

TOWNSHIP OF MANALAPAN
COUNTY OF MONMOUTH
ORDINANCE NO. 2020-16
AFFORDABLE HOUSING ORDINANCE

AN ORDINANCE OF THE TOWNSHIP OF MANALAPAN AMENDING CHAPTER 95 ENTITLED “DEVELOPMENT REGULATIONS OF THE TOWNSHIP OF MANALAPAN”, ARTICLE XIII ENTITLED “AFFORDABLE HOUSING REGULATIONS” REPEALING AND REPLACING SECTIONS 95-13.1 THROUGH SECTIONS THROUGH 95-13.10, AND AMENDING ARTICLE XIV ENTITLED “DEVELOPMENT FEES” REPEALING AND REPLACING SECTIONS 95-14.1 THROUGH 95-14.10

This Ordinance is required by the Court approved Township’s Settlement Agreement with Fair Share Housing Center in the matter captioned In the Matter of the Application of the Township of Manalapan, Superior Court of New Jersey, Law Division-Monmouth County Docket No. MON-L-2518-15. It repeals the outdated affordable housing regulations currently in the Township Code and replaces them with current applicable Council on Affordable Housing regulations known as the Uniform Housing Affordability Controls, N.J.A.C. 5: 80-26.1 et. seq., regarding the sale and rental of affordable housing units. The Ordinance including regulations concerning Alternative Living Arrangements, split between very low, low and moderate income household units for newly constructed affordable housing units, accessibility requirements, design standards, maximum rents and sales prices, utility regulations for affordable housing, occupancy standards, control periods for restricted ownership and rental units, price restrictions for ownership units, buyer income eligibility, limitations on indebtedness for affordable housing units, capital improvement regulations, rent restrictions for rental units, regulations for 100 % affordable projects, tenant income eligibility standards, requirements regarding the appointment and duties of an Administrative Agent and Township Municipal Housing Liaison, affirmative marketing requirements of affordable housing units and it provides the Township with legal authority to enforce the affordable housing regulations within the Township. The Ordinance also repeals the Township’s existing development fee ordinance and the regulation of the Township’s affordable housing trust fund and replaces these provisions with current provisions which are in conformance with applicable Council on Affordable Housing regulations.

NOTICE OF PUBLIC HEARING

The Ordinance published herewith was Introduced and approved at a meeting of the Township Committee of the Township of Manalapan held on [July 8, 2020](#) and will be further considered for final passage after a Public Hearing thereon before the Township Committee of the Township of Manalapan during a meeting to be held on [Wednesday, July 22, 2020](#) at the Municipal Complex, 120 Route 522 and Taylors Mills Road, Manalapan, New Jersey at 7:30 p.m. or as soon thereafter

as the matter may be reached, or at any meeting to which that meeting may be adjourned, at which time any and all persons who may be interested therein will be given an opportunity to be heard.

The proposed Ordinance in its entirety is on file in the Municipal Clerk's Office and copies may be obtained without charge between the hours of 8:30 a.m. and 4:30 p.m. Monday through Friday. A complete copy may also be obtained from the Manalapan Township web-site www.mtnj.org by clicking on the Ordinance title listed on the Agenda posted for the Township Committee meeting of [July 22, 2020](#).

SHARI ROSE, RMC
Deputy Municipal Clerk