey of Block 874 Lot 4 last revised 8/28/98

Date: 05/18/2009
 Revised: November 24, 2009

Olympic Limousine Site Block 913 Lots 4, 5 & 6



Total Area of Site = 632,332 SF (14.52 acres)
 Area of Uplands = 98,794 ((2.27 acres)
 Zone = Office Research (OR-10)/Highway Business (HB-200)
 Sewer Service District: Township of Neptune Sewerage Authority
 No steep slopes greater than 15 percent present.
 Rank 3 forest species present.
 No category 1 streams present.

Legend

	Subject Site		Stream
	Estimated Property Lines		10' Contours
	Approximate Wetlands		Water Main
	Concept Plan		Sanitary Sewer Main

1 inch equals 300 feet

Township of Wall

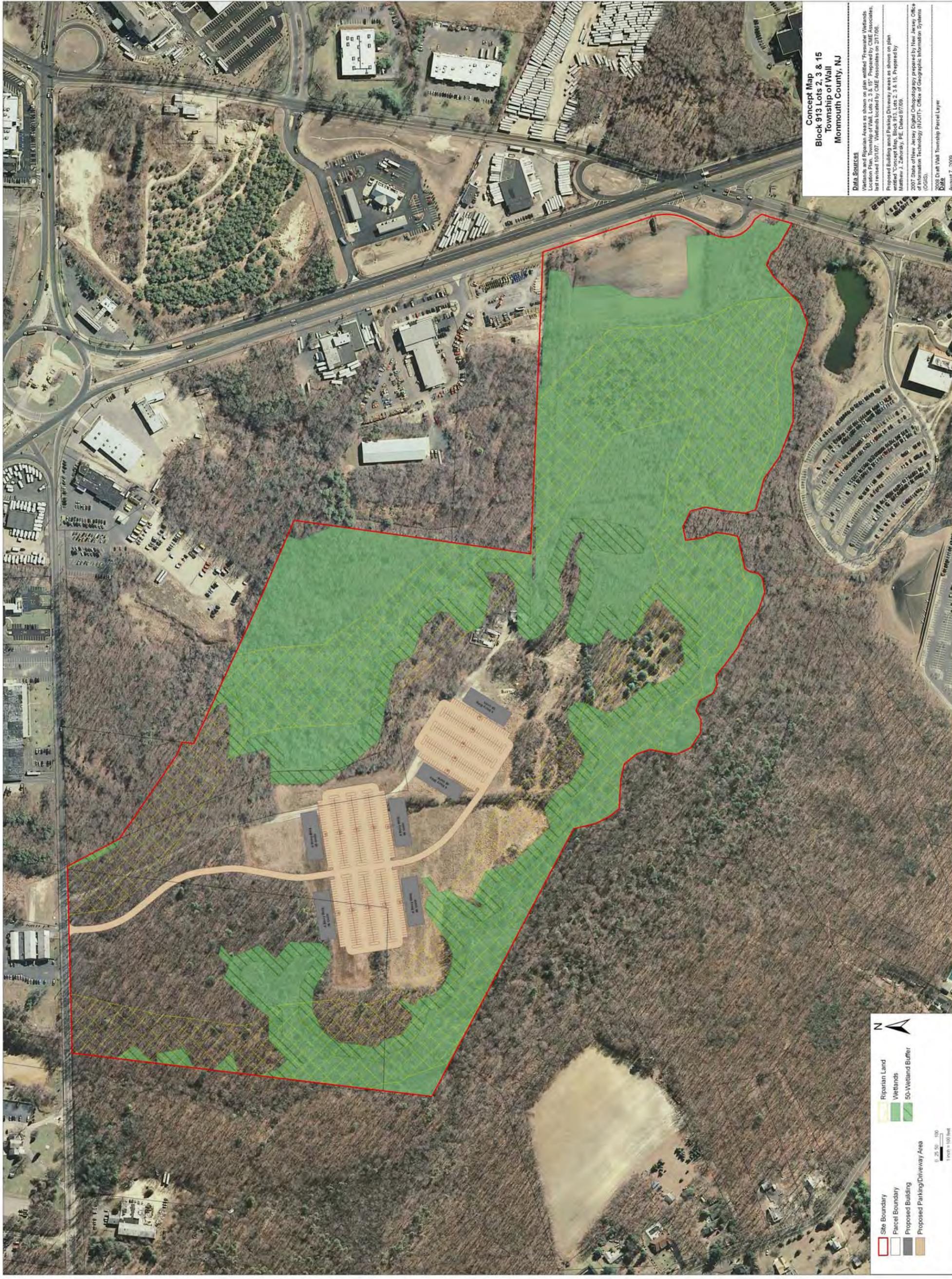
Sources

Mounmouth County GIS Data
 -Contours Layer
 -Aerial Photography
 -2008 Draft Parcel Layer

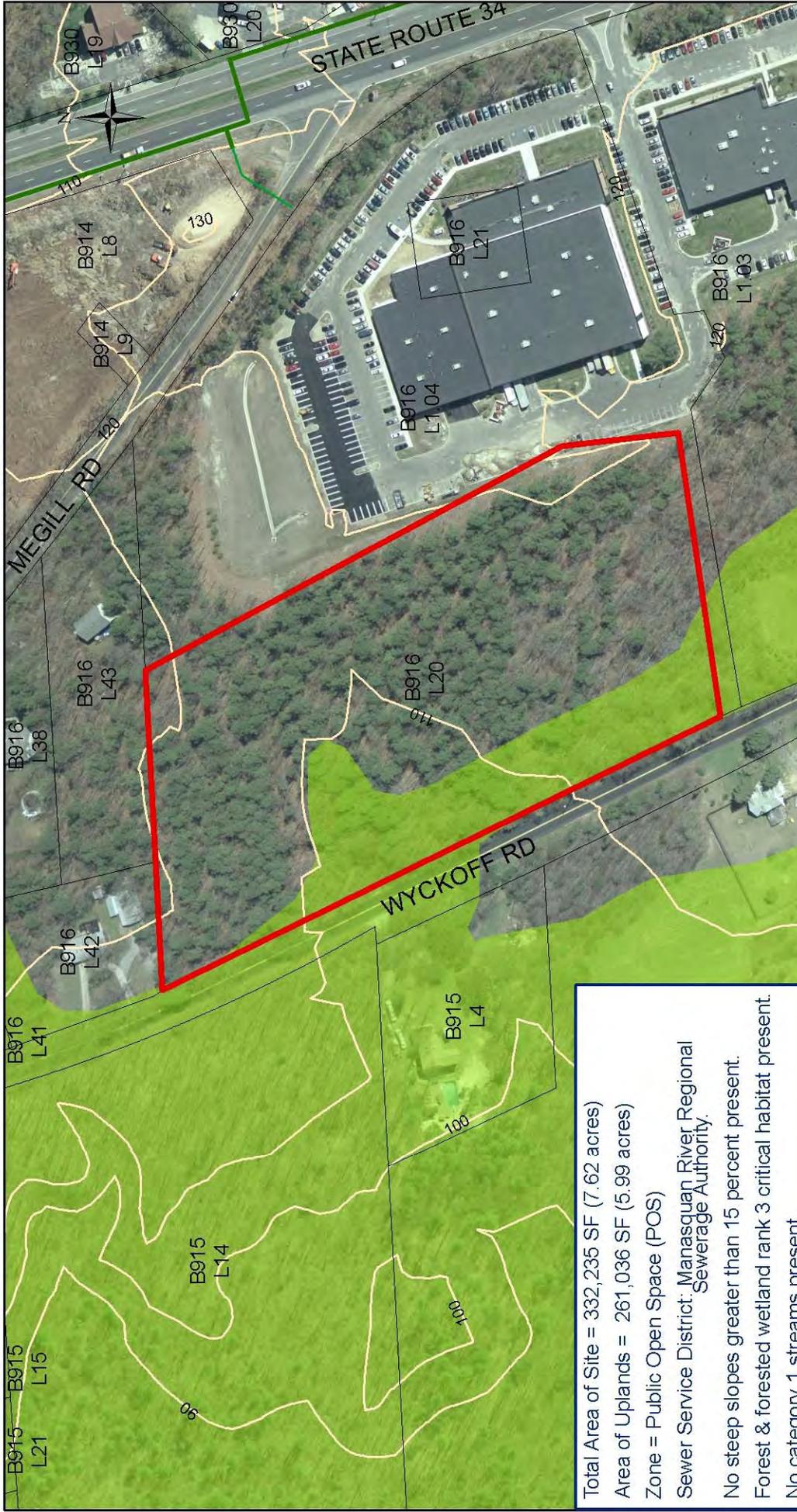
NJDEP GIS Data
 -Wetlands Layer
 -Streams Layer
 -T&E Species

Notes:

T&E species identified as rank 3, 4 or 5 of the NJDEP Landscape Project Version 2.0
 All data estimated. Mapping has not been field verified.



Wyckoff Road Block 916, Lot 20



Total Area of Site = 332,235 SF (7.62 acres)
 Area of Uplands = 261,036 SF (5.99 acres)
 Zone = Public Open Space (POS)
 Sewer Service District: Manasquan River Regional Sewerage Authority
 No steep slopes greater than 15 percent present.
 Forest & forested wetland rank 3 critical habitat present.
 No category 1 streams present.

Legend

	Subject Site		Stream
	Estimated Property Lines		10' Contours
	Approximate Wetlands		Water Main
	Concept Plan		Sanitary Sewer Main

1 inch equals 200 feet

Township of Wall

Sources

Mounmouth County GIS Data
 -Contours Layer
 -Aerial Photography
 -2008 Draft Parcel Layer

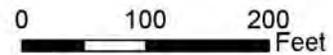
NUDEP GIS Data
 -Wetlands Layer
 -Streams Layer
 -T&E Species

Notes:

Sewer capacity available.
 Water capacity available.
 T&E species identified as rank 3, 4 or 5 of the NJDEP Landscape Project Version 2.0
 All data estimated. Mapping has not been field verified.



Total Area of Site = 332,235 SF (7.62 acres)
 Area of Uplands = 261,036 SF (5.99 acres)
 Zone = Public Open Space (POS)
 State Planning Area = Suburban (PA2)
 Sewer Service District: Manasquan River Regional Sewerage Authority.
 No steep slopes greater than 15 percent present.
 Forest & forested wetland rank 3 critical habitat present.
 No category 1 streams present.
 36 Senior Rental units.
 Optional second story units, parking sufficient.



Data Notes:

Property boundary layer is the draft 2008 version provided by Monmouth County GIS Department and may have inaccuracies.

All data is estimated. Site Plan has not been field verified.

T&E Species Identified from the NJDEP Landscape Project Version 2.0.

**TOWNSHIP OF WALL
 MONMOUTH COUNTY, NEW JERSEY
 Block 916 Lot 20
 Concept Site Plan**



Data Sources

- 2008 Draft Monmouth County GIS Parcel Boundary Layer
- NJDEP Wetlands Layer
- Monmouth County Aerial Photography
- Monmouth County Two Foot Contours Layer

Date: February 27, 2009
 Revised: