

**MASTER PLAN
HOUSING PLAN ELEMENT AND
FAIR SHARE PLAN AMENDMENT**

**MANALAPAN TOWNSHIP
MONMOUTH COUNTY, NEW JERSEY
NOVEMBER 18, 2005**

PREPARED FOR
MANALAPAN TOWNSHIP PLANNING BOARD

Prepared By:

T&M
ASSOCIATES
Eleven Tindall Road
Middletown, New Jersey 07748


RICHARD S. CRAMER, P.P., A.I.C.P.
NJ PROFESSIONAL PLANNER LICENSE 02207

Adopted November 29, 2005 by the Manalapan Township Planning Board

The original of this document has been signed and sealed in accordance with New Jersey Law.

MANALAPAN TOWNSHIP PLANNING BOARD

RESOLUTION OF THE PLANNING BOARD
OF THE TOWNSHIP OF MANALAPAN, COUNTY OF MONMOUTH
STATE OF NEW JERSEY ADOPTING AN AMENDMENT
TO THE HOUSING PLAN ELEMENT AND FAIR SHARE PLAN
OF THE MANALAPAN TOWNSHIP MASTER PLAN

WHEREAS, Chapter 291 of the Municipal Land Use Law of the State of New Jersey requires the Planning Board of the Township of Manalapan to comply with the requirements of N.J.S.A. 40:55D-28 as it relates to the amendment of the Master Plan of the Township of Manalapan, as adopted May 23, 1991, and;

WHEREAS, the Master Plan includes a Housing Element pursuant to N.J.S.A. 40:55D-28b(3); and

WHEREAS, the New Jersey Council on Affordable Housing (COAH) adopted N.J.A.C. 5:94 et seq. on December 14, 2004 which sets forth COAH's substantive rules and criteria governing the preparation of the Housing Element and Fair Share Plan to project and provide for the municipal fair share of the need for affordable housing; and

WHEREAS, the Planning Board of the Township of Manalapan has prepared a report dated November 18, 2005 and entitled "Housing Element and Fair Share Plan Amendment" to revise the Township Master Plan to address the requirements of N.J.A.C. 5:94 et seq.; and

WHEREAS, N.J.A.C. 5:94-2.2(a) requires the adoption of the Housing Element by the Planning Board and endorsement by the Township Committee; and

WHEREAS, N.J.A.C. 5:94-4.1(b) requires the adoption of the Fair Share Plan by the Planning Board and endorsement by the Township Committee; and

WHEREAS, notice as required was provided pursuant to N.J.S.A. 40:55D-13 and a public hearing of the Planning Board of the Township of Manalapan was held on November 29, 2005 in connection with the findings, conclusions, and recommendations of the "Housing Element and Fair Share Plan Amendment" dated November 18, 2005; and

WHEREAS, the Planning Board of the Township Manalapan has concluded that the "Housing Element and Fair Share Plan Amendment" dated November 18, 2005 is consistent with the goals and objectives of the Manalapan Township Master Plan and that adoption and implementation of the "Housing Element and Fair Share Plan Amendment" is in the public interest and protects public health and safety and promotes the general welfare; and

WHEREAS, the Planning Board of the Township of Manalapan voted on November 29, 2005 in favor of revising the Manalapan Township Master Plan by adopting the "Housing Element and Fair Share Plan Amendment".

NOW THEREFORE BE IT RESOLVED that the Planning Board of the Township of Manalapan, County of Monmouth, State of New Jersey, does hereby approve the "Housing Element and Fair Share Plan" dated November 18, 2005, a copy of which is attached hereto and made a part hereof, as prepared in connection with the Master

Plan of the Township of Manalapan consistent with the statutory requirements as set forth in N.J.S.A. 40:55D-28.

BE IT FURTHER RESOLVED, that a copy of this Resolution and the "Housing Element and Fair Share Plan Amendment" dated November 18, 2005 as adopted by the Planning Board be forwarded to the Township Committee of Manalapan for endorsement and submission to COAH.

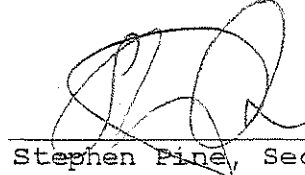
This action is pursuant to a motion adopted by the Planning Board of the Township of Manalapan at their regular public meeting held November 29, 2005.

BE IT FURTHER RESOLVED by the Planning Board of the Township of Manalapan, County of Monmouth and State of New Jersey, that the Planning Board does hereby adopt the November 18, 2005 Housing Element and Fair Share Plan.



Ronald Wishart, Chairman
Manalapan Planning Board

I hereby certify that the foregoing is a true copy of the Resolution approved by the Planning Board of the Township of Manalapan memorializing the adoption on November 29, 2005 of the Housing Element and Fair Share Plan Amendment of the Township of Manalapan, County of Monmouth and State of New Jersey.



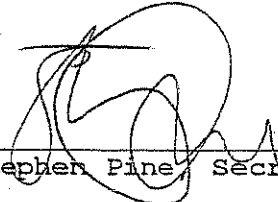
Stephen Pine, Secretary
Manalapan Planning Board

Resolution: Adopting Housing Element and Fair Share Plan

This resolution was offered by Mr. Benkov,
 seconded by Mr. Cohen, adopted on roll call
 by the following vote:

ROLL CALL	YES	NO	ABSTAIN	ABSENT	INELIGIBLE
Wishart	()	(X)	()	()	()
Lazar	()	(X)	()	()	()
Gennaro	(X)	()	()	()	()
S. Cohen	(X)	()	()	()	()
Pine	()	(X)	()	()	()
Hogan	()	()	()	(X)	()
Scherer	()	()	()	(X)	()
Lucas	()	()	()	(X)	()
R. Cohen	(X)	()	()	()	()
Benkov (Alt. 1)	(X)	()	()	()	()
Hall (Alt. 2)	(X)	()	()	()	()


I hereby certify that the foregoing Resolution was adopted
 by the Planning Board of the Township of Manalapan at its meeting
 of NOVEMBER 29, 2005.


 Stephen Pine, Secretary

STATE OF NEW JERSEY :
 COUNTY OF MONMOUTH :

SS.

I hereby certify that on NOVEMBER 29, 2005,
STEPHEN PINE, personally came before me and
 acknowledged under oath, to my satisfaction, that he: (a) is
 the Secretary of the Manalapan Township Planning Board; and (b)
 signed the Resolution as his act and deed.


 Rick J. DeNoia, Jr., Esq.
 Attorney at Law, State of NJ

RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MANALAPAN, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, ENDORSING THE TOWNSHIP HOUSING PLAN ELEMENT AND FAIR SHARE PLAN AS AMENDED AND PETITIONING THE NEW JERSEY COUNCIL ON AFFORDABLE HOUSING FOR SUBSTANTIVE CERTIFICATION

Mr. Scherer offered the following resolution and moved its adoption:

WHEREAS, the Planning Board of the Township of Manalapan, State of New Jersey, amended the Housing Plan Element and Fair Share Plan of the Master Plan on November 29, 2005 to address the fair share housing obligation of the Township pursuant to the "Substantive Rules of the New Jersey Council on Affordable Housing for the Period Beginning on December 20, 2004" (N.J.A.C. 5:94-1 et seq.); and

WHEREAS, a true copy of the resolution of the Planning Board adopting the Housing Plan Element and Fair Share Plan is attached pursuant to N.J.A.C. 5:95-2.2(a)2; and

WHEREAS, the Township Committee of the Township of Manalapan has determined that the Township of Manalapan should submit the Housing Plan Element and Fair Share Plan amendment to the New Jersey Council on Affordable Housing and petition for substantive certification.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of Manalapan Township, County of Monmouth, State of New Jersey, hereby endorses the Housing Plan Element and Fair Share Plan amendment as adopted by the Manalapan Township Planning Board; and

BE IT FURTHER RESOLVED that the Township Committee of Manalapan Township, pursuant to the provisions of N.J.S.A. 52:27D-301 et seq. and N.J.A.C. 5:95-3.2, submits this petition for substantive certification of the Housing Plan Element and Fair Share Plan to the Council on Affordable Housing for review and certification; and

BE IT FURTHER RESOLVED that a list of names and addresses for all owners of sites in the Housing Plan Element and Fair Share Plan shall be included with the petition; and

BE IT FURTHER RESOLVED that notice of this petition for substantive certification shall be published in a newspaper of countywide circulation pursuant to N.J.A.C. 5:95-3.5 within seven days of issuance of the notification letter from the Council on Affordable Housing's Executive Director indicating that the submission is complete and that a copy of this resolution, the adopted Housing Plan Element and Fair Share Plan and all supporting documentation shall be made available for public inspection at the Manalapan Township Clerk's office located at the Manalapan Township Administration Building, 120 Route 522 and Taylors Mills Road, in Manalapan Township during normal business hours Monday through Friday for a period of 45 days following the date of publication of the legal notice pursuant to N.J.A.C. 5:95-3.5.

SECONDED BY **Mr. Shapiro** and adopted on roll call by the following vote:

AFFIRMATIVE: Lucas, Locricchio, Aaronson, Shapiro, Scherer
NEGATIVE: None
ABSTAIN: None
ABSENT: None
DATED: November 30, 2005

I HEREBY CERTIFY THE FOREGOING TO BE A TRUE COPY OF A
RESOLUTION ADOPTED BY THE TOWNSHIP OF MANALAPAN
DURING A MEETING HELD ON November 30, 2005



DEPUTY MUNICIPAL CLERK
TOWNSHIP OF MANALAPAN

**Summary of Housing Plan Element and Fair Share Plan
Manalapan Township Master Plan Amendment ~ 2005**

AFFORDABLE HOUSING OBLIGATION

- Manalapan’s affordable housing obligation consists of the following three components:

Rehabilitation Obligation ¹	0 units
1987 to 1999 New Construction Obligation	706 units
2004 to 2014 Growth Share Obligation	261 units
- The Township’s growth share is based on a projection of residential and non-residential development in the Township to 2014 using a procedure specified in COAH’s regulations.
- Of the 261 unit growth share obligation, Manalapan is required to provide at least 66 rental units.
- No more than 50 percent of the Township’s obligation that is addressed by new construction within Manalapan may be age-restricted units.

1987 TO 1999 RESPONSIBILITIES

The Township must continue to implement its COAH certified plan addressing the balance of its 1987 to 1999 Housing Obligation. The certified plan presents the measures to be implemented by Manalapan to address an obligation of 706 affordable dwelling units. The compliance plan includes regional contribution agreements, alternative living arrangements, and the construction of affordable single family detached dwellings, age-restricted rental multi-family units, and multi-family units. The certified plan and the compliance measures are summarized in the following table.

**Summary of Manalapan Township Affordable Housing
Compliance and Remaining Obligation from for 1987 to 1999**

<i>Compliance Plan</i>	<i>NEW CONSTRUCTION COMPONENT ~ 706 UNITS</i>	
	<i>Proposed Units</i>	<i>Completed Units</i>
Alexandria Drive Group Home	6	6
Church Lane Group Home	6	6
Knox Lane Group Home	4	4
Sandpiper Drive Group Home	3	3
Samaritan Center	67	67
Knob Hill	100	100
Tracy Station	28	28
Lewis Street	2	0
Four Seasons	100	0
Meadows	26	0
Rental Bonus Credits (Group Homes)	13	13
Rental Bonus Credits (Four Seasons)	29	0
Hightstown RCA	41	41
Lawrence Township RCA	62	16
Red Bank RCA	100	20
Trenton RCA	119	0
TOTAL	706	304
REMAINING		402

¹ Based on COAH calculation derived from US Census.

Summary of Housing Plan Element and Fair Share Plan Manalapan Township Master Plan Amendment ~ 2005

GROWTH SHARE RESPONSIBILITIES AND PLAN FOR 2004 TO 2014

The 261 unit growth share obligation will be addressed by providing affordable units as follows:

REGIONAL CONTRIBUTION AGREEMENT

The Township proposes to enter into a Regional Contribution Agreement (RCA) to transfer a portion of its new construction obligation. The Township proposes to transfer 130 units to Lakewood and/or another recipient municipality within Housing Region 4 (Monmouth, Ocean, Mercer counties). The transfer will include 56 rental units.

GROWTH SHARE ORDINANCE

The Township will enact a growth share ordinance requiring that future development address the developments' growth share obligation by constructing affordable units. The ordinance will provide for at least one affordable unit for every eight market-rate units and at least one affordable unit for every 25 jobs created in a non-residential development.

The Township anticipates that the growth share ordinance will generate 37 or more affordable units.

TOWNSHIP SPONSORED 100 PERCENT AFFORDABLE PROGRAM

Manalapan will provide low and moderate income units through a Township-sponsored 100% affordable new construction program on one or more sites that will be identified and reserved for affordable housing and provided by the Township. If a site is not currently controlled by the Township, then the Township will secure control.

This program goal is to provide 74 units toward the Township obligation. The Township may include age restricted units as part of this program up to the maximum age restricted units permitted by COAH rules, including age restricted rental units. The balance of the units will be sales units for families.

BUY-DOWN PROGRAM

Manalapan will provide low and moderate income for-sale units through a buy-down program. The Township will subsidize the cost of a for-sale unit that will be purchased by a low or moderate income buyer at an affordable sales price at the time they are offered for sale. Eligible units may be new or pre-owned, or vacant. The minimum subsidy will be \$25,000 per unit, with additional subsidy provided by the Township based on the market prices.

The Township goal is to complete ten (10) buy-down units as part of its fair share plan.

MUNICIPALLY SPONSORED RENTAL PROGRAM

Manalapan will provide low and moderate income rental units through a Township sponsored rental program. The Township will provide a minimum subsidy of \$25,000 per unit, with additional subsidy depending on the market prices in the Township.

The Township goal is to complete ten (10) buy-down rental units as part of a municipally sponsored rental program.

Summary of Housing Plan Element and Fair Share Plan
Manalapan Township Master Plan Amendment ~ 2005

ACCESSIBLE TOWNHOUSE UNITS

Ten percent of any affordable townhouse units constructed pursuant to the Township fair share plan shall be accessible in accordance with the accessibility requirements of the Barrier Free Subcode. Townhouse units in projects that received development approvals up to June 20, 2005 will be exempt from this requirement.

SUMMARY OF GROWTH SHARE COMPLIANCE

The combination of these compliance mechanisms will fulfill the Township's growth share obligation. This compliance strategy is summarized by tables below.

**Summary of Compliance
 Growth Share Obligation**

Growth Share Obligation	
Growth Share Obligation	261
Compliance	
Regional Contribution Agreement	130
Growth Share Ordinance	37
Municipally Sponsored 100% Affordable Program	74
Write Down Buy Down	10
Municipally Sponsored Rental Program	10
Total Credits	261

**Summary of Compliance,
 Growth Share Obligation - Rental Units**

Growth Share Rental Obligation	
Rental Requirement	66
RCA	56
Municipally Sponsored Program Rental	10
TOTAL RENTALS PROVIDED	66

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INTRODUCTION

The Township of Manalapan has prepared this amendment to the Township Master Plan Housing Element and Fair Share Plan in accordance with the requirements of the New Jersey Municipal Land Use Law and the State Fair Housing Act.

The Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., requires that a municipal master plan include a Housing Plan Element in order for the municipality to exercise the power to zone and regulate land use. The Housing Plan Element and Fair Share Plan are adopted by the Township Planning Board and endorsed by the Township Committee prior to the submission of a Township petition to the New Jersey Council on Affordable Housing (COAH) for substantive certification of the Housing Element and Fair Share Plan pursuant to N.J.A.C. 5:95-3. The Housing Element and Fair Share Plan are drawn to achieve the goal of meeting the Township obligation to provide for a fair share of the regional need for affordable housing.

This amendment to the Township Housing Plan Element and Fair Share Plan, as originally adopted in 1995 and subsequently revised in 2003, is a further revision that addresses the planning requirements of the *Substantive Rules of the New Jersey Council on Affordable Housing for the Period Beginning on December 20, 2004* (N.J.A.C. 5:94 et seq.).

BACKGROUND TO THIS AMENDMENT TO THE TOWNSHIP HOUSING ELEMENT

The Township of Manalapan has prepared this amendment to the Township Housing Element and Fair Share Plan to achieve the goal of providing affordable housing to meet the Township's total 1987-2014 affordable housing need. The Township need is comprised of the remaining balance of the Township's 1987-1999 affordable housing fair share (the first and second round fair share), an estimated growth share based upon the growth that is projected to occur in Manalapan from 2004 to 2014 (the third round fair share), and a rehabilitation share of existing housing in substandard condition based on COAH estimates.

Manalapan Township 1987 to 1999 Housing Element and Fair Share Plan

The Manalapan Township Housing Element and Fair Share Plan were adopted by the Township Planning Board on February 23, 1995. The plan addressed the Township affordable housing obligation for the period 1987 to 1999. The Township 1987 to 1999 obligation was to address a need for 765 units of housing affordable to low and moderate income households. The obligation consisted of a 59 unit rehabilitation component for existing substandard housing units and a 706 new construction component.

The Township subsequently petitioned COAH to review and certify the 1995 plan. COAH granted substantive certification to the Township on October 23, 1996 for a period of six years. Prior to the expiration of certification, the Township sought and, on November 6, 2002 COAH granted, an extension of the Township's substantive certification under COAH's interim rule procedures (N.J.A.C. 5:91-14.3). The term of substantive certification was extended to one year after COAH adopted its rule for addressing future affordable housing needs.

On March 13, 2003, the Township amended the 1995 plan and petitioned COAH to review and certify the amendment. COAH approved the change in plan and granted amended substantive certification to the Township on February 9, 2005.

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Township of Manalapan Master Plan

On December 10, 2004, Manalapan filed a motion with COAH seeking extended substantive certification in accordance with N.J.A.C. 5:95-12. In requesting the extension, Manalapan committed to continue to implement its certified plan for addressing the 1987 to 1999 obligation. The Township also committed to prepare and file a plan addressing the Township's third round fair share by December 20, 2005.

On May 11, 2005, COAH extended Township certification to December 20, 2005 subject to the following conditions:

1. Manalapan Township shall file or petition for third round substantive certification by December 20, 2005.
2. Manalapan Township shall submit a report on the expenditures of the balance remaining in Manalapan Township's Affordable Housing Trust Fund with the Township petition for third round certification.
3. Manalapan Township shall submit a revised spending plan with its petition for third round substantive certification which details anticipated expenditures and a timetable to expend development fee revenues and provide detail on administrative expenditures.
4. Manalapan Township shall begin expending at least 30% of the balance of revenues collected on an annual basis that are not used for a new construction project, an RCA or rehabilitation activities to make units in the COAH certified Housing Element and Fair Share Plan more affordable.

Pursuant to COAH rules, the Township will continue to implement its certified first and second round plan; address its third round fair share obligation with a newly adopted Housing Element and Fair Share Plan; and petition COAH for certification of its third round plan by December 20, 2005. Moreover, the Township will address the conditions of COAH's May 11, 2005 resolution

granting of extended certification to Manalapan.

CONTENTS OF THE MANALAPAN TOWNSHIP HOUSING ELEMENT

The New Jersey Council on Affordable Housing adopted substantive rules (N.J.A.C. 5:94 et seq.) that became effective on December 20, 2004. The rules govern the Township obligation to plan and provide affordable housing for the third round period from 2004 to 2014. This substantive rule, also known as the third round rule, implements a “growth share” method to calculate the future obligation of the Township based upon the actual Township growth over a ten year period. The third round growth share methodology has three components. These are the rehabilitation share, which is a measure of old, overcrowded, deficient housing that is occupied by low and moderate income households; any remaining first and second round obligation for the period from 1987-1999; and the “growth share” for 2004 to 2014 which links the actual production of affordable housing with municipal development and growth.

COAH calculates that the Township rehabilitation share is zero (0) units. COAH identifies the remaining Township first and second round new construction (1987 to 1999) obligation as seven hundred and six (706) affordable units. The Township projects that its growth share for new construction in 2004 to 2014 will require an additional two hundred sixty one (261) affordable dwelling units. This Housing Element and Fair Share Plan presents the required demographic, housing and employment data and the analysis that the Township undertook to project the Township 2004 to 2014 growth share obligation and the proposed implementation measures.

The supporting information provided in or submitted with this Housing Element as required by N.J.A.C. 5:94-2.2 includes:

1. A projection of the Township’s probable future construction of housing for ten years covering the period January 1, 2004 through January 1, 2014 based upon the following information for residential development:
 - i. Certificates of occupancy issued since January 1, 2004;

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- ii. Construction and demolition permits issued and projected;
 - iii. Approvals of applications for development; and
 - iv. Historic trends, of, at least, the past ten years, which includes demolitions and certificates of occupancy issued;
2. An analysis of the existing jobs and employment characteristics of Manalapan, and a projection of the probable future jobs and employment characteristics of Manalapan for ten years covering the period January 1, 2004 through January 1, 2014 based upon the following information for nonresidential development:
 - i. Certificates of occupancy issued since January 1, 2004;
 - ii. Construction and demolition permits issued and projected;
 - iii. Approvals of applications for development including a breakdown of nonresidential projections by use group as outlined in Appendix E of N.J.S.A. 5:94.
 - iv. Historic trends, of the past ten years, including demolitions and certificates of occupancy issued.
3. An analysis of the capacity of the Township to accommodate residential and nonresidential growth projections consistent with the Township growth projections.
4. Growth projections for 2015. The Township Housing Element includes population, household and employment growth projections used to determine the Township growth share obligation. Since the State Plan Projections for 2015 pursuant to N.J.A.C. 5:94-2.2(a)4 were not available when the Township prepared this Housing Element, the Township evaluated the most recent municipal population, household, and employment growth projections published by the Township metropolitan planning organization (the North Jersey Transportation Planning Authority (NJTPA)). COAH requires consideration of the NJTPA projection as the minimum replacement for the State Planning Commission projections. The Township evaluation of the NJTPA projections

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Township of Manalapan Master Plan

indicates that the NJTPA projections are highly unreliable as applied to Manalapan. The Township has included with this Housing Element the analysis and justification required pursuant to N.J.A.C. 5:94-2.2(a)5 to demonstrate that the NJTPA projections are inaccurate as applied to Manalapan.

ANALYSIS OF DEMOGRAPHIC, HOUSING AND EMPLOYMENT CHARACTERISTICS

As required by N.J.S.A.52:27D-310, all housing elements must review the community's demographic, housing, and economic characteristics. In fulfillment of this requirement, the following sections profile the Township of Manalapan with information obtained from the US Census Bureau, the North Jersey Transportation Planning Authority, and the New Jersey Department of Labor and Workforce Development.

Manalapan's Demographics

The Township of Manalapan had a population of 33,423 residents at the time of the 2000 US Census. This figure represents a 25.1 percent increase over the 1990 US Census population figure of 26,716. This is significantly more than that of Monmouth County, which grew by 11.2 percent during the same period. Table 1, as shown below, highlights the rate of growth experienced by the Township of Manalapan and Monmouth County during the 1990s, and the subsequent decline in the years beyond.

Table 1: Population Trends, 1990-2005

	1990	2000	2005	% Change 1990-2000	% Change 2000-2005
Township of Manalapan	26,716	33,423	36,180	25.1%	8.2%
Monmouth County	553,124	615,301	639,500	11.2%	3.9%

Source: US Census Bureau, North Jersey Transportation Planning Authority

As indicated by the North Jersey Transportation Planning Authority's (NJTPA) population projections for the Township of Manalapan and Monmouth County, the population for the Township and the County at large will continue to grow, reaching 2030 populations of 47,190 and 713,000, respectively. It is also important to note that the NJTPA projects that Manalapan's population will grow by only 41.2 percent from 2000 to 2030, which is significantly more than the rate of 28.9 percent projected for the County during the same period.

According to the 2000 US Census, the Township of Manalapan’s population is comprised of 10,781 households, with an average household size of 3.09 members. The median age of the Township’s population is 38.2 years, which is higher than that of Monmouth County (37.7 years) and the State of New Jersey (36.7 years). With regard to the percentage of population aged 65 years and over, Manalapan has the lowest percentage with 11.6 percent; the percentage of population aged 65 years and over in Monmouth County and the State of New Jersey is 12.5 percent and 13.2 percent, respectively. In addition, the median household income of Manalapan’s households is \$83,575, which is much more than the respective figures for the State and the County. These indicators are exhibited in Table 2:

Table 2: Demographic Indicators, 2000

	Number of Households	Average Household Size	Median Age	% of Population ≥ 65 years	Median Household Income
Township of Manalapan	10,781	3.09	38.2	11.6%	\$83,575
Monmouth County	224,236	2.70	37.7	12.5%	\$64,271
New Jersey	3,064,645	2.68	36.7	13.2%	\$55,146

Source: US Census Bureau

As shown above, 11.6 percent of Manalapan’s 2000 population was aged 65 years and over. More detailed information regarding the distribution of Manalapan’s population among different age cohorts is presented in Table 3:

Table 3: Population by Age, 2000

	Number	% of Total
Under 5 Years	2,220	6.6%
5 to 9 Years	2,974	8.9%
10 to 14 Years	3,257	9.7%
15 to 19 Years	2,375	7.1%
20 to 24 Years	1,262	3.8%
25 to 34 Years	2,852	8.5%
35 to 44 Years	6,395	19.1%
45 to 54 Years	5,509	16.5%
55 to 59 Years	1,605	4.8%
60 to 64 Years	1,091	3.3%
65 Years and Older	3,883	11.6%

Source: US Census Bureau

Manalapan's Housing Stock

The housing stock characteristics in the Township of Manalapan include the number and type of housing units, occupancy/household characteristics, age (the year the structure was built), condition of units, purchase or rental value of units, units affordable to low and moderate income housing, and rate of construction. Table 4 lists these characteristics:

Table 4: Housing Characteristics, 2000

	Number	% of Total
I. Housing Units		
Number of units	11,066	100.0%
Occupied Housing Units	10,781	97.4%
Vacant Housing Units	285	2.6%
Number of units (1990)	9,029	100.0%
II. Occupancy/Household Characteristics		
Number of Households	10,781	100.0%
Persons Per Household	3.09	N/A
Family Households	9,001	83.5%
Non-Family Households	1,780	16.5%
Householders 65 and over	1,124	10.4%
III. Year Structure Built		
1999 to March 2000	209	1.9%
1995 to 1998	829	7.5%
1990 to 1994	1,618	14.6%
1980 to 1989	3,043	27.5%
1970 to 1979	2,672	24.1%
1960 to 1969	1,979	17.9%
1940 to 1959	474	4.3%
1939 or earlier	242	2.2%
IV. Condition of Units		
Lacking complete plumbing facilities	39	0.4%
Lacking complete kitchen facilities	10	0.1%
V. Home Value (Owner Occupied Units)		
\$300,000 and up	3,007	34.9%
\$200,000 - \$299,999	3,294	38.4%
\$150,000 - \$199,000	1,311	15.3%
\$100,000 - \$149,000	798	9.3%
\$50,000 - \$99,999	137	1.6%
\$0 - \$50,000	38	0.4%
Median Value	\$257,100	N/A

Source: US Census Bureau

Table 4: Housing Characteristics, 2000 (CONTINUED)

	Number	% of Total
VI. Rental Value (Renter Occupied Units)		
\$1,000 and up	310	48.9%
\$750 - \$999	115	18.1%
\$500 - \$749	77	12.1%
\$300 - \$499	16	2.5%
Less than \$300	0	0.0%
No cash rent	116	18.3%
Median Rent	\$1,124	N/A

Source: US Census Bureau

Manalapan had a total of 11,066 housing units according to the 2000 US Census. This was an increase of 2,037 units since the 1990 US Census, which reported a total of 9,029 units. Of the total dwellings, 285 units were listed as vacant in 2000. In addition, 94.3 percent of the housing units in the Township of Manalapan were owner occupied. With respect to rental housing, 5.7 percent of the Township's housing units were renter occupied.

According to the 2000 US Census, Manalapan had a total of 10,781 households. Of the total number of households 9,001 were family households (83.5 percent) and 1,780 (16.5 percent) were non-family households. A non-family household consists of a householder living alone or where the household shares the home exclusively with people to whom he or she is not related. Householders 65 years of age or older accounted for 1,124 (10.4 percent) of the households in Manalapan.

The Township's housing stock is relatively new. Only 2.2 percent, or 242, of the 11,066 housing units in existence in March 2000, were built prior to 1939. Between 1940 and 1959, a total of 474 units were constructed, which accounts for 4.3 percent of the current housing stock. Between 1960 and 1969, 1,979 housing units or 17.9 percent of the housing stock was constructed. A total of 2,672 (24.1 percent) housing units were constructed between 1970 and 1979, and between 1980 and 1989, 3,043 (27.5 percent) housing units were constructed. Between 1990 and March 2000, 2,656 or 24.0 percent of the Township's housing units were constructed.

Manalapan's housing stock is relatively good condition. This is evidenced by the fact that the Township's rehabilitation share, as calculated by COAH, is zero (0) units. In addition, only 39 (0.4

percent) units lack complete plumbing, and 10 (0.1 percent) units lack kitchen facilities. Approximately 0.7 percent (71 units) of the occupied units reported overcrowded conditions (1.01 persons or more per room). Overcrowded units and units lacking complete plumbing or kitchen facilities represent only a very small portion of the total housing stock.

The 2000 median value of the owner occupied housing units in Manalapan was \$257,100. Of this total, 38 units or 0.4 percent had a value less than \$50,000, 137 or 1.6 percent had a value between \$50,000 and \$99,000, 798 units or 9.3 percent had a value between \$100,000 and \$149,000, 1,311 or 15.3 percent had a value between \$150,000 and \$199,000, 3,294 or 38.4 percent had a value between \$200,000 and \$299,999 and 3,007 or 34.9 percent had a value of \$300,000 or greater.

The 2000 median gross monthly rent was \$1,124 for rental housing units in the Township of Manalapan. Of the 634 renter occupied units reporting monthly rental rates, 116 reported no cash rent, zero (0) had a monthly rate less than \$300, 16 had a monthly rate between \$300 and \$499, 77 units had a monthly rental rate between \$500 and \$749, 115 units had a monthly rental rate of \$750 - \$999 and 310 units had a monthly rental rate of \$1,000 or more.

Manalapan’s Employment Characteristics

At the time of the 2000 US Census, 15,902, or 65.4 percent, of Manalapan’s population aged 16 years old and over was engaged in the labor force. Table 5 describes the varied activities of this segment of the population.

Table 5: Occupation of Employed Civilian Population Aged 16 and Over, 2000

	Number	% of Total
Management, Professional, and Related	7,206	46.9%
Service	1,264	8.2%
Sales and Office	4,897	31.9%
Farming, Fishing, and Forestry	23	0.1%
Construction, Extraction, and Maintenance	1,047	6.8%
Production, Transportation, and Material Moving	922	6.0%

Source: US Census Bureau

The two largest occupational groups within the civilian labor force in 2000 were Management, Professional, and Related Occupations, and Sales and Office Occupations. With regard to the income earned by Manalapan's households for activity in these and other occupational groups, Table 6 provides the following information:

Table 6: Household Income, 1999

	Number	% of Total
Less than \$10,000	383	3.6%
\$10,000 to \$14,999	348	3.2%
\$15,000 to \$24,999	739	6.9%
\$25,000 to \$34,999	596	5.5%
\$35,000 to \$49,999	979	9.1%
\$50,000 to \$74,999	1,704	15.8%
\$75,000 to \$99,999	1,644	15.3%
\$100,000 to \$149,999	2,420	22.5%
\$150,000 to \$199,999	972	9.0%
\$200,000 or More	975	9.1%
Median Household Income (Dollars)	\$83,575	N/A

Source: US Census Bureau

Per Capita Income within the Township in 2000 was \$32,142 while the median household income was \$83,575. A total of 1,470 households reported income of less than \$25,000, or 13.7 percent of the households. A total of 596 households reported income between \$25,000 and \$34,999 or 5.5 percent of the households. A total of 979 households reported income between \$35,000 and \$49,999 or 9.1 percent. A total of 1,704 reported income between \$50,000 and \$74,999 or 15.8 percent. A total of 1,644 households reported income of \$75,000 - \$99,999 and 3,392 households reported income of \$100,000 to \$199,999. A total of 975 households reported income of \$200,000 or more. The median household income and the per capita income of the municipal population were more than the median household income and the per capita income at the State level. With respect to per capita income, Manalapan is in the upper third of the State's municipalities and ranks 172 out of 566 municipalities (Source: New Jersey Department of Labor and Workforce Development).

With regard to growth in employment in Manalapan, the North Jersey Transportation Planning Authority has published employment projections. According to the NJTPA projections, there will

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be 13,500 jobs in Manalapan in 2015, a 28.9 percent increase over the number of jobs projected for the year 2005. These projections will be employed later in this report for the calculation of Manalapan's non-residential growth share obligation.

GROWTH SHARE PROJECTION

COAH's Third Round Substantive Rules introduce the concept of a growth share projection. As explained in N.J.A.C. 5:94-1.1.d, growth share is generated by statewide residential and non-residential growth during the period from 1999 through 2014, and delivered from January 1, 2004 to January 1, 2014. Consequently, for every eight (8) market-rate residential units constructed, the municipality is obligated to provide for one (1) unit that is affordable to low and moderate income households. In addition, every 25 jobs created within the municipality necessitates the provision of one (1) additional unit of low to moderate income housing. The following pages detail the calculation of Manalapan's growth share.

Growth Share Projection: Detail

In order to project the Township's Growth Share Projection, the Township compiled historical data on the number of residential and nonresidential certificates of occupancy and demolition permits issued during the last decade from the Department of Community Affairs, Division of Codes and Standards, as well as from the Township records. The following tables display the historical data compiled by the Township.

Table GS 1: Residential Certificates/Permits Issued (Quantity)

	1996	1997	1998	1999	2000	2001	2002	2003	2004
COs	136	340	214	192	451	568	228	118	111
DEMs	4	3	8	5	6	6	8	8	6

Source: DCA, Division of Codes and Standards; Township of Manalapan

Table GS 2: Non-residential Certificates/Permits Issued (Sq. Ft., by Use Group)

	1996	1997	1998	1999	2000	2001	2002	2003	2004
Group B									
COs	4,000	1,920	11,995	128,345	8,420	11,403	93	86,950	12,208
DEMs	0	0	0	1	0	1	0	3	0
Group M									
COs	0	0	0	0	0	291,323	74,062	0	0
DEMs	0	0	2	0	0	0	0	0	3,600
Group F									
COs	0	0	0	0	0	0	0	0	0
DEMs	0	0	0	0	0	0	0	0	0
Group S									
COs	0	6,651	234	24,828	64,976	82,942	99,720	15,810	31,074
DEMs	0	0	1	0	0	0	0	0	0
Group H									
COs	0	0	0	0	0	0	0	0	0
DEMs	0	0	0	0	0	0	0	0	0
Group A1									
COs	0	0	0	0	0	0	0	0	0
DEMs	0	0	0	0	0	0	0	0	0
Group A2-A4									
COs	0	10,502	8,390	0	2,500	12,950	13,880	2,286	7,500
DEMs	0	0	0	0	0	0	0	0	0
Group E									
COs	484	0	0	15,000	0	81,315	118,345	0	4,500
DEMs	0	0	0	0	0	0	0	0	0
Group I									
COs	0	0	0	0	0	52,235	0	0	0
DEMs	0	0	0	0	0	0	0	0	0
Group R1									
COs	0	0	0	0	350,417	357,391	177,995	0	13,909
DEMs	0	0	0	0	0	0	0	0	0

Source: DCA, Division of Codes and Standards; Township of Manalapan

In addition, the calculation of the Growth Share Projection also requires an estimate of the future residential and nonresidential development that is anticipated to occur within the Township from 2005 to 2013. Therefore, information was collected from the Township Zoning Office, which included estimations based upon the historical data and past, current, and anticipated development approvals within the Township. The tables shown on the next page provide detail of estimations provided by the Township Zoning Office.

Table GS 3: Anticipated Residential Development (Number)

	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
Approved Applications										
The Grande at Battleground	92	91	92	91	0	0	0	0	0	366
Chomko	8	8	7	0	0	0	0	0	0	23
Wemrock Orchards	4	0	0	0	0	0	0	0	0	4
Waterford Estates	5	5	5	0	0	0	0	0	0	15
Clayton Farm	7	7	6	0	0	0	0	0	0	20
Crest Fruit Farm	10	10	7	0	0	0	0	0	0	27
JAC Builders	2	0	0	0	0	0	0	0	0	2
Lakeview	2	0	0	0	0	0	0	0	0	2
Hidden Pond	9	3	0	0	0	0	0	0	0	12
Wikoff	21	22	0	0	0	0	0	0	0	43
Deerbrook Farm	1	0	0	0	0	0	0	0	0	1
Heritage Hills	8	7	7	0	0	0	0	0	0	22
Horvath	3	0	0	0	0	0	0	0	0	3
Manalapan Estates	18	18	18	0	0	0	0	0	0	54
Rifkin	9	9	0	0	0	0	0	0	0	18
Manalapan Village	1	0	0	0	0	0	0	0	0	1
Colonial Estates	1	0	0	0	0	0	0	0	0	1
Rands	2	0	0	0	0	0	0	0	0	2
G&F Associates	4	0	0	0	0	0	0	0	0	4
Marble Arch	5	0	0	0	0	0	0	0	0	5
JCC (Tuscany @ Manalapan)	4	0	0	0	0	0	0	0	0	4
Melillo	2	0	0	0	0	0	0	0	0	2
Meadow Creek	78	78	78	78	78	78	78	0	0	546
Four Seasons at Manalapan	113	113	113	113	113	113	114	0	0	792
Anticipated and Miscellaneous Applications										
Infill and Minor Subdivisions	0	17	17	17	17	17	17	17	17	136
Total COs	409	388	350	299	208	208	209	17	17	2,105
Demolitions	6	6	6	6	6	6	6	6	6	54
Net Development	403	382	344	293	202	202	203	11	11	2,051

Source: Township of Manalapan

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Table GS 4: Anticipated Non-residential Development (Sq. Ft.)

	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
Use Group B (Office)										
DJF Venture (G. S. Land.)	0	4,000	0	0	0	0	0	0	0	4,000
Manalapan 33 East, LLC	5,000	15,000	0	0	0	0	0	0	0	20,000
Amboy National Bank	2,500	0	0	0	0	0	0	0	0	2,500
Traditional Developers	0	28,000	28,000	0	0	0	0	0	0	56,000
Manalapan Realty (Office)	0	0	0	22,609	0	0	0	0	0	22,609
Visions Office Center	12,000	20,000	0	0	0	0	0	0	0	32,000
Braha/Century Office Park	15,560	25,000	0	0	0	0	0	0	0	40,560
Bartlett Commercial Prop.	1,240	0	0	0	0	0	0	0	0	1,240
Feigenbaum/Vlahos	302	0	0	0	0	0	0	0	0	302
Miscellaneous Anticipated	0	0	30,403	30,403	30,403	30,403	30,403	30,402	30,402	212,819
Net Use Group B	36,602	92,000	58,403	53,012	30,403	30,403	30,403	30,402	30,402	392,030
Use Group M (Mercantile)										
CVS	13,055	0	0	0	0	0	0	0	0	13,055
Manalapan Realty (Retail)	0	0	130,440	130,440	130,444	0	0	0	0	391,324
De Costole/State Supply	360	0	0	0	0	0	0	0	0	360
Miscellaneous Anticipated	0	0	20,161	20,161	20,161	20,161	20,161	20,161	20,163	141,129
Net Use Group M	13,415	0	150,601	150,601	150,605	20,161	20,161	20,161	20,163	545,868
Use Group F (Industrial)										
Battleground CC (M'tenace)	0	4,792	0	0	0	0	0	0	0	4,792
Net Use Group F	0	4,792	0	0	0	0	0	0	0	4,792
Use Group S (Storage)										
DJF Ventures (G. S. Land.)	0	14,000	0	0	0	0	0	0	0	14,000
Manalapan 33 East, LLC	10,450	20,900	10,450	0	0	0	0	0	0	41,800
Traditional Developers	0	4,000	0	0	0	0	0	0	0	4,000
De Costole/State Supply	5,400	0	0	0	0	0	0	0	0	5,400
Miscellaneous Anticipated	0	0	55,913	55,913	55,913	55,913	55,913	55,914	55,914	391,393
Net Use Group S	15,850	38,900	66,363	55,913	55,913	55,913	55,913	55,914	55,914	456,593
Use Group A2 to A4 (Assembly)										
Vornado	0	10,000	0	0	0	0	0	0	0	10,000
Cwain, Inc. (Dunkin Donuts)	3,000	0	0	0	0	0	0	0	0	3,000
Manalapan Realty (Dining)	0	0	0	40,000	35,905	0	0	0	0	75,905
SCI NJ Funeral Services	0	0	6,116	0	0	0	0	0	0	6,116
Net Use Group A2 to A4	3,000	10,000	6,116	40,000	35,905	0	0	0	0	95,021
Use Group E (Schools)										
Garito (ABC Spectrum)	0	2,040	0	0	0	0	0	0	0	2,040
Manalapan Realty (Day Care)	0	0	0	0	10,000	0	0	0	0	10,000
Goddard School	8,045	0	0	0	0	0	0	0	0	8,045
M'pan/E'town Schools	0	0	37,525	37,525	0	0	0	0	0	75,050
Nobel Learning Communities	0	4,543	0	0	0	0	0	0	0	4,543
Net Use Group E	8,045	6,583	37,525	37,525	10,000	0	0	0	0	99,678
Use Group I (Institutional)										
All in a Day (Adult Care)	5,846	0	0	0	0	0	0	0	0	5,846
Net Use Group I	5,846	0	0	0	0	0	0	0	0	5,846
Source: Township of Manalapan										

To project the growth share, the data from 2004 is paired with the information on anticipated development for the period from 2005 to 2013. For residential development, the sum of all

development is divided by nine to reach a Growth Share Obligation. For nonresidential development, the total net square footage is converted to jobs by means of multipliers developed by COAH (detailed in Appendix E of N.J.A.C. 5:94 and included by reference herewith) and then divided by 25 to reach a Growth Share Obligation. The tables below detail the calculation of the Growth Share Obligation generated by residential and nonresidential development.

Table GS 5: Residential Growth Share Projection

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
Anticipated Units	0	409	388	350	299	208	208	209	17	17	2,105
2004 Units	111	0	0	0	0	0	0	0	0	0	111
Demolished Units	6	6	6	6	6	6	6	6	6	6	60
Net Units	105	403	382	344	293	202	202	203	11	11	2,156
Exclusions¹	0	91	91	91	91	91	91	84	0	0	630
Net Units - Exclusions	105	312	291	253	202	111	111	119	11	11	1,526
Affordable Units (Net/9)	11.67	34.67	32.33	28.11	22.44	12.33	12.33	13.22	1.22	1.22	169.56

Table GS 6: Non-residential Growth Share Projection

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
Net Anticipated Jobs											
Use Group: B	37	11	276	175	159	91	91	91	91	91	1,213
Use Group: M	-4	13	0	151	151	151	20	20	20	20	542
Use Group: F	0	0	10	0	0	0	0	0	0	0	10
Use Group: S	6	3	8	13	11	11	11	11	11	11	98
Use Group: A2 to A4	23	9	30	18	120	108	0	0	0	0	308
Use Group: E	5	8	7	38	38	10	0	0	0	0	104
Use Group: I	0	12	0	0	0	0	0	0	0	0	12
Use Group: R1	11	0	0	0	0	0	0	0	0	0	11
Total Net Jobs	77	155	330	395	478	371	123	123	123	123	2,297
Affordable Units from Jobs (Total Net Jobs/25)	3.09	6.21	13.20	15.80	19.13	14.83	4.90	4.90	4.90	4.90	91.87

Note: Normal rounding errors may be present. Column and row totals are most accurate.

Based upon the above, the total combined Growth Share Obligation is then 261 units of affordable housing ($169.56 + 91.87 = 261.42 \rightarrow 261$). Please note that the residential component of this projection consists of 169.56 units; the non-residential component consists of 91.87 units.

¹ As per N.J.A.C. 5:94-2.4(a)2 and 4, affordable housing units that were included in a municipality's first or second round Fair Share Plan but are projected to be constructed after January 1, 2004 shall be excluded from projected residential growth for the purposes of projecting a growth share; market rate units in inclusionary developments shall also be excluded at a rate of four (4) times the number of affordable units. Accordingly, 100 affordable and 400 market rate units each have been excluded from the Four Seasons at Manalapan Site, and 26 affordable units

The table displayed below provides a summary of this growth share projection:

Table GS 7: Summarized Growth Share Projection (Units Affordable)

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
Components											
Residential	11.67	34.67	32.33	28.11	22.44	12.33	12.33	13.22	1.22	1.22	169.56
Non-Residential	3.09	6.21	13.20	15.80	19.13	14.83	4.90	4.90	4.90	4.90	91.87
Total	14.76	40.87	45.53	43.91	41.58	27.16	17.24	18.12	6.12	6.12	261.42

Note: Growth share obligations are customarily rounded to the nearest whole number. Thus, the Township's growth share is 261 units.

Township Growth Share Projection: Potential to Accommodate Growth

The Township has analyzed its current zoning regulations and the availability of vacant land. The March 16, 2005 *Vacant Land Analysis and Employment and Population Projections* report presenting that analysis is appended to this plan. Based on the analysis, Manalapan anticipates that it will be able to accommodate the development projected in the Township Growth Share Projection.

NJTPA Growth Share Projection

In accordance with COAH regulations, Manalapan has calculated Household and Employment Growth Projections with US Census data and projections from the North Jersey Transportation Planning Authority. The following tables detail these projections.

Table GS 8: NJTPA Household Growth Projection

2015 NJTPA Households	-	2005 NJTPA Households	=	Household Change
14,680	-	12,080	=	2,600

Table GS 9: NJTPA Employment Growth Projection

2015 NJTPA Employment	-	2005 NJTPA Employment	=	Employment Change
13,500	-	10,470	=	3,030

and 104 market rate units have been excluded from the Meadow Creek Site.

These projections would result in the following growth share obligations for Manalapan:

- Residential Growth Share: 289 Affordable Units
- Nonresidential Growth: 121 Affordable Units
- Total Growth Share Based on NJTPA projections: 410 Units

The Township's projections differ from those of the NJTPA. The total number of new households projected in Manalapan's Growth Share Obligation is 2,156, or 444 units less than the household growth projection derived from NJTPA data.

The total number of new jobs (employment) projected in Manalapan's Growth Share obligation is 2,297, or 733 jobs less than the employment growth projection derived from NJTPA data. Because the Township's projections of the residential and non-residential growth share components are less than that of the NJTPA, the Township will address the discrepancy between the projections. The Township analysis indicates that the NJTPA methodology relies upon outdated and incomplete land use information and data which, as applied to Manalapan, results in an inaccurate and unreliable NJTPA projection.

Non-Residential Growth Share Projection: Analysis and Justification

Because the residential and non-residential components of the Township growth share projection are less than the NJTPA's projections, the following analysis of the differences between the Township's growth share projection and that of the NJTPA is provided as required by N.J.A.C. 5:94-2.2(b)5.

In order to comply with the requirements of N.J.A.C. 5:94-2.2(b)5, the Township planning consultant, T&M Associates, contacted the NJTPA on September 19, 2005 and again on November 1, 2005 to discuss the methodology employed in the Authority's projections. The Township planning consultant reviewed the *Forecast Model User Guide* that was prepared for the NJTPA as the basis for the NJTPA projection methodology. The *User Guide* indicates that

the projections were first made for Monmouth County, and then a share of the County projection was allocated to Manalapan.

As noted in the *Forecast Model User Guide*, the NJTPA projections were allocated based on an estimate of the municipal potential for growth in the projected period. The *Forecast Model User Guide* noted that a number of factors, including historic growth patterns, the amount of vacant land, density characteristics, accessibility, and current development activity, were used to allocate these projections. Each factor's relative weight was mathematically determined by the NJTPA's consultant in cooperation with the NJTPA and the Technical Advisory Committee.

After a municipality's potential for growth was estimated, its allocation of the County's projection was determined. This allocation was based on the ratio of development potential in the municipality to projected development at the County level. Though this was initially done mathematically, it was reviewed in a subjective manner, as it was based largely upon the impressions of individual committee members.

As noted in the *Forecast Model User Guide*, the assessment of a municipality's potential for growth was analyzed and reviewed by the NJTPA in consultation with the County. If there appeared to be a disproportionate amount of growth projected in a municipality, readjustments were made. NJTPA staff indicated that this was done in cooperation with the County and possibly through more detailed information on the amount of vacant developable land, or a re-examination of any other factor that impacts the developability of an area. If readjustment was necessary, the excess growth is reallocated to another municipality within the County in order to meet the overall level of projected growth.

The subjective nature of this growth fitting process undermines the credibility of the NJTPA's municipal projections as applied to Manalapan for the following reasons.

With regard to the factor of available vacant land, the NJTPA methodology relies upon an Office

of Smart Growth (OSG)-created vacant lands file, which was produced from NJDEP land use coverages based on aerial photographs dating from 1995 and 1997. Because of the age and type of coverage information, the NJDEP coverages as applied by the NJTPA to Manalapan are inaccurate as a measure of the amount of vacant developable land available in Manalapan in 2005 and the capacity of the Township for further growth. Moreover the NJTPA's use of dated and incomplete information is inconsistent with COAH's methodology for determining a community's realistic development potential, which is presented in N.J.A.C. 5:93-4.2. Analysis of municipal development potential requires identification of Class 1 (vacant) lands as reflected on municipal tax records, and identification of environmental constraints such as 100 year flood plains and wetlands that reduce development potential. It also entails identification of restrictions on development that result from easements, class C1 stream corridor buffers, public land ownership, open space restrictions and other factors such as access and infrastructure constraints.

The *Forecast Model User Guide* notes that potential residential and employment densities were weighted and factored into the allocation. However, the *Forecast Model User Guide* indicates the calculation of these densities was not determined by zoning district boundaries, but by a hypothetical build-out scenario that assumed that, in aggregate, development of the parcels will conform to the maximum density/intensity permitted by ordinance. It is important to stress that this scenario is purely hypothetical and no zoning analysis was completed by the NJTPA in order to determine the maximum permitted intensity/density because the NJTPA lacks a complete digital coverage of zoning districts and allowable densities by municipality.

Finally, with regard to the factor of planned projects, the NJTPA consulted with the counties within its study area. However, the counties may not be aware of all development activity or the outcome of all decisions at the municipal level. For example, applications approved by a county may have been denied by the municipality.

With specific regard to the Township of Manalapan, it should be noted that shortly after the

NJTPA's adoption of the population, household, and employment projections, T&M Associates completed a *Vacant Land Analysis and Employment and Population Projections* report for the Township of Manalapan. The report, which is appended to this plan, analyzes the amount of vacant land within the Township and notes that, based on the municipality's current zone plan, there are 1,246.4 acres of land remaining that permit residential development, and 718.4 acres remaining for non-residential development. These totals were determined after a parcel-level GIS analysis of all land classified as vacant within the Township, which is a far superior method of assessing the amount of vacant developable land than that which was applied by the NJTPA methodology. Over 83% of the remaining vacant land zoned to permit residential development is in an environmentally sensitive rural agricultural area designated as PA-4B by the State Plan. This area is also outside the sewer service area. Only very low residential density development is permitted. The projected residential yield on the remaining vacant developable acreage in the Township zoned to permit residential use is only 506 units.

As to nonresidential development, the report identifies errors in the County's historic records of development activity in Manalapan. This is critical as the County has calculated a seven-year (1997 to 2003) trend for non-residential development in Manalapan as part of its population and employment projections. Errors in the County data include building square footage for development applications that Manalapan denied as well as misclassification of the approved use of development. As a result, historic net development activity and future employment was overstated by the County.

T&M's review of historic development activity determined that roughly 40 percent of the historic development in Manalapan has been for warehouse/storage and office/warehouse uses. However, the County, in calculating the employment trend for Manalapan, assigned ratios for employment of 1.0 to 3.0 jobs per thousand square feet. In reality, the factor for warehouse/storage uses is much lower. Appendix E of N.J.A.C. 5:94 notes that storage/warehouse uses generate 0.2 jobs per thousand square feet. When COAH's standards are applied, it is then clear that the County overstated growth trends while making projections.

Based on the amount of vacant land, zoning information, and historic information, T&M projects that the development within the Township will generate an additional 5,285 jobs from 2000 to 2025, which is distributed based upon the amount of vacant land available in each zone. In addition, it is projected that Manalapan will reach its build out of 13,829 household units by 2025. The Township growth share projection is substantiated by the level of growth projected for the Township in the *Vacant Land Analysis and Employment and Population Projections* report.

T&M's *Vacant Land Analysis and Employment and Population Projections* report was submitted to the Monmouth County Planning Board and the projections were subsequently accepted by the Board on August 19, 2005. This occurred after the adoption of the NJTPA's projections on March 14, 2005. A copy of correspondence with Monmouth County indicating the County's acceptance of the projections is annexed to this plan.

COAH should accept the Township's residential and non-residential growth share projections because they are based on current information and data. Moreover, they eliminate the subjectivity of the NJTPA's projection. Because the Township projection originates at the municipal level, it eliminates the need for municipal-level allocation, the introduction of subjectivity, and resolves the lack of familiarity with local conditions and other issues that impair the accuracy of the NJTPA projection as applied to Manalapan. Furthermore, the residential and non-residential growth share projections are supported by the appended *Vacant Land Analysis and Employment and Population Projections Report* that was prepared for the Township on March 16, 2005, and accepted by the County of Monmouth. The report projections were made for the cross acceptance process for the State Development and Redevelopment Plan (SDRP) and will be submitted to the State Planning Commission with the County's Final Cross Acceptance Report for inclusion in the SDRP. As indicated by N.J.A.C.-2.2(b)4, once endorsed, State Planning Projections replace those of the NJTPA.

FAIR SHARE PLAN

The Township's total fair share obligation is comprised of the rehabilitation share, the remaining new construction obligation from 1987 to 1999, and the growth share new construction obligation. As indicated in Appendix C of N.J.A.C. 5:94, the Township rehabilitation share is zero (0) dwelling units, and the Township new construction obligation from prior rounds is seven hundred six (706) units.

The Township projects that its growth share obligation will be one hundred ninety (190) units.

Total Remaining Obligation from Prior Rounds

With regard to the fulfillment of the Township's 706-unit new construction obligation from prior rounds, the Township will maintain and implement all compliance measures in the Township Housing Plan Element and Fair Share Plan as amended and certified by COAH on February 9, 2005. The compliance measures are summarized in Table FS-1. The Township has completed 304 units of the 706-unit prior round new construction obligation.

The Township satisfied its rehabilitation component by entering into an interlocal services agreement with Monmouth County to rehabilitate housing through the County Housing Improvement Program. The Township funded the housing rehabilitations in Manalapan. As of August 2005, the Township had completed thirty-one (31) rehabilitations through the County program and had four (4) in construction. As to any further rehabilitation obligation, with the adoption of N.J.A.C. 5:94 establishing a zero unit rehabilitation component in Manalapan, the Township fair share obligation no longer includes a rehabilitation component. The Township obligation going forward is solely to address the cumulative new construction requirement for 1987 to 2014.

**Table FS 1: Summary of Manalapan Township
 Compliance and
 Remaining Obligation from for 1987 to 1999**

	<i>NEW CONSTRUCTION COMPONENT ~ 706 UNITS</i>	
<i>Compliance Plan</i>	<i>Proposed Units</i>	<i>Completed Units</i>
Alexandria Drive Group Home	6	6
Church Lane Group Home	6	6
Knox Lane Group Home	4	4
Sandpiper Drive Group Home	3	3
Samaritan Center	67	67
Knob Hill	100	100
Tracy Station	28	28
Lewis Street	2	0
Four Seasons	100	0
Meadows	26	0
Rental Bonus Credits (Group Homes)	13	13
Rental Bonus Credits (Four Seasons)	29	0
Hightstown RCA	41	41
Lawrence Township RCA	62	16
Red Bank RCA	100	20
Trenton RCA	119	0
TOTAL	706	304
REMAINING		402

Growth Share Obligation and Compliance Plan

The detailed calculations of Manalapan’s growth share are included as part of this Housing Element and Fair Share Plan. As shown by the calculations, the Township’s growth share obligation is projected to be two hundred sixty one (261) affordable units. N.J.A.C. 5:94-4.18 requires that at least half of the growth share obligation must be affordable to low income

households. In addition, N.J.A.C. 5:94-4.19 requires that no more than half of the obligation addressed within the Township may be met by credit for age-restricted housing. N.J.A.C. 5:94-4.20 requires that at least 25% of the obligation, or 66 units of the 261 unit obligation, shall be addressed by rental housing. The rental obligation shall be provided in proportion to the growth share obligation generated by the actual growth of the Township as monitored at the third, fifth, and eighth year anniversary review pursuant to N.J.A.C. 5:94-9.1. Not more than 50% of the rental housing obligation addressed within a municipality may be met by age-restricted housing. (N.J.A.C. 5:94-4.20(f)).

The Township will address its projected growth share by entering into a Regional Contribution Agreement (RCA); by adopting a growth share ordinance; by initiating a program of Township sponsored 100%-affordable housing development; by establishing a buy-down program; and by establishing a Township sponsored rental program for existing units. The rental obligation will be satisfied by RCA by the proposed Township sponsored rental program.

Regional Contribution Agreement

The Township proposes to enter into a Regional Contribution Agreement (RCA) to transfer a portion of its new construction obligation. The Township proposes to transfer one hundred thirty (130) units to Lakewood and/or another recipient municipality within Housing Region 4 (Monmouth, Ocean, Mercer counties). The transfer will include fifty-six (56) rental units.

Growth Share Ordinance

The Township will enact a growth share ordinance (pursuant to N.J.A.C.5:94-4.4) requiring that future development address the development's growth share obligation by constructing affordable units. The ordinance will provide for equal or greater than one affordable unit for every eight market-rate units and one affordable unit or greater for every 25 jobs created in a non-residential development. The units shall be affordable to households of low- and moderate-income consistent with COAH requirements. Where the ratio required is greater than one affordable unit for eight market units or one affordable unit for 25 jobs, the Township shall take

into consideration the economic feasibility of such zoning.

The Township anticipates that the growth share ordinance will generate thirty-seven (37) or more affordable units.

Township Sponsored 100 Percent Affordable Program

Manalapan will provide low and moderate income units through a Township-sponsored 100% affordable new construction program that it will initiate pursuant to N.J.A.C. 5:94-4.6 on one or more sites that will be identified and reserved for affordable housing and provided by the Township. If a site is not currently controlled by the Township, then the Township will secure control. Control may be in the form an option on the property. Any site included by the Township in the program shall be suitable pursuant to N.J.A.C. 5:94-4.5.

The Township shall administer the project in accordance with the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26. Administration will include affirmative marketing and income qualifying the applicants and administering the units once they are occupied. The Township shall either designate an experienced employee to administer the project or may enter into an agreement for a governmental agency or private consultant to administer all or some of the project.

The units will have a low/moderate income split in accordance with the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26; the units will be affirmatively marketed in accordance with N.J.A.C. 5:94-7; and the units will have the appropriate controls on affordability in accordance with N.J.A.C. 5:94-7.

The units will have the appropriate bedroom distributions in accordance with the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.

For each project, the Township shall prepare detailed information demonstrating that the

Township has adequate funding capabilities and prepare a pro-forma statement for the project.

The Township shall provide a construction schedule for each project that includes preparation of a site plan, granting of municipal approvals, applications for State and Federal permits, and selection of a contractor and construction. The construction schedule shall provide for construction to begin within three years of the Township petition for substantive certification to COAH. The Township shall indicate the entity responsible for monitoring the construction and overall development activity.

This program goal is to provide seventy-four (74) units toward the Township obligation. The Township may include age restricted units as part of this program up to the maximum age restricted units permitted by COAH rules, including age restricted rental units. The balance of the units will be sales units for families.

The Township will identify to COAH the sites that it controls or proposes to control and dedicate to affordable housing construction as part of this program.

Buy-Down Program

Manalapan will provide low and moderate income for-sale units through a buy-down program pursuant to N.J.A.C. 5:94-4.10. The Township will subsidize the cost of a for-sale unit that will be purchased by a low or moderate income buyer at an affordable sales price at the time they are offered for sale. Eligible units may be new or pre-owned, or vacant. The unit shall be certified to be in sound condition as a result of an inspection performed by the Township building inspector. The minimum subsidy shall be \$25,000 per unit, with additional subsidy provided by the Township based on the market prices. Sale prices shall conform to the standards in N.J.A.C. 5:94-7. The Township will provide documentation to COAH demonstrating source(s) of funding.

The buy-down program is exempt from bedroom distribution requirements pursuant to the Uniform Housing Affordability Controls set forth at N.J.A.C. 5:80-26. The Township will

affirmatively market the units and establish appropriate controls on affordability in accordance with N.J.A.C. 5:94-7. The Township will administer the program in accordance with the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26. The Township will designate an experienced employee to administer the program or enter into an agreement for a governmental agency or private consultant to administer all or some of the program in accordance with N.J.A.C.5:94-4.10(a)10.

The Township goal is to complete ten (10) buy-down units as part of its fair share plan.

Municipally Sponsored Rental Program

Manalapan will provide low and moderate income rental units through a Township sponsored rental program pursuant to N.J.A.C. 5:94-4.11. Through this program, the Township shall receive credits against its affordable housing rental obligation for units purchased and rented to low- and moderate-income. The unit shall be certified to be in sound condition as a result of an inspection performed by the Township building inspector. Eligible units may be new or pre-owned, or vacant. The Township shall provide a minimum subsidy of \$25,000 per unit, with additional subsidy depending on the market prices in the Township. The Township will provide documentation to COAH demonstrating source(s) of funding.

Rents will conform to the standards in N.J.A.C. 5:94-7. The Township will affirmatively market the program in accordance with N.J.A.C. 5:94-7 and provide the appropriate controls on affordability in accordance with N.J.A.C. 5:94-7. The units produced by the program will be exempt from bedroom distribution requirements pursuant to the Uniform Housing Affordability Controls set forth at N.J.A.C. 5:80-26.

The Township will administer the program in accordance with the Uniform Housing rules and designate an experienced employee to administer the project or enter into an agreement for a governmental agency, non-profit, or private consultant to administer all or some of the program.

The Township goal is to complete ten (10) buy-down rental units as part of a municipally sponsored rental program.

Accessible Townhouse Units

Pursuant to N.J.A.C. 5:94-4.21, ten percent of any affordable townhouse units constructed under this fair share plan shall be accessible in accordance with the accessibility requirements set forth at N.J.A.C. 5:23-7.5(b) and (c) in the Barrier Free Subcode, N.J.A.C. 5:23-7. Townhouse units in projects that have received development approvals up to June 20, 2005 are exempt from this requirement.

Summary of Growth Share Compliance

The combination of these compliance mechanisms will fulfill the Township’s growth share obligation. This compliance strategy is summarized by Table FS-2 and FS-3.

**Table FS 2: Summary of Compliance,
 Growth Share Obligation**

Growth Share Obligation	
Growth Share Obligation	261
Compliance	
Regional Contribution Agreement	130
Growth Share Ordinance	37
Municipally Sponsored 100% Affordable Program	74
Write Down Buy Down	10
Municipally Sponsored Rental Program	10
Total Credits	261

**Table FS 3: Summary of Compliance,
 Growth Share Obligation - Rental Units**

Growth Share Rental Obligation	
Rental Requirement	66
RCA	56
Municipally Sponsored Program Rental	10
TOTAL RENTALS PROVIDED	66

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APPENDIX A

**VACANT LAND ANALYSIS
AND POPULATION AND
EMPLOYMENT PROJECTIONS
REPORT**

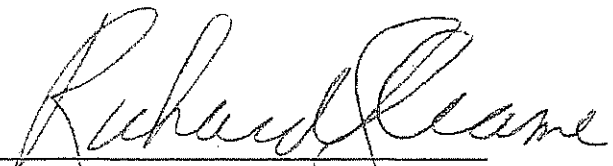
Vacant Land Analysis and Employment and Population Projections

Prepared for

Township of Manalapan
Monmouth County, New Jersey

Prepared March 16, 2005 by:

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INTRODUCTION

This report analyzes the development potential of vacant parcels in the Township of Manalapan in Monmouth County, New Jersey and projects future Township population and employment. T&M Associates has prepared the report at the request of the Township to provide the Monmouth County Planning Board with current land use information and correct data on Township development approvals. The information and data provide the basis for the preparation of a final, agreed upon future employment and population projection for Manalapan Township. The final projection will be submitted by Monmouth County to the New Jersey State Planning Commission for use in the State Plan Cross-Acceptance Process. The 2004 Monmouth County Cross-Acceptance Report indicates that the population and employment projections for Manalapan are preliminary Monmouth County Planning Board numbers that will be revised when the Township completes a parcel analysis of vacant land. The County submitted only preliminary numbers to the State since Manalapan questioned the data relied upon by the County to make a projection. The Township concluded that the County overestimated the extent of vacant developable land and the average annual rate of employment generation in Manalapan. This resulted in a projection of future population and employment that was higher than warranted by the developable acreage in the Township and Township development approvals. The County practice is to utilize a municipally prepared parcel analysis, when available, to arrive at a projection that is agreed upon by the County and the municipality. The County concurred with Manalapan's request for an opportunity to review the County data and to submit a current parcel-based analysis of vacant land in Manalapan.

VACANT LAND ANALYSIS

For State Plan Cross-Acceptance, the County projects future population and employment to a horizon year of 2025. The preliminary County population projection for Manalapan is 47,190. The preliminary County employment projection is 16,501. However, the preliminary County projections are based on dated land use information and an overestimate of the remaining developable land area in the community. The projections are also based on an estimate of average annual employment growth that is higher than warranted by the Township development approvals. The Township has completed a parcel-based analysis of the remaining vacant land in Manalapan and reviewed the County data. The analysis reveals that, at the beginning of 2005, approximately 1246.39 acres of vacant developable land are zoned and available for future residential development and rural agriculture use. Approximately 718.40 acres of vacant developable land are zoned and available for future non-residential development. The map identifying the

vacant developable parcels and the zoning is appended to this report. The developable area of each zone district is provided in the table below.

Vacant Developable Land By Zone District		
Township of Manalapan		
<i>Zone District</i>	<i>Zone ID</i>	<i>Developable Land Area Within Zone (Acres)</i>
Neighborhood Shopping Center	C-2	1.79
General Commercial	C-3	27.83
Limited Business	LB-T	7.23
Limited Business	LB-S	23.79
Limited Business	LB-W	11.17
Light Industrial	LI	26.31
Office	OP	1.93
Office	OP-3	9.48
Office	OP-10	4.38
Public Use	PB	4.34
Residential Transition	RT	1.44
Special Economic Development	SED-5	76.23
Special Economic Development	SED-20	290.10
Special Economic Development	SED-20/W	109.73
Village Commercial	VC	122.66
Subtotal Nonresidential Developable Vacant Land		718.40
Single Family	R-4	0.11
Single Family	R-20	58.83
Single Family	R-40	17.21
Single Family	R-40/20	46.78
Two Family/Townhouse	R-TF/TH	3.73
Single Family	RE	77.89
Rural Agriculture	R-AG	55.07
Rural Agriculture	R-AG/4	829.83
Rural Residential	RR	156.95
Subtotal Residential Developable Vacant Land		1246.39
Total Developable Vacant Land		1964.79
<i>Compiled by T&M Associates 2005</i>		

COUNTY EMPLOYMENT TREND DATA

The Township has reviewed the data used by the County to calculate a seven-year trend for nonresidential development in Manalapan (1997-2003). The County trend analysis is based upon data from the Monmouth County Planning Board development database for approved development. The County identifies development approval in that period of 1,152,982-square feet of nonresidential building floor area in Manalapan. From that figure, it estimates an average annual employment generation of 334.2 jobs in Manalapan.

The Township notes that the Township Planning Board denied one development identified by the County. This reduces the nonresidential development approved in that period to 1,112,982-square feet of nonresidential building floor area.

The Township further notes that a substantial amount of the total approved development in Manalapan for the period studied by the County was warehouse and storage space. Twenty-one percent (21%), or 239,648-square feet of the approved development floor area in Manalapan identified by the County to determine the employment trend, is warehouse or storage development. Another twenty percent (20%), or 240,960-square feet, is office-warehouse development where a substantial portion of the development is warehouse use. The employment generated by warehouse space is extremely low. The accepted employment generation factors are the employment projection factors utilized by the New Jersey Council on Affordable Housing (COAH) and published in N.J.A.C. 5:94. The factors are appended to this report. The factor for warehouse storage space (Use Group S) is 0.2 jobs per thousand square feet of floor area. However, the County, in calculating the employment trend in Manalapan, assigned ratios for employment of 1.0 to 3.0 jobs per thousand square feet to warehouse and storage development and omitted use of the appropriate employment factor for warehouse storage floor area. The result is an inflated estimate of average annual employment.

When the employment factor appropriate to warehouse use is applied to the warehouse space and a modified factor is applied to office warehouse development, the average annual employment generation in Manalapan, based upon the seven-year trend, is 211.4 jobs. The table below shows the trend calculation with development and employment generation sorted and based upon the appropriate COAH use group.

For office warehouse uses, a blended average employment of Use Group S and Use Group B is applied as 1.2 jobs per thousand square feet. For uses that are solely storage uses, the ratio of 0.2 jobs per thousand square feet for Use Group S is applied. For uses that generate no employment, such as wireless telecommunications facilities, Use Group U is applied.

Township of Manalapan, Monmouth County Seven-Year Development Trend and Average Annual Employment Generation			
Use Group	Floor Area Approved (Square Feet)*	Jobs per 1000 Square Feet of Floor Area	Jobs Generated
M Mercantile	424,564	1	424.56
S Storage	239,648	0.2	47.93
B Business	189,432	3	568.30
A2 Assembly	14,638	3	43.91
Storage and Business Combined as Office Warehouse	230,960	1.6	369.53
A3 Assembly	8,480	3	25.44
Utilities	5,260	0	0
Total	1,112,982	-	1479.68
Seven-Year Average Employment Generation			211.38
<i>* Source: Monmouth County Planning Board Data Compiled by T&M Associates</i>			

EMPLOYMENT PROJECTION TO 2025

The County projected the increase in Township employment from 2000 to 2025 by applying an estimated average annual employment growth of 334.2 jobs per year to the twenty-five year period. However, for the reasons stated in the previous section, the County calculation for the seven-year development trend needs to be revised to reflect the large component of warehouse and storage uses approved in Manalapan. When the seven-year trend is recalculated with the appropriate factor for Use Group S, the average annual employment increase is 211.38 jobs per year. Projecting the average to the horizon year of 2025, the Township would generate 5,285 additional jobs and employment would increase by 64.7%.

Cross Acceptance Employment Estimate and Projection to 2025 Township of Manalapan, Monmouth County				
1995 Cross-Acceptance Estimate	2000 Estimate Based on 1995 Cross Acceptance	2000 – 2025 Change in Employment	2025 Estimate Based on Cross-Acceptance	Percent Change 2000 - 2025
6,474*	8,145*	5,285**	13,430**	64.7%**
*Source: Monmouth County Planning Board **Source: T&M Associates				

POPULATION PROJECTION TO 2025

The Township has reviewed the County population projection to 2025, and it has completed a residential build out analysis of the vacant developable acreage within the Township. The Township has identified and analyzed vacant parcels by using current Township tax assessment data, Township information on approved development, NJDEP aerial photography, NJDEP GIS coverage layers for floodplains and wetlands, and the County GIS coverage layer for zone districts. The appendix to this report includes a description of the method of the analysis and the information compiled. The Township applied this information to identify vacant parcels zoned for residential use and vacant parcels approved for residential development. The Township projected its population to 2025 based upon the approved residential development to be constructed and by assuming the build out by 2025 of the remaining vacant developable acreage currently zoned to permit residential use.

The Township analysis indicates that the preliminary County projection of a Township population of 47,190 by 2025 greatly overestimates Manalapan's future residential construction and population growth. Based on current zoning and approved development, the Township will reach build out with an estimated population of 40,923 by 2025. The Township calculates that the remaining vacant developable acreage of the Township that is zoned but not yet approved for residential use will yield 506 additional dwelling units and a population of 1,720 persons. The map identifying the vacant developable parcels and the zoning is appended to this report. In addition, a population of 5,780 persons will be generated by an estimated 2,257 dwelling units in developments that the Township has approved or began construction subsequent to the 2000 census. A substantial portion of the future residential construction in Manalapan will be age-restricted housing which

has a lower household size than conventional single-family housing. The basis and the factors used in the Township population projection are provided in the tables below.

Build Out of Residentially Zoned Vacant Developable Land Township of Manalapan, Monmouth County				
Zone District		Developable Land Area Within Zone	Density Factor Applied to Build Out of Vacant Developable Land	Dwelling Unit Yield
Single Family	R-4	0.11	9.8 Units/Acre	1
Single Family	R-20	58.83	1.96 Units/Acre	115
Single Family	R-40	17.21	0.98 Units/Acre	17
Single Family	R-40/20	46.78	0.98 Units/Acre	46
Rural Agriculture	R-AG	55.07	0.33 Units/Acre	18
Rural Agriculture	R-AG/4	829.83	0.22 Units/Acre	183
Rural Residential	R-R	156.95	0.49 Units/Acre	77
Two Family/ Townhouse	R-TF/TH	3.73	7 Units/Acre	26
Single Family	RE	77.89	0.30 Units/Acre	23
TOTALS		1246.39	-	506
<i>Compiled by T&M Associates</i>				

Population Projection to 2025 Township of Manalapan, Monmouth County			
Dwelling Unit Type	Dwelling Units	Household Size	Population
<i>Existing Units</i>			
2000 Census	11,066	3.09	33,423
<i>Approved Units</i>			
Single Family Detached	964	3.4	3278
Townhouses	386	2.5	965
Single Family Age-Restricted	807	1.75	1412
Multi-Family Age-Restricted	100	1.25	125
<i>Future Units</i>			
Single Family Detached	506	3.4	1720
2025 Total	13,829	-	40,923

Compiled by T&M Associates

CONCLUSION

The County estimate of future employment and population in Manalapan needs to be corrected and a revised projection should be submitted to the State for State Plan Cross-Acceptance. The vacant developable land in the Township that is planned and zoned for nonresidential use will not sustain the preliminary population increase projected by the County. The parcel-based analysis of vacant land in Manalapan and the review of the residential development approvals in Manalapan indicates that the Township by 2025 will be residentially built out with a population of 40,923. In addition, the County preliminary employment projection overestimates future employment in Manalapan based on the seven-year trend data compiled by the County. Manalapan projects that its employment will increase to a total of 13,430 jobs by the 2025 horizon year.

Cross Acceptance Population and Employment Projection to 2025 Township of Manalapan, Monmouth County					
Population			Employment		
2000 Census	2025 Estimate Based on Cross Acceptance	Percent Change 2000 - 2025	2000 Estimate Based on 1995 Cross Acceptance	2025 Estimate Based on Cross Acceptance	Percent Change 2000 - 2025
33,423	40,923**	22.4%	8,145*	13,430**	64.7%**
*Source: Monmouth County Planning Board					
**Source: T&M Associates					

APPENDIX A

Method of Vacant Land Analysis

METHOD OF VACANT LAND ANALYSIS

The Township identification and analysis of vacant land available utilizes current Township tax assessment data, Township information on approved development, NJDEP aerial photography, NJDEP GIS coverage layers for floodplains and wetlands, and the County GIS coverage layer for zone districts. This information is applied to identify vacant parcels. The environmental information and the County zoning layer are applied to determine the developable acreage of the vacant parcels in the zones. The steps followed in compiling the vacant land map in the appendix to this report are identified below.

Step A – Identification of Vacant Parcels.

1. Identify parcels designated as Vacant Land (Class 1) on the Township Assessors List from January 2005.
2. Identify parcels designated as Farm Qualified (Class 3A and 3B) on the Township Assessors List from January 2005.
3. Identify publicly owned lands and private exempt lands (Class 15A, 15B, 15C, 15D, 15E, and 15F) on the Township Assessors List from January 2005.
4. Identify lands the Township is actively acquiring to preserve as public open space or as farmland.
5. Eliminate as vacant parcels those parcels approved as subdivisions or site plans; parcels that have been developed and are no longer vacant or are in construction; land that is covered by the JCP&L utility right-of-way easement and parcels owned by property associations as common areas, dedicated open space, or used for drainage basins and similar drainage facilities.
6. Create a parcel layer in a GIS shape file of the vacant parcels, referenced to the 2002 NJDEP aerial photography.

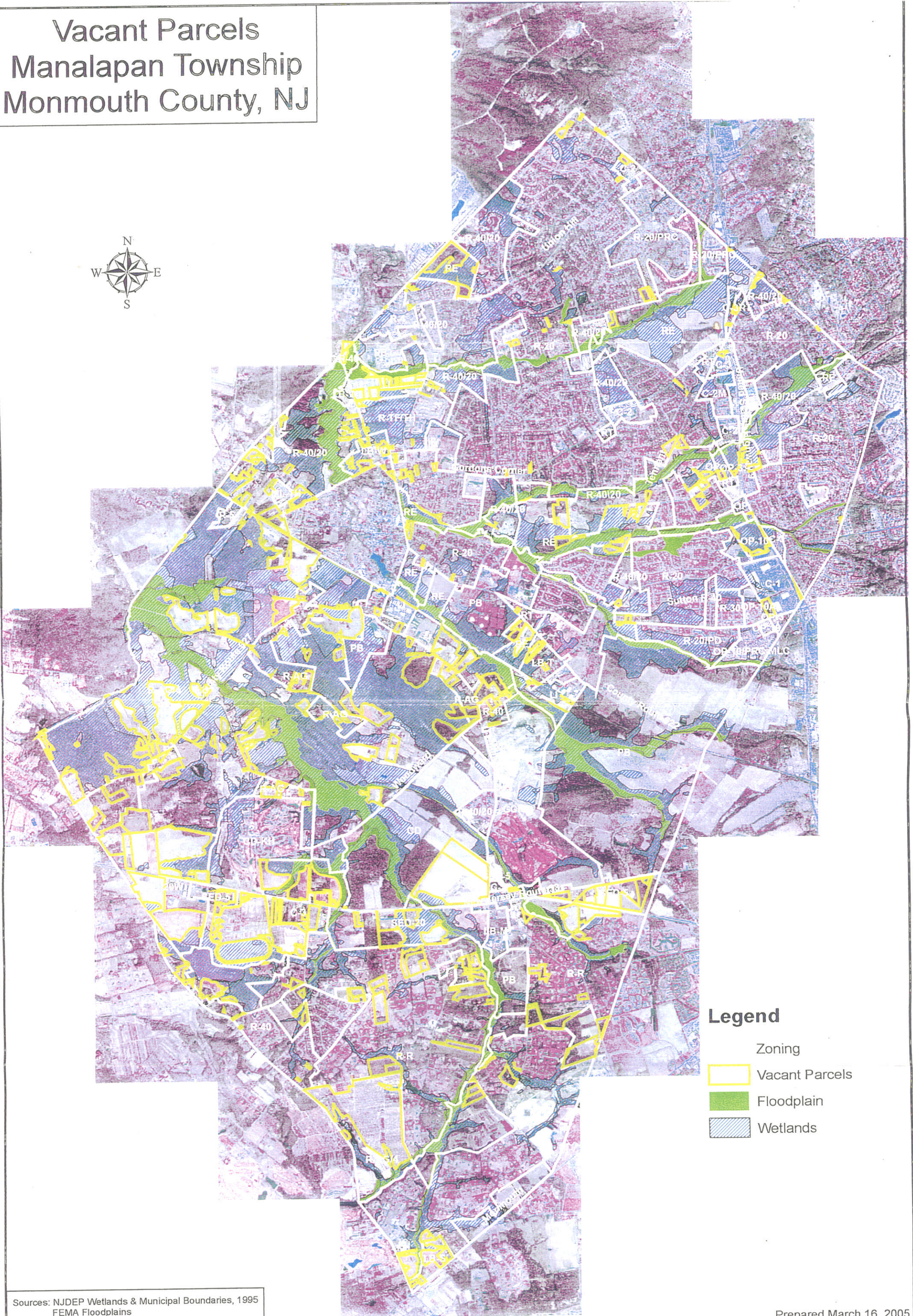
Step B - Calculate the vacant developable acreage by Township zone district.

1. Identify and map the vacant parcels by zone utilizing the County GIS shape file for Manalapan zone districts.
2. Identify and map the presence of freshwater wetlands on the vacant zone parcels utilizing the NJDEP GIS shape file.
3. Identify and map the 100-year flood plain on the vacant zone parcels utilizing the NJDEP GIS shape file.
4. Tabulate the developable acreage for each zone by deducting wetlands and floodplains from the vacant parcels.

APPENDIX B

Vacant Land Map

Vacant Parcels Manalapan Township Monmouth County, NJ



Legend

- Zoning
- Vacant Parcels
- Floodplain
- Wetlands

Sources: NJDEP Wetlands & Municipal Boundaries, 1995
 FEMA Floodplains
 MCPB Zoning, 2002

This map was developed in part using NJDEP GIS digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.



Prepared March 16, 2005



APPENDIX C

COAH Employment Factors



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APPENDIX E

UCC USE GROUPS FOR PROJECTING AND IMPLEMENTING NONRESIDENTIAL COMPONENTS OF GROWTH SHARE

JULY 13, 2004

A one in 25 non-residential ratio shall be used to determine the number of affordable units to be created for each new job created in a municipality. For every 25 new jobs created in a municipality, as measured by new or expanded non-residential construction, the municipality shall have the obligation to provide one affordable residential unit. New jobs created shall be based on the gross square footage of non-residential development and on the use group of the facility being constructed. Use groups are as defined by the International Building Code (IBC) which has been incorporated by reference into the Uniform Construction Code (UCC). The following chart shall be used to project and implement the non-residential component of growth share:

Use Group	Description	Square Feet Generating One Affordable Unit	Jobs Per 1,000 Square Feet
B	Office buildings. Places where business transactions of all kinds occur. Includes banks, corporate offices, government offices, professional offices, car showrooms and outpatient clinics.	8,333	3
M	Mercantile uses. Buildings used to display and sell products. Includes retail stores, strip malls, shops and gas stations.	25,000	1
F	Factories where people make, process, or assemble products. Includes automobile manufacturers, electric power plants, foundries, and incinerators. F use group includes F1 and F2.	12,500	2
S	Storage uses. Includes warehouses, parking garages, lumberyards, and aircraft hangers. S group includes S1 and S2.	125,000	0.2
H	High Hazard manufacturing, processing, generation and storage uses. H group includes H1, H2, H3, H4 and H5.	25,000	1
A1	Assembly uses including concert halls and TV studios.	12,500	2

A2	Assembly uses including casinos, night clubs, restaurants and taverns.	8,333	3
A3	Assembly uses including libraries, lecture halls, arcades, galleries, bowling alleys, funeral parlors, gymnasiums and museums but excluding houses of worship	8,333	3
A4	Assembly uses including arenas, skating rinks and pools.	8,333	3
A5	Assembly uses including bleachers, grandstands, amusement park structures and stadiums	Exclude	Exclude
E	Schools K – 12	25,000	1
I	Institutional uses such as hospitals, nursing homes, assisted living facilities and jails. I group includes I1, I2, I3 and I4.	12,500	2
R1	Hotels and motels	31,250	0.8
U	Miscellaneous uses. Fences tanks, barns, agricultural buildings, sheds, greenhouses, etc.	Exclude	Exclude

In the case of mixed-use development, the jobs calculation will be assigned in proportion to the square footage of each use in the mixed use development.

For example, if a municipality issues a certificate of occupancy for a 25,000 square foot office building (use group B), the affordable housing obligation would be 25,000/8,333 or three affordable units. Alternatively, the affordable housing obligation for this same development could be calculated by applying a ratio of one unit for each 25 jobs created as follows: 25,000/1,000 x 3/25 = 3.

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APPENDIX B

MONMOUTH ACCEPTANCE OF TOWNSHIP PROJECTS

Richard Cramer

MNPB 00056

From: L Brennen [lbrennen@monmouthplanning.com]
Sent: Friday, August 19, 2005 8:37 AM
To: Richard Cramer
Subject: Final Manalapan Projections
Follow Up Flag: Follow up
Flag Status: Red

Rich,

The Monmouth County Planning Board will accept the Manalapan projections and the final Cross Acceptance Report will include them.

Linda

APPENDIX C

DEVELOPER REZONE REQUESTS

Township of Manalpan Housing Element and Fair Share Plan Amendment ~ Appendix C
Developer Rezone Requests ~ 2005

Site	Requestor	Location	Zone	Block	Lot	Sewer Area	State Plan ¹	Acreage	Proposed Units
1	Richard Giunco, Estate of Richard A. Giunco, Sr., John Ploskonka	Freehold Township Border Route 33 and Route 33 Freeway	SED-5	79.02	2,3,5	No	PA 4B	23	Not Specified
2	Woodbridge Estates, Inc. Marvin Schmelzer	Woodward Road/ Millhurst Road	R-AG/4	67	22, 25, 32	No	PA 4B	150	350 (age restricted or family) with 20% setaside of 70 affordable
3	John Ploskonka	Monroe Township Border Wood Ave. and Lewis Street	R-20	48	8.01	Yes	PA 2	1.5	12 (10 attached and 1 duplex)

The Township Planning Board reviewed the three sites listed above in response to developer expressions of interest in providing affordable housing. The inclusion of Sites 1 and 2 to increase the permitted density of housing would be inconsistent designation of the sites as Planning Area 4B, Rural Environmentally Sensitive, in the State Development and Redevelopment Plan and their designation in the Township Master Plan. The sites are also outside the planned sewer service area of the Township. Site 3 is already designated as an affordable housing site in the Township's COAH certified Housing Plan Element and Fair Share Plan.

¹ Sites that are located in Planning Areas 1 or 2 or located within a designated center shall have the presumption of validity regarding consistency with the State Development and Redevelopment Plan. These sites are the preferred location for a municipality to address its growth share obligation. (NJAC 5:94-4.5(a)1).