

TOWNSHIP OF STAFFORD
OCEAN COUNTY, NEW JERSEY

Housing Plan Element & Fair Share Plan
Fourth Round (2025-2035)



June 2, 2025

Prepared by:



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A handwritten signature in blue ink, which appears to read 'Malvika Apte'. The signature is written in a cursive style and is positioned above a horizontal red line.

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*The original document was appropriately signed and sealed in accordance with the Chapter 41
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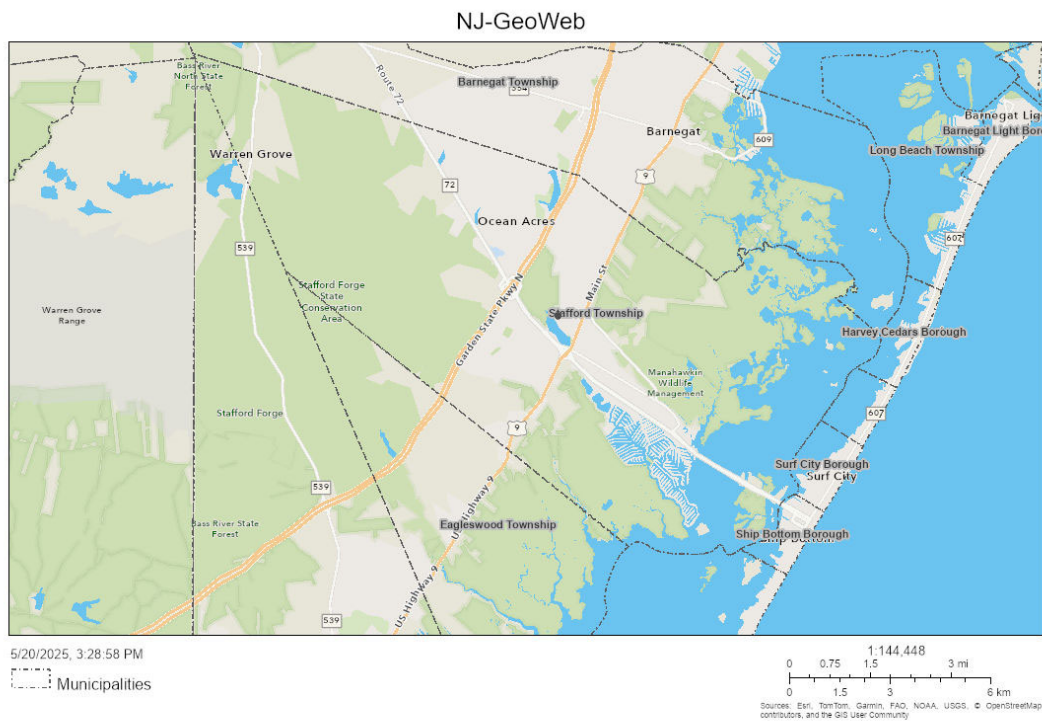
- A. Resolution No. 2025-64
- B. Resolution No. 2025-120
- C. Filed Program Settlement Recommendation Docket No. OCN-L-96-25
- D. Fair Share Agreement August 17, 2016
- E. Final Compliance Letter August 29, 2017
- F. Vacant Land Analysis June 2, 2025
- G. Resolution appointing Municipal Housing Liaison
- H. Resolution appointing Administrative Agent
- I. Spending Plan
- J. Resolution 2016-27- Approving GDP
- K. Perry's Lake Agreement
- L. NJ Homes RFP
- M. Prior Round Affordable Housing Sites Map
- N. Fourth Round Affordable Housing Sites Map

INTRODUCTION

LOCATION AND CONTEXT

Stafford Township is a suburban municipality located along the Jersey Shore in southern Ocean County. The Township has a total area of 54.7 square miles including 46.11 square miles of land and 8.59 square miles of water. It borders Barnegat Township and Lacey Township to the north, Eagleswood Township to the south, and touches the Atlantic Ocean to the east via access to Long Beach Island through Route 72. The eastern portion includes a network of lagoons and waterfront communities such as Beach Haven West, while the western areas predominantly cover preserved lands under New Jersey Pinelands National Reserve.

As of the latest 2023 ACS 5-year estimates, the Township has a population of 29,375. Stafford's residential hubs including Manahawkin and Ocean Acres have grown substantially over the past few decades due to the Township's access to regional highways and Jersey Shore.



As mentioned above, approximately 40% of the Township falls within the NJ Pinelands Area (PA 10). The eastern portion is divided between the Suburban Planning Area (PA2), Parks and Natural Areas (PA 6,7,8) and Environmentally Sensitive Planning Area (PA 5).

AFFORDABLE HOUSING

In 1975 the New Jersey Supreme Court determined, in *Southern Burlington County NAACP v. Township of Mount Laurel* (“Mount Laurel I”) that every developing municipality in New Jersey had an affirmative obligation to provide a “realistic opportunity” for its fair share of low- and moderate-income housing. In 1983, frustrated with the lack of voluntary compliance, the Supreme Court sought to create an incentive for voluntary compliance in its “Mount Laurel II” decision. In this decision, the Court exposed municipalities that refused to comply voluntarily to the possibility of builder’s remedy relief. The Court also called for the state legislature to enact legislation that would save municipalities from the inefficiency of having the courts determine their affordable housing needs.

In 1985 the Legislature adopted the Fair Housing Act (N.J.S.A. 52:27D-301 et. seq.) (“FHA”). The FHA created the New Jersey Council on Affordable Housing (COAH) and charged COAH with the responsibility of adopting regulations by which municipalities could determine their fair share responsibilities and the means by which they could satisfy those responsibilities. The Legislature also sought to promote voluntary compliance and empowered municipalities to submit to COAH’s jurisdiction and voluntarily comply under the protections of the COAH process.

Pursuant to the FHA, COAH adopted regulations for the first housing cycle in 1986; which covered the years 1987 through 1993 (“First Round”) and for the second housing cycle in 1994; which covered the years 1993 through 1999 (“Second Round”). Under both the First and Second Rounds, COAH utilized what is commonly referred to as the “fair share” methodology. COAH utilized a different methodology, known as “growth share,” beginning with its efforts to prepare Third Round housing-need numbers.

COAH first adopted the Third Round rules in 2004; which were to cover the years 1999 through 2014. The “growth share” approach created a nexus between the production of affordable housing and future residential and non-residential development within a municipality, based on the principle that municipalities should provide affordable housing opportunities proportionate to their market rate residential growth, and that along with employment opportunities there should be proportionate opportunities for affordable housing. Each municipality was required to project the amount of residential and nonresidential growth that would occur during the period 2004 through 2014 and prepare a plan to provide proportionate affordable housing opportunities. The regulations were challenged and in January 2007, the New Jersey Appellate Division invalidated key aspects of COAH’s third round rules and ordered COAH to propose and adopt amendments to its rules to address the deficiencies it had identified.

COAH adopted new Third Round rules in May of 2008 and subsequently adopted amendments that became effective on October 20, 2008. Changes to the Fair Housing Act were also adopted in July of 2008 (P.L. 2008 c. 46 on July 17, 2008). The COAH rules and regulations adopted in 2008 were subsequently challenged, and in an October 2010 decision the Appellate Division invalidated the “Growth Share” methodology and also indicated that COAH should adopt regulations pursuant to the “Fair Share” methodology utilized in the First and Second Rounds. The Supreme Court affirmed this decision in September 2013, invalidating the third iteration of

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the Third-Round regulations and sustaining the invalidation of growth share, and directing COAH to adopt new regulations pursuant to the methodology utilized in the First and Second Rounds. In October of 2014 COAH was deadlocked and failed to adopt their newly revised Third Round regulations. Fair Share Housing Center, who was a party in the earlier cases, responded by filing a motion in aid of litigants' rights with the New Jersey Supreme Court. On March 20, 2015, the Court ruled that COAH was effectively dysfunctional and consequently returned jurisdiction of affordable housing issues back to the trial courts as it had been prior to the creation of COAH in 1986.

Since the 2015 Mt. Laurel IV decision, municipalities turned to the courts to seek a declaratory judgement of their Third-Round housing plans to determine whether they met their constitutional affordable housing obligations and were granted immunity from any "builder's remedy" lawsuits. With no COAH functioning and providing guidance to municipalities to determine their municipal fair share of statewide and regional obligations, a number of independent groups produced their own reports to determine individual obligations across the state. In several court decisions in 2016 and 2018, judges in Middlesex and Mercer County developed a methodology following closely one proposed by Fair Share Housing Center to determine municipal obligations. In the 2018 decision by Judge Jacobson, it was further determined that the initial period of the Third Round which had not been addressed (1999 – 2015) known as the "gap period" is to be included in each municipality's fair share calculations to address the Third Round.

To achieve Third Round Compliance, municipalities addressed the obligations of the period from 1999 – 2015 through the courts, and through private settlement agreements with Fair Share Housing Center, ultimately leading to a judgement of compliance and repose from the courts for municipalities that could demonstrate full compliance with the requirements of the Fair Housing Act. Due to the ongoing litigation throughout the Third Round, many municipalities achieved this substantive certification from the courts well into the period.

In March of 2024, P.L. 2024, c.2 was signed into law establishing new procedures for determining statewide needs and municipal obligations for low- and moderate-income housing. This new law formally abolished COAH and established a new "Program" for resolving affordable housing disputes, as well as the authority to review and certify municipal fair share housing plans. The law required municipalities to determine their own fair share obligations by applying the methodology of the Jacobsen decision in Mercer County as it related to the Third Round and adopting a binding resolution setting those obligation numbers. The law also provided revisions to the crediting structures for affordable units, with changes to the types of affordable units that are permitted to be granted bonus credits. The law established timelines for submission of documents to demonstrate compliance with the Fair Housing Act.

In addition to the revisions to low- and moderate-income housing crediting, the amended law established a new Affordable Housing Alternative Dispute Resolution Program. The Program is intended to adjudicate any disputes in affordable housing, and function as the administrative body responsible for reviewing and certifying municipal compliance with the Fair Housing Act.

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Through the Program and the Administrative Office of the Courts, municipalities seeking a judgment of compliance with Affordable Housing regulations must submit a motion for a declaratory judgment from the Program to retain immunity from any potential builders remedy lawsuits.

STAFFORD TOWNSHIP'S COMPLIANCE HISTORY

Township of Stafford has demonstrated a commitment to comply voluntarily with its Mount Laurel obligations. On June 28, 2000, the Stafford Township Planning Board adopted a Housing Element and Fair Share Plan ("2000 Plan") addressing the Township's 1987-1999 affordable housing obligations. The Township Council endorsed the 2000 Plan on June 29, 2000. The Township petitioned COAH (Council on Affordable Housing) on June 30th, 2000 for Substantive Certification, which included a "senior cap" waiver request. Subsequent to this petition and prior to COAH action, the Township had to amend the plan on June 5, 2002 and July 2, 2002 , following which the Stafford Township re-petitioned to COAH for Substantive Certification on July 15, 2004.

COAH adopted third round rules which when into effect December 20, 2004. In 2005, the Township prepared a Housing Element and Fair Share Plan ("2005 Plan") consistent with the new regulations. On June 15, 2005, the Township adopted a new plan based on the new rules. The Township petitioned COAH for Substantive Certification on July 11, 2005.

Prior to COAH action on Township's petition, COAH's third round regulations were challenged by various parties and they were invalidated, in part, by the Appellate Divisions in In Re Adoption of N.J.A.C. 5:94 and 5:95 by the New Jersey Council on Affordable Housing, 390 N.J Super.1 (App.Div.), certify.denied 192 N.J. 72 (2007). On May 6, 2008 COAH adopted revised Third Round regulations in response to the Appellate Division Decision, and became effective on June 2, 2008.

On December 31, 2008 the Township petitioned COAH for substantive certification of a Housing Element and Fair Share Plan ("2008 Plan") addressing its total 1987- 2018 affordable housing obligations. The 2008 Plan **was granted third round substantive certification** by COAH on December 9, 2009.

Subsequently Stafford Township adopted three (3) ordinances in accordance with the certified 2008 Plan including:

Ordinance 2010-03 which revised the Township Code in connection with the mixed use zone and the requirement for affordable units to be included when a project has 5 or more residential units;

Ordinance 2010-04 which revised the Township Code using COAH's Affordable Housing Ordinance model. This related to affirmative marketing, bedroom distribution, controls on affordability, etc.

Ordinance 2010-05 which revised the Township Code in connection with the duties and responsibilities of the Municipal Housing Liaison.

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In March of 2015 The New Jersey Supreme Court in Its Mount Laurel IV decision (In re N.J.A.C. 5:96 and 5:97, 221 N.J. 1[2015]) cited COAH’s inability to adopt constitutional rules for the “third round” (1999-2025) in order to guide municipal affordable housing compliance. Given the lack of regulatory guidance from COAH or the Legislature, the Supreme Court’s decision directed the Trial Courts to assume the role of determining the constitutionality of municipal affordable housing plans. In response to the Mount Laurel IV decisions, the Township filed a declaratory judgement action and motion for temporary immunity on July 2, 2015. Ocean County Court granted temporary immunity on August 28, 2015, which was subsequently extended to November 20, 2016.

Township of Stafford prepared a Housing Element and Fair Share Plan for the third round on January 5, 2016. Township Received a final Order granting Judgement of Compliance and Repose on August 17, 2017.

In March 2024, P.L. 2024, c.2 was signed into law establishing new procedures for determining statewide needs and municipal obligations for low- and moderate-income housing. To begin the process of compliance with the Fourth Round of affordable housing obligations, the Township Council adopted Resolution 2025-64 on January 7, 2025 to identify the Township’s Fourth Round affordable housing obligations. Township adopted a resolution stating the Township’s fourth round obligation shall be as follows: 38(present need) and 66 (prospective need). This resolution was challenged and through negotiations and dispute resolution, it was determined Township’s fourth round obligation shall be 38 (present need) and 175 (prospective need) for duration 2025-2035. The filed Order by the Affordable Housing Program Settlement Recommendation is attached.

The Township has prepared this Housing Plan Element and Fair Share Plan in accordance with all requirements of the Municipal Land Use Law, and the Amended Fair Housing Act.

ANALYSIS OF DEMOGRAPHIC, HOUSING, AND EMPLOYMENT CHARACTERISTICS

As required by N.J.S.A. 52:27D-310, all housing elements must contain a discussion of the municipality’s demographic, housing, and economic characteristics. The following subsections fulfill this requirement by providing a profile of the Township’s demographic, housing and employment characteristics based on information from the US Census Bureau, and the New Jersey Department of Labor and Workforce Development.

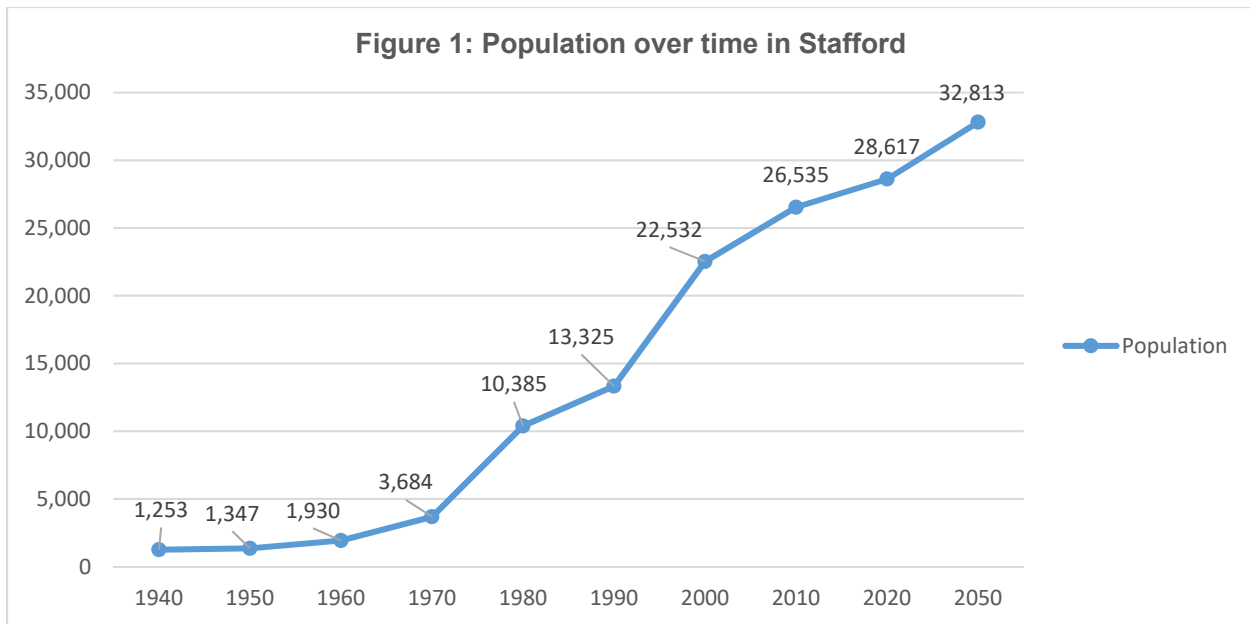
DEMOGRAPHICS

POPULATION

Stafford Township has experienced increased steady growth over the past few decades. Table 1 below illustrates the population growth trends for both Ocean County and the Township. According to the 2020 U.S Census, the Township’s population stood at 28,617 residents. This marks a 7.8% increase from 26,535 residents recorded in 2010. In comparison, Ocean County grew by 10.5% from 2010 to 2020.

Table 1: Population Trends, 2000 - 2010					
	2000	2010	2020	Percent Change 2000-2010	Percent Change 2010-2020
Stafford Township	22,532	26,535	28,617	17.8%	7.8%
Ocean County	510,916	576,567	637,229	12.8%	10.5%
<i>Source: US Census Bureau Decennial Census (Table DP-1)</i>					

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Source: US Census Bureau, Decennial Census, North Jersey Transportation Planning Authority Demographic Forecasts

The Township’s population growth has only seen an upward trend especially after 1970 as illustrated in Figure 1 above. As seen in the figure, population growth exponentially rose from 3,684 to 10,385 in the years between 1970 and 1980. There was a similar jump from 1990 to 2000, mostly owing to the gradual expansion of the suburbs in the State. In addition, it is projected that the Township’s population might experience a considerable increase by 2050, with an estimated population of 32,813.

POPULATION COMPOSITION BY AGE

The age composition of Stafford has shifted notably since 2000, as shown in Table 2. According to the U.S. Census Bureau’s Decennial Census Estimates, significant growth has occurred among both younger adult and older age groups. The number of high school-age youth (15–19 years) increased by 49.2%, while college-age young adults (20–24 years) grew by a striking 84.5%. Similarly, the older population, particularly those aged 55 and above—experienced comparable growth. The 55–59 age group increased by 84.4%, and those aged 85 and over grew by 82.7%. In contrast, the infant population saw a slight decline of 9.5%.

Population and Cohort Type	2000		2020		Percent Change 2000-2020
	Number	Percent	Number	Percent	
Total population	22,532	100%	28,617	100%	27.0%
Under 5 years	1,466	6.5%	1,326	4.6%	-9.5%
5 to 9 years	1,585	7.0%	1,484	5.2%	-6.4%
10 to 14 years	1,506	6.7%	1,762	6.2%	17.0%

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Table 2: Population by Age Cohort, Stafford Township, 2000 - 2020					
Population and Cohort Type	2000		2020		Percent Change 2000-2020
	Number	Percent	Number	Percent	
15 to 19 years	1,236	5.5%	1,844	6.4%	49.2%
20 to 24 years	873	3.9%	1,611	5.6%	84.5%
25 to 34 years	2,673	11.9%	3,008	10.5%	12.5%
35 to 44 years	3,563	15.8%	3,067	10.7%	-13.9%
45 to 54 years	2,984	13.2%	3,927	13.7%	31.6%
55 to 59 years	1,206	5.4%	2,224	7.8%	84.4%
60 to 64 years	1,196	5.3%	2,041	7.1%	70.7%
65 to 74 years	2,361	10.5%	3,323	11.6%	40.7%
75 to 84 years	1,398	6.2%	2,114	7.4%	51.2%
85 years and over	485	2.2%	886	3.1%	82.7%

Source: US Census Bureau, Decennial Census (Table DP-1)

Ocean County has also seen notable shifts in the composition of its population over the past two decades, as shown in Table 3 below. With the exception of the 35–44-year cohorts (which also decreased within the Township), all other cohorts increased. Similar to the Township, the number of high school–age youth (15–19) rose by 32.0%, and college-age young adults (20–24) increased by 49.2%. Significant growth also occurred among older adults, particularly ages 60–64 (87.0%) and 55–59 (63.9%). Overall, there is an aging population both at the Township and County level.

Table 3: Population by Age Cohort, Ocean County, 2000 - 2020					
Population and Cohort Type	2000		2020		Percent Change 2000-2020
	Number	Percent	Number	Percent	
Total population	510,916	100%	637,229	100.0%	24.7%
Under 5 years	32,181	6.3%	44,884	7.0%	39.5%
5 to 9 years	34,396	6.7%	43,622	6.8%	26.8%
10 to 14 years	33,898	6.6%	41,909	6.6%	23.6%
15 to 19 years	28,690	5.6%	37,880	5.9%	32.0%
20 to 24 years	23,528	4.6%	35,107	5.5%	49.2%
25 to 34 years	57,098	11.2%	71,896	11.3%	25.9%
35 to 44 years	75,878	14.9%	64,640	10.1%	-14.8%
45 to 54 years	63,293	12.4%	67,819	10.6%	7.2%
55 to 59 years	25,587	5.0%	41,928	6.6%	63.9%
60 to 64 years	23,107	4.5%	43,205	6.8%	87.0%
65 to 74 years	54,304	10.6%	76,886	12.1%	41.6%
75 to 84 years	44,042	8.6%	47,329	7.4%	7.5%
85 years and over	14,914	2.9%	20,124	3.2%	34.9%

Source: US Census Bureau, Decennial Census (Table DP-1)

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The median age of Stafford residents increased significantly by 13.4% between 2000 and 2020, rising from 40 to 45.7 years. This growth outpaced both the county and state trends—Ocean County's median age rose by just 1.2%, while the State of New Jersey saw an 8.7% increase over the same period.

	2000	2020	Percent Change
Stafford Township	40.3	45.7	13.4%
Ocean County	41.0	41.5	1.2%
New Jersey	36.7	39.9	8.7%

Source: US Census Bureau, Decennial Census (Table DP-1)

HOUSEHOLDS

A household is defined as one or more individuals, related or not, living together in a single housing unit. According to the 2023 ACS 5-Year Estimates, the Township had approximately 11,837 households. Among these, household sizes were relatively balanced, with 1-person households comprising 25% and those with 4 or more people making up 23%. The largest share, however, was 2-person households, accounting for 35.8% of all households.

As illustrated in Table 5, the Township and the County have a similar makeup of household size, with the largest being a 2-person household at 34.4% at the County level.

The Township's average household size was 2.46 people, slightly lower to the County's average of 2.65 and New Jersey's average of 2.61, according to the ACS estimates.

	Stafford Township		Ocean County		New Jersey	
	Number	Percent	Number	Percent	Number	Percent
Total Households	11,837	100.0%	241,521	100.0%	3,478,355	100.0%
1-person	2,964	25.0%	68,021	28.2%	918,897	26.4%
2-persons	4,242	35.8%	83,181	34.4%	1,081,842	31.1%
3-persons	1,910	16.1%	33,386	13.8%	594,946	17.1%
4 or more persons	2,721	23.0%	56,933	23.6%	882,670	25.4%
Average Household Size	2.46 people		2.65 people		2.61 people	

Source: US Census Bureau, ACS 5-year Estimates 2023 (Table S2501& B25010)

Family households are defined as two or more individuals living together in the same residence, related by blood, marriage, or adoption. Of the total 11,837 households within Stafford, a total of 8,015 (67.7 %) are family households. Similarly, Ocean County has 66.6% family and 35.4% non-family households.

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Table 6: Household by Type, 2023				
	Stafford		Ocean County	
	Number	Percent	Number	Percent
Total Households	11,837	100.0%	241,521	100.0%
Average Family Size	2.99 people		3.31 people	
Family Households	8,015	67.7%	160,799	66.6%
Married Couple Family	6,378	79.6%	127,318	79.2%
- With own children under 18 years	2,411	37.8%	48,896	38.4%
- No children under 18 years	3,967	62.2%	78,422	61.6%
Male householder, no wife present	339	4.2%	9,784	6.1%
- With own children under 18 years	157	46.3%	3,965	40.5%
- No own children under 18 years	182	53.7%	5,819	59.5%
Female householder, no husband present	1298	16.2%	23,697	14.7%
- With own children under 18 years	569	43.8%	8,312	35.1%
- No own children under 18 years	729	56.2%	15,385	64.9%
Nonfamily Households	3,822	32.3%	80,722	33.4%
65 years and over	1,598	13.5%	42,025	17.4%

Source: US Census Bureau, American Community Survey 5-year Estimates 2019 to 2023 (Table S1101)

Within the Township, approximately 79.6% of family households consist of married couple householders. Among the remaining family households, 4.2% are headed by a single male householder while 16.2% are headed by a single female householder. The average family size in the Township is 2.99 persons. The percentage share within family households is similar at the County level as well. To note, there are about 13.5% and 17.4% non-family households that are aged 65 years and above, at the County and Township level, respectively.

EXISTING HOUSING CONDITIONS

Stafford’s housing stock is predominantly occupied, as indicated in Table 7. About 21% of the housing units are vacant out of which 86.6% are sold but not occupied. Of the total of 11,837 occupied housing units, 89.1% are owner-occupied while 10.9% are renter-occupied.

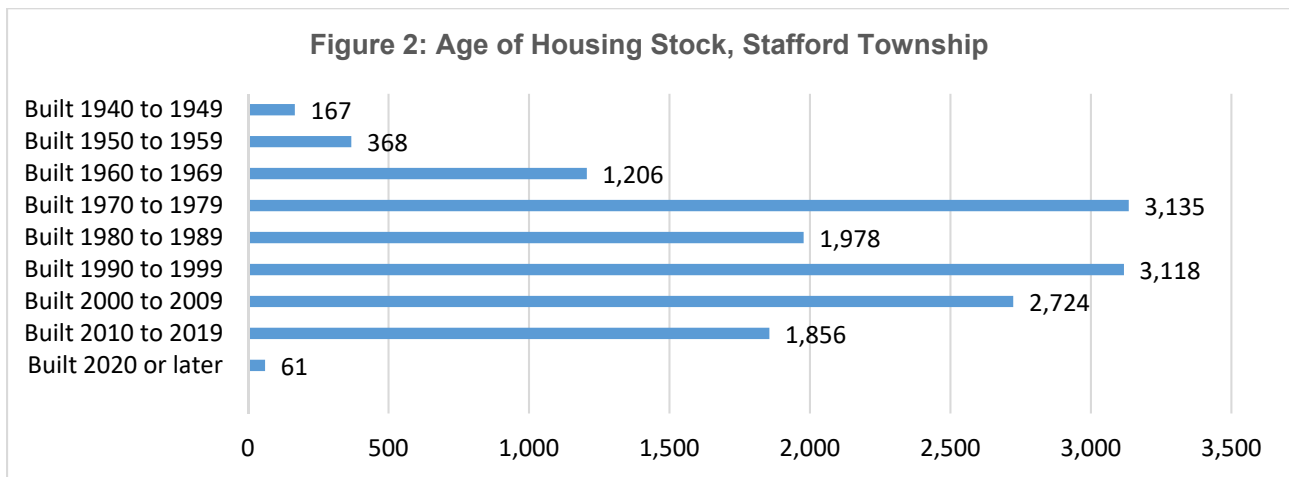
Table 7: Housing Units, 2023, Stafford		
	Number	Percent
Total Housing Units	14,988	100.0%
Occupied Housing Units	11,837	79.0%
Owner Occupied	10,550	89.1%
Renter Occupied	1,287	10.9%
Vacant Housing Units	3,151	21.0%
For rent	0	0.0%
Rented, not occupied	198	6.3%
For sale only	125	4.0%
Sold, not occupied	2,730	86.6%

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For seasonal, recreational, or occasional use	0	0.0%
For migrant workers	98	3.1%
Other vacant	0	0.0%

Source: US Census Bureau, ACS 5-year Estimates 2023 (Tables DP04 and B25004)

As illustrated in Figure 2, building activity in the Township was at its peak during the period of 1970-1979 and 1990-2000, incidentally when the Township experienced large population spikes. Lately, post 2020, construction appears to have dipped substantially, due to slower housing market post-recession.



HOUSING TYPE AND SIZE

Stafford’s housing stock is predominantly comprised of single-family detached homes, making up approximately 88.2% of the total housing units. It is followed by 1-unit attached housing at 3.3% and mobile homes at 2.3%. Multi-family housing containing 10 or more units comprise 3.8% of the total units. In terms of bedrooms, 42.2% and 26.1% are made up of 3- and 4-bedroom units, respectively.

	Number	Percent
Total Housing Units	14,988	100.0%
1-unit detached	13,220	88.2%
1-unit, attached	499	3.3%
2 units	179	1.2%
3 or 4 units	103	0.7%
5 to 9 units	79	0.5%
10 to 19 units	332	2.2%
20 or more units	238	1.6%
Mobile home	338	2.3%
Boat, RV, Van, etc.	0	0.0%

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Table 8: Housing Units by Type, 2023, Stafford		
Bedrooms		
No bedroom	14	0.1%
1 bedroom	792	5.3%
2 bedrooms	2,899	19.3%
3 bedrooms	6,327	42.2%
4 bedrooms	3,914	26.1%
5 or more bedrooms	1,042	7.0%
<i>Source: US Census Bureau, ACS 5-year Estimates 2023 (Tables DP04)</i>		

HOUSING VALUES AND CONTRACT RENTS

Table 9 provides a detailed breakdown of home values for owner-occupied units within the Township. According to the ACS 5-Year Estimates, the majority of housing units in Stafford (42.7%) were valued between \$300,000 to \$499,999, similar to the County’s highest share at 36.7%. The median value of an owner-occupied home in Stafford in 2023 was \$379,400, which is slightly higher than the County's median.

Table 9: Value of Owner-Occupied Housing Units, 2023				
	Stafford		Ocean County	
	Number	Percent	Number	Percent
Total	10,550	100.0%	193,630	100.0%
Less than \$50,000	285	2.7%	6722	3.5%
\$50,000 to \$99,999	264	2.5%	7606	3.9%
\$100,000 to \$149,999	127	1.2%	6557	3.4%
\$150,000 to \$199,999	368	3.5%	10614	5.5%
\$200,000 to \$299,999	2170	20.6%	38410	19.8%
\$300,000 to \$499,999	4,505	42.7%	71,026	36.7%
\$500,000 to \$999,999	2,613	24.8%	43,985	22.7%
\$1,000,000 and greater	218	2.1%	8,710	4.5%
Median Value	\$379,400		\$366,600	
<i>Source: US Census Bureau, ACS 5-year Estimates 2019 to 2023 (Tables DP04)</i>				

Table 10 below provides a breakdown of gross rent paid within the Township and County. Rental prices in Stafford majorly fall between the range of \$1,500 to \$1,999 per month at 35.9%. Even at the County level, the majority share lies between the same range at 33.5%. According to the 2023 ACS 5-Year Estimates, the median gross rent in the Township was \$1,734, slightly higher than the County median of \$1,702.

Additionally, approximately 122 units in the Township did not require cash rent payments, compared to 3,010 such units across the County.

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Table 10: Gross Rent Paid, 2023				
	Stafford		Ocean County	
	Number	Percent	Number	Percent
Total	1,165	100.0%	44,881	100.0%
Less than \$500	151	13.0%	1,911	4.3%
\$500 to \$999	96	8.2%	3,137	7.0%
\$1,000 to \$1,499	140	12.0%	11,324	25.2%
\$1,500 to \$1,999	418	35.9%	15,025	33.5%
\$2,000 to \$2,499	270	23.2%	8,562	19.1%
\$2,500 to \$2,999	83	7.1%	2,654	5.9%
\$3,000 or more	7	0.6%	2,268	5.1%
No rent paid	122	10.5%	3,010	6.7%
Median Contract Rent	\$1,734		\$1,702	

Source: US Census Bureau, ACS 5-year Estimates 2019 to 2023 (Tables DP04)

HOUSING CONDITIONS

According to the 2023 ACS estimates, only 31 units out of the total owner-occupied units and 19 units out of the renter-occupied units are overcrowded in Stafford, meaning that they house more than 1 persons per room. The data also reveals that there are 9 units that lack plumbing facilities and 9 units that lack kitchen equipment in the Township as of 2023. These housing deficiencies are key factors in assessing overall housing conditions across the Township and determining municipal rehabilitation needs. Table 11 below provides a breakdown of housing deficiency characteristics based on the 5-year ACS data.

Table 11: Housing Deficiency Characteristics, 2023, Stafford Township		
Housing Units with 1.01 or More Persons Per Room		
	Count	Percent
Owner-Occupied	31	0.3%
Renter-Occupied	19	1.5%
Plumbing Facilities		
Total Occupied Housing Units	11,837	100.0%
Lacking complete plumbing facilities	9	0.1%
Kitchen Equipment		
Total Occupied Housing Units	11,837	100.0%
Lacking complete kitchen facilities	9	0.1%

Source: US Census Bureau, ACS 5-year Estimates 2023 (Tables B25014, S2504)

HOUSING STOCK

According to the New Jersey Department of Community Affairs (DCA), Township of Stafford issued building permits for 2,157 new residential units between January 2013 and December 2023. During this period, the Township also approved 8 residential demolition permits. Subtracting the demolition permits from the construction permits reveals a net increase of 2,149 residential units over the same timeframe.

Notably, the Township’s 1&2-family housing stock saw consistent increased growth over the years compared to multi-family homes.

Table 12: Building Permits and Demolition Permits Issued 2013 - 2023						
Year	1&2 Family	Multi Family	Mixed Use	Total New Construction	Total Residential Demolitions	Net Units Added
2013	226	24	0	250	1	249
2014	308	0	0	308	2	306
2015	141	1	0	142	0	142
2016	140	0	0	140	1	139
2017	138	100	0	238	1	237
2018	145	0	0	145	0	145
2019	116	60	0	176	0	176
2020	356	0	0	356	1	355
2021	174	0	0	174	0	174
2022	138	0	0	138	1	137
2023	90	0	0	90	1	89
Total	1,972	185	0	2,157	8	2,149

Source: NJ DCA, Construction Reporter 2013 to 2023

EMPLOYMENT DATA

EMPLOYMENT STATUS

ACS estimates provide data on the work activity of residents aged 16 and older. As of 2023, Stafford’s working-age population was 24,602 with approximately 16,230 (66%) residents in the labor force. Around 34% of the Township’s working-age residents were not participating in the labor force at the time of the estimates, which is lower than the County's non-participation rate of 41%. Most of the Township’s labor force were employed in civilian jobs, with 29 residents reported as members of the armed forces. The unemployment rate for Township residents was approximately 2.9%, comparable to the County’s rate of 3.2%.

Table 13: Employment Status, 2023				
	Stafford		Ocean County	
	Number	Percent	Number	Percent
Population 16 years and over	24,602	100.0%	502,187	100.0%

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Table 13: Employment Status, 2023				
	Stafford		Ocean County	
	Number	Percent	Number	Percent
In labor force	16,230	66.0%	296,116	59.0%
Civilian Labor Force	16,201	65.9%	295,499	58.8%
Employed	15,490	63.0%	279,228	55.6%
Unemployed	711	2.9%	16,271	3.2%
Armed Forces	29	0.1%	617	0.1%
Not in Labor Force	8,372	34.0%	206,071	41.0%

Source: US Census Bureau, ACS 5-year Estimates 2023 (Table DP03)

WORKER CLASSIFICATION

As shown in Table 14 below, approximately 72.4% of Township’s workers were employed in private wage and salary positions, while 4.5% were self-employed. Government employees made up 23.1% of the workforce, with no unpaid family workers.

Table 14: Classification of Workers, Stafford Township, 2023		
	Number	Percent
Total	15,490	100.0%
Private Wage and Salary Worker	11,217	72.4%
Government Worker	3,577	23.1%
Self-Employed Worker	696	4.5%
Unpaid Family Worker	0	0.0%

Source: US Census Bureau, ACS 5-year Estimates 2023 (Table DP03)

WORKFORCE BY SECTOR

An analysis of employed individuals over the age of 16 by economic sector reveals while there is a diverse range of industries in which the Township’s working-age population is engaged. Sector with the highest share of workforce is educational and healthcare services at 29.8%. It is followed by retail trade and professional & management services at 13% and 10.4%, respectively.

Table 15: Workforce by Sector, Stafford Township, 2023		
Industry	Number	Percent
Civilian employed population 16 years and over	15,490	100.0%
Agriculture, forestry, fishing and hunting and mining	25	0.2%
Construction	1,501	9.7%
Manufacturing	721	4.7%
Wholesale trade	287	1.9%
Retail trade	2,007	13.0%
Transportation and warehousing, and utilities	840	5.4%
Information	282	1.8%

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Table 15: Workforce by Sector, Stafford Township, 2023		
Industry	Number	Percent
Finance and insurance, and real estate and rental and leasing	950	6.1%
Professional, scientific, and management, and administration and waste management services	1,617	10.4%
Educational services, health care and social assistance	4,611	29.8%
Arts, entertainment, recreation, and accommodation and food services	1,261	8.1%
Other services, except public administration	465	3.0%
Public administration	923	6.0%

Source: US Census Bureau, ACS 5-year Estimates 2023 (Table DP03)

OCCUPATIONS BY TYPE

Table 16 presents a breakdown of occupations by type within the Township’s employed civilian labor force. The largest segment is engaged in management, business, science, and arts occupations (46.1%), followed by sales and office occupations (24.5%), service occupations (13%).

Table 16: Occupations by Type, Stafford Township, 2023		
	Number	Percent
Employed Civilian population 16 years and over	15,490	100.0%
Management, business, science, and arts occupations	7,141	46.1%
Service occupations	2,011	13.0%
Sales and office occupations	3,793	24.5%
Natural resources, construction, and maintenance occupations	1,319	8.5%
Production, transportation, and material moving occupations	1,226	7.9%

Source: US Census Bureau, ACS 5-year Estimates 2023 (Table DP03)

COMMUTING TO WORK

As shown in Table 17 below, the vast majority of residents (76%) commute to work alone by private vehicle, which is comparable to the County's rate of 76.5%. At the Township level, 12.2% of workers work from home and 9% who carpool to work. Similarly, at the County level, 11.6% work from home and 8% carpool for work.

Table 17: Means of Commute, 2023				
	Stafford Township		Ocean County	
	Number	Percent	Number	Percent
Workers 16 years and over	15,276	100.0%	271,882	100.0%
Car, truck, van - Drove Alone	11,608	76.0%	207,910	76.5%

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Table 17: Means of Commute, 2023				
	Stafford Township		Ocean County	
	Number	Percent	Number	Percent
Car, truck, van - Carpooled	1,379	9.0%	21,641	8.0%
Public transportation (excluding taxicab)	70	0.5%	3,128	1.2%
Walked	245	1.6%	3,589	1.3%
Other means	103	0.7%	4,192	1.5%
Worked from home	1,871	12.2%	31,422	11.6%

Source: US Census Bureau, ACS 5-year Estimates 2023 (Table DP03)

As indicated in Table 18 below, 45.2% of Stafford residents have a commute of more than 30 minutes, which is comparable to the County at 42.3%. Similarly, 38.4% of Township residents have a commute of less than 20 minutes, while the County’s share is 39%.

Mean travel time to work at the Township is 31 while at the County level it is 30.7 minutes.

Table 18: Travel Time to Work, 2023				
	Stafford Township		Ocean County	
	Number	Percent	Number	Percent
Less than 10 minutes	2,062	15.38%	29,788	12.39%
10 to 19 minutes	3,079	22.97%	64,200	26.70%
20 to 29 minutes	2,202	16.43%	44,761	18.61%
30 to 44 minutes	2,317	17.28%	44,155	18.36%
45 to 59 minutes	1,763	13.15%	21,155	8.80%
60 to 89 minutes	1,345	10.03%	23,748	9.88%
90 or more minutes	637	4.75%	12,653	5.26%
Mean travel time to work (minutes)	31		30.7	

Source: US Census Bureau, ACS 5-year Estimates 2023 (Table DP03, B08303)

HOUSING PLAN ELEMENT

According to the Municipal Land Use Law (MLUL) (40:55D-28.b(3)), a municipality is required to adopt a Housing Plan Element of the Master Plan, as well as a Fair Share Plan for addressing its low- and moderate-income housing obligations in accordance with the Fair Housing Act (FHA). Pursuant to the Fair Housing Act, Section 10 of P.L. 1985, c. 222 (C. 52:27D-310), a municipality's housing plan element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with attention to low- and moderate-income housing. This updated Housing Plan Element for Stafford Township has been prepared in a manner that is consistent with the FHA and MLUL requirements, and contains the following, as spelled out in the FHA:

1. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;
2. A projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
3. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
4. An analysis of the existing and probable future employment characteristics of the municipality;
5. A determination of the municipality's present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing; and
6. A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low-and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing.
7. A map of all sites designated by the municipality for the production of low- and moderate income-housing and a listing of each site that includes its owner, acreage, lot, and block;
8. The location and capacities and proposed water and sewer lines and facilities relevant to the designated sites;

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9. Copies of necessary applications for amendments to, or consistency determinations regarding, applicable area-wide water quality management plans (including wastewater management plans).
10. A copy of the most recently adopted master plan and where required, the immediately preceding, adopted master plan;
11. For each designated site, a copy of the New Jersey Freshwater Wetlands maps where available. When such maps are not available, municipalities shall provide appropriate copies of the National Wetlands Inventory maps provided by the U.S. Fish and Wildlife Service;
12. A copy of appropriate, United States Geological Survey Topographic Quadrangles for designated sites; and
13. Any other documentation pertaining to the review of the municipal housing element may be required by the appropriate authority.

This Housing Plan Element and Fair Share Plan will address the Township’s obligations to provide a realistic opportunity for the construction of low- and moderate-income housing in accordance with the Fair Housing Act, and the MLUL for the Fourth Round period of 2025 – 2035. The preparation of a Housing Plan Element and Fair Share Plan is the first step in petitioning the court for Substantive Certification and Judgement of Response.

FAIR SHARE PLAN

A Fair Share Plan has been defined by the Amended Fair Housing Act at N.J.A.C. 52:27D-304 as:

“Fair Share Plan” means the plan or proposal that is in a form which may readily be adopted, with accompanying ordinances and resolutions, pursuant to subsection f. of section 3 of P.L.2024, c.2 (C.52:27D-304.1), by which a municipality proposes to satisfy its obligation to create a realistic opportunity to meet its fair share of low- and moderate-income housing needs of its region and which details the affirmative measures the municipality proposes to undertake to achieve its fair share of low- and moderate-income housing, as provided in the municipal housing element, and addresses the development regulations necessary to implement the housing element, including, but not limited to, inclusionary requirements and development fees, and the elimination of unnecessary housing cost-generating features from the municipal land use ordinances and regulations.

The Fair Share Plan for the Township of Stafford is broken up into four sections;

- Present Need or Rehabilitation Obligation: 38 Units
- Prior Round / First and Second Round (1987-1999) Prospective Need Obligation 555 Units
- Third Round (1999-2025) Prospective Need Obligation: 792 units
- Fourth Round (2025-2035) Prospective Need Obligation: 175 Units

The Township’s Fair Share Plan specifically describes the completed and proposed mechanisms to address the present need (rehabilitation) obligation, First and Second Round (Prior Round) obligation, Third Round obligation, and Fourth Round obligation.

CONSIDERATION OF LANDS SUITABLE FOR AFFORDABLE HOUSING

The New Jersey Fair Housing Act (N.J.S.A. 52:27D-310(f)) requires that the Housing Element provide a narrative that includes “a consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.”

The Township of Stafford, situated along Barnegat Bay, has historically served as a agricultural community and resort town. Its strategic location connected greater New Jersey with Long Beach Island. Today, the majority of residential and commercial development is concentrated in the central and eastern areas of the Township at exit 63 of the Garden State Parkway, along the New Jersey State Route 72, and US Route 9.

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The Township is actively working to develop new housing, rehabilitate its existing housing stock, and enhance infrastructure to support sustainable growth along State Route 72 and areas with existing infrastructure and established residential neighborhoods.

The New Jersey State Development and Redevelopment Plan places the Township into the following classifications.

- Suburban Planning Area (PA2)
 - Encourages Development and Redevelopment
- Rural Planning Area (PA4)
 - Includes Agricultural Uses and encourages the preservation of these uses.
- Environmentally Sensitive Planning Areas (PA5)
 - Discourages development and promotes preservation.

SITE SUITABILITY

As per previous COAH regulations, the Fair Share Plan must demonstrate site suitability for proposed new units that are not yet fully approved, as required by N.J.A.C. 5:93 -5.3.

- A. An “available site” is a site with clear title, and that is free of encumbrances which preclude development for low- and moderate-income housing.
 - All sites in the compliance plan are “available”.
- B. A “developable site” is a site that has access to appropriate water and sewer infrastructure and is consistent with the applicable area-wide water quality management plan and wastewater management plan.
 - All sites in the compliance plan are “developable”. All sites are within the sewer service area and will be served by the Municipal Utilities Authority (MUA).
- C. A “suitable site” is a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4 (not in wetlands, flood hazard areas, steep slopes).
 - All sites in the compliance plan are “suitable”. Sites encumbered by wetlands, steep slopes, or flood hazards are not included. Sites located in lands that are surrounded by industrial users and lack sufficient space for adequate buffering have also not been included.

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D. An “approvable site” is a site that may be developed for low- and moderate-income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low- and moderate-income housing.

- All sites in the compliance plan are “approvable”. All projects noted in the Prior Round and Third Round plans are either completed, have been approved, or have appropriate zoning regulations in place to make them completely “approvable”.
- Projects for the Fourth Round are proposed at this time, and appropriate zoning regulations or redevelopment plans will be adopted to implement the recommendations of this Housing Plan.

FAIR SHARE OBLIGATION

The Township has the following cumulative affordable housing obligations:

- Rehabilitation / Present Need = 38 Units
- Prior Round / First and Second Round (1987-1999) Prospective Need = 555 Units
- Third Round (1999-2025) Prospective Need = 792 Units
- Fourth Round (2025-2035) Prospective Need = 175 Units

Income Levels

Stafford Township is in COAH’s Region 4, which includes Monmouth, Mercer, and Ocean Counties. Moderate-income households are those earning between 50% and 80% of the regional median income. Low-income households are those with annual incomes that are between 30% and 50% of the regional median income. Very-low income households are a subset of “low income” households, and are defined as households earning 30% or less of the regional median income.

2025 Income Limits for Region 4								
Household Income Levels	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5-Person Household	6-Person Household	7-Person Household	8+-Person Household
Moderate	\$75,440	\$86,160	\$96,960	\$107,680	\$116,320	\$124,960	\$133,600	\$142,160
Low	\$47,150	\$53,850	\$60,600	\$67,300	\$72,700	78,100	\$83,500	\$88,850
Very Low	\$28,290	\$32,310	\$36,360	\$40,380	\$43,620	\$46,860	\$50,100	\$53,310
Source: 2025 Income Limits prepared by Affordable Housing Professionals of New Jersey								

REHABILITATION OBLIGATION

The Township has a rehabilitation, or present need obligation of 38 units.

The Township currently participates in Ocean County’s owner-occupied rehabilitation program, and will continue to participate in the program, making all Township residents who are income qualified eligible for home improvements through the County’s CDBG funded program.

In addition, Township conducts its own municipal rehabilitation Program and shall continue to rehabilitate units.

PRIOR ROUND OBLIGATIONS (1987-1999)

The Township had a obligation of 555 units in its Prior Round (1987 – 1999) obligations. The prior round obligation was cited in the Township’s Second Round Substantive Certification from COAH and in Township’s Third Round Settlement Agreement. Per the third-round plan, all prior round developments have been constructed and are occupied and all such units (and bonuses) were included in First and/or Second Round Fair Share Plans that received Substantive Certification from COAH.

In accordance with previous COAH rules found at N.J.A.C. 5:93, the Township must meet the following minimum and maximum requirements in addressing its prior Obligation

Round I/II Obligation Requirements and Caps	Permitted or Required	Provided
Minimum Number of Rentals (5:93-5.15)	139	143
Maximum Number of Age-Restricted Units (5:93-5.14)	104	83
Maximum Rental Bonus Credits*	139	73

The Township satisfied its prior round obligation through the following projects:

Rounds I/II Compliance Mechanism Summary	Affordable Units	Potential Bonus Credits	Total Credits	Status
Family Rental				
Stafford Park Family Units (Block 25 Lot 33.02)	71	71	142	<i>Completed</i>
Age Restricted Rental				
Stafford by the Bay (Presbyterian Homes)	72	2	74	<i>Completed</i>
Age Restricted For Sale				
Perry’s Lake	11		11	<i>Completed</i>
Family For Sale				
Pinecrest Village	75		75	<i>Completed</i>

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SOCH For Sale Units	10		10	<i>Amended GDP 10/5/16</i>
Credits Without Controls				
Prior Cycle Credits (04/01/80/12/31/86)	243		243	<i>Completed</i>
Totals			555	

The Township was found to have fully addressed its prior round obligation of 555 units as reflected the Settlement Agreement between Stafford Township and Fair Housing Center dated August 16, 2016, and as accepted in the Judgement of Compliance and Repose.

Credits without Controls

In the preparation of the 2000 Housing Element and Fair Share Plan, the Township conducted the necessary survey and prepared the required documentation pursuant to N.J.A.C. 5:93-3.2, for the purposes of identifying affordable units eligible for crediting that were constructed between April 1, 1980 and December 15, 1986. COAH verified a total of 243 units that met this criteria.

Perry’s Lake (Block 120.30, Lot 51.01)

Perry’s Lake is an inclusionary age-restricted project, and includes 46 affordable units, consisting of 22 low and 24 moderate units, and 426 market rate units. A total of 46 age-restricted affordable modular for-sale units were completed within the development under the modified agreement. All 46 units were affirmatively marketed and are now occupied. 11 credits are applied towards Prior Round.

Pinecrest Mobile Home Park (Block 123, Lot 17)

Pinecrest Village is an inclusionary mobile home park project which includes 75 affordable units, consisting of 38 low and 37 moderate, and approximately 32 market-rate units. Pursuant to bedroom mix requirements, there are 43 two bedroom units and 32 three bedroom units. The units are restricted for 30 years. The construction was completed October 2007.

Southern Ocean County Hospital (SOCH) Health Village

The SOCH Health Village project consists of approximately 80 acres located along Route 72 within the Highway Medical Commercial (HMC) district, with 21 acres in connection with the affordable housing component. A General Development Plan for the project was approved by the Stafford Township Planning Board on January 16, 2008. SOCH received subsequent Amended General Development Plan approvals on August 6, 2008 and August 3, 2011. Most recently the Health Village went before the Planning Board on September 21, 2016 to seed a third amendment to the General Development Plan. Resolution 2016-27, memorializing the approval of the Amended General Development Plan is included in Appendix J. The project

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includes the expansion of the existing Southern Ocean County Hospital, realigning of surrounding roadways as well as the construction of 350,500 square feet of office space, 50,000 square feet of retail space, 239 market rate dwelling units, and 74 affordable dwelling units. Of the 74 units, 44 are affordable “for-sale” units and 30 are affordable “for rent” units. The total number of affordable housing units will be split, 37 low and 37 moderate units.

Stafford by the Bay (Presbyterian Homes (Block 229, Lot 21)

As part of its prior housing efforts, the Township collaborated with Presbyterian Homes and Services in the development of a 5.5 acre site for 84 age-restricted low-income rental units. The project received US Department of Housing and Urban Development Funding under the Section 202 program. The construction of the project is complete. Under Section 202 program requirements, the units have the requisite affordability controls and Presbyterian Homes and Services is an accepted administrator. The Township requests 74 affordable housing credits, specifically 72 credits and 2 bonus credits towards the Prior Round Obligation.

Stafford Park Apartments (Block 25, Lot 33.02)

The Stafford Park Apartments are part of the Stafford Business Park Redevelopment Area and are located at the interchange of Route 72 and the Garden State Parkway. The approval included 650,000 square feet of retail and office place, 565 age-restricted residential units, and 111 affordable housing units. The Planning Board approved the site plan for the affordable housing component on July 16, 2008, and construction was completed in 2009. Stafford Park Apartments includes a mix of 1-, 2-, and 3- bedroom family units with 56-low and 56-moderate units. The Township requests 71 credits and 71 bonus credits towards the Prior Round Obligation, and 40 credits and 40 bonus credits towards the Third Round Obligation.

THIRD ROUND OBLIGATION

The Township Third Round (1999 – 2025) Obligation was 792 affordable units. This was based on the Settlement Agreement between the Township and FSHC, executed on August 16, 2016. Township did seek a vacant land adjustment and calculated the RDP (Realistic Development Potential) to 360 units.

- **Low/Moderate Income Split:** at least fifty percent (50%) of the units addressing the Third Round Prospective Need shall be affordable to very-low-income and low-income households with the remainder affordable to moderate-income households.
 - $360 \times 0.5 = 180$
 - A minimum of 180 units must be affordable to low income households.
- **Very Low Income Units:** Thirteen percent (13%) of all affordable units referenced in the Settlement Agreement, except for those units constructed or approved prior to July 1, 2008, shall be affordable for very low-income households, with half of the very-low-income units being available to families. Therefore of the Township’s 360 unit RDP, 47 units must be very-low income. Township provided at least 53 very low income units.
- **Rental Units:** At least twenty-five percent (25%) of the Third Round Prospective Need shall be met through rental units, including at least half in non-age-restricted rental units available to families.
 - $360 \times 0.25 = 90$
 - A minimum of 90 units must be rental units, and at least 45 of those units must be non-age-restricted units that are available to families. Total number of rentals provided is 243 of which 153 are for families
- **Age Restricted Units:** A maximum of 25 percent (25%) of the Township’s credits can be from age-restricted senior units.
 - $360 \times 0.25 = 90$
 - The Township may claim a maximum of 90 credits from senior units. 90 credits are claimed.
- **Family Units:** A minimum of fifty percent (50%) of the units addressing the Third Round Obligation must be non-age restricted affordable units available to families. 164 are provided.
 - $270 \times 0.5 = 135$
 - A minimum of 135 units must be available to families.

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- **Rental Bonus Credits:** The Township may claim bonus credits for rental units in accordance with N.J.A.C. 5:93-5.15(d), which states that a municipality shall receive two units (2.0) of credit for rental units available to the public, but no rental bonuses shall be granted for rental units in excess of the rental obligation. A municipality shall receive one and one-third 1.33 units of credit for age restricted rental units. However no more than 50 percent of the rental obligation shall receive a bonus for age restricted rental units. The rental bonus claimed shall not exceed the minimum rental obligation.

THIRD ROUND COMPLIANCE MECHANISMS

The Township shall satisfy its 792-unit Third Round (1999-2025) prospective need obligation through the following mechanisms:

VACANT LAND ADJUSTMENT

Township sought the vacant land adjustment for its third round obligation. To demonstrate the lack of vacant, developable land in the Township, Stafford identified all vacant parcels within the Township and listed each parcel on the vacant land inventory table in accordance with N.J.A.C. 5:93-4.2(b).. An existing land use map for the Township was provided in accordance with N.J.A.C. 5:93-4.2(a). The realistic development potential (RDP) of the remaining vacant lands within the Township was calculated in accordance with the provisions of Subchapter 4 of N.J.A.C. 5:93. This analysis revealed that Stafford Township has limited acreage to accommodate its new construction obligation. The Township’s total RDP between the VLA and Stafford Park Redevelopment Area was calculated to **360** units.

Round III Compliance Mechanism Summary	Affordable Units	Potential Bonus Credits	Total Credits	Status
Family For Sale				
Scattered Site Program	12		12	<i>Completed</i>
Family Rental				
Stafford Park Family Units	40	40	80	<i>Completed</i>
Manahawkin Family Apartments	92	50	142	<i>Completed</i>
SOCH Rentals	30		30	<i>GDP Approved</i>
Age Restricted Rental				
Stafford Park Age Restricted Rentals (Cornerstone at Stafford)	90		90	<i>Completed</i>
Supportive Special Needs Housing				
Admiral Group Home	3		3	<i>Completed</i>
Starboard Group Home	3		3	<i>Completed</i>
Total	270	90	360	

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Municipally-Sponsored Scattered Site Program- Ocean Acres (Habitat and Homes Now)

The Township has implemented a scattered site program in Ocean Acres to develop vacant lots into affordable single-family units.

The Township entered into agreements with Habitat for Humanity has constructed and completed eleven (11) single family units. All are completed and has 30 years affordability controls placed.

Location	Block	Lots	Total Credits	Status
45 Crest Avenue			1	-
53 Crest Avenue	44.05	9	1	CO issued 07/05/2017
81 Capstan	44.08	15	1	CO issued 11/16/2017
1062 Clearwater Ave	44.37	24	1	-
1078 Clearwater Ave	44.37	28	1	-
91 Flipper Ave	44.114	23	1	CO issued 09/05/2018
340 Neptune Dr.	44.201	19	1	CO issued 11/16/2017
219 Float Ave	44.54	19	1	CO issued 08/28/2019
332 Neptune Drive	44.201	21	1	CO issued 2021
336 Neptune Drive	44.201	20	1	-
113 Commodore Road	44.206	5	1	
Totals			11	

Homes Now, Inc. has built up to eight (8) units per the affordable housing with two (2) single-family homes under construction and a group home in the funding and permitting stage.

Location	Block	Lots	Total Credits	Status
22 Atlantis Ave	44.125	6	1	CO issued 05/10/2019
18 Atlantis Ave	44.125	5	1	CO issued 05/10/2019
561 Nautilus Dr.	44.205	5	1	CO issued 12/03/2019
484 Lighthouse Dr.	44.84	24	1	CO issued 11/22/2017
488 Lighthouse Dr.	44.84	23	1	CO issued 11/22/2017
100 Topsail Dr.	44.94	34	1	CO issued 06/11/2020
492 Lighthouse Dr.	44.205	2	1	-
121 Lighthouse Dr.	44.14	5	1	CO issued 06/28/2018
511 Lighthouse Dr.	44.70	12	4	Community Options Group Home
1178 Buccaneer Ln.	44.204	13	4	Community Options Group Home
Totals			16	

Stafford Township – Housing Plan Element and Fair Share Plan

Stafford Park Apartments

The Township applies 40 credits and 40 bonus credits towards the Third Round Obligation. See Prior Round Obligation for full narrative.

Manahawkin Family Apartments

The proposed Manahawkin Family Apartments is located on Block 120.20, Lots 43, 44, and 45 and is approximately 7 acres. On April 5, 2017 the project received preliminary and final major site plan approval for Phase 1 of the project and preliminary major site plan approval for Phase 2 from the Stafford Township Planning Board. The construction is completed. A total of 94 units are provided through this project. 92 credits are applied towards third round and rest towards unmet need.

Southern Ocean County Hospital (SOCH) Health Village

The Township requests 30 credits towards the Third Round Obligation. See Prior Round Obligation for full narrative.

Stafford Park Redevelopment Area Age-Restricted Housing (Cornerstone at Stafford)

Walters Homes is expanding the Stafford Park Redevelopment Area to include 100 age-restricted affordable units for residents 55 years of age and older. This is an HMFA project. A total of 100 units are built. Township applies 90 credits towards the third round and the rest towards unmet need.

Supportive/Special Needs Housing

Community Options Incorporated- Admiral (Block 44.122, Lot 14)

The Township requests credit for a group home located at 31 Admiral Avenue. A certificate of occupancy was issued on April 23, 1997. This three-bedroom facility serves four developmentally disabled adults. The New Jersey Department of Health and Senior Services has confirmed that its Division of Developmental Disabilities (DDD) provides the group home with capital finding which carries with it 20-year affordability controls with ability to renew every 10 years. Pursuant to N.J.A.C. 5:93-5.8(b), the unit of credit is the bedroom, therefore this group home is eligible for three credits. This group home is funded through DDD with an automatically renewable deed restriction for an additional 10 years at the end of the original 20-year restriction.

Community Options Incorporated- Starboard (Block 44.07, Lot 7)

Community Options, Incorporated converted an existing dwelling on 1000 Starboard Avenue into a three-bedroom group home. The site totals .25 acres and is within the R-90 zone. The Township entered into an agreement with Community Options to utilize \$30,000.—from the Affordable Housing Trust Fund to help defray the costs of the group home. The home was completed in 2008 and is deed restricted for at least 30 years.

UNMET NEED

The Township established the RDP of 360 units, thereby creating a unmet need of 432 unit. The Third Round Plan proposed several mechanisms to meet this unmet need. The following are the mechanisms:

Affordable Housing Ordinance—Mixed Use Zone Overlay

On January 19, 2010, through Ordinance 2010-03, the Township revised the Mixed Use Zone to require a mandatory set aside of 20 percent affordable housing for projects consisting of 5 or more residential units with incentives including density bonuses, reduction in off-street parking, increase in maximum lot coverage, and reduction in common or open space requirements. The Mixed Use Zone is located in the Township’s business district on Bay Avenue and Hilliard Boulevard. The entire MU Zone is located in Planning Area 2, and within the Township’s Regional Center. The entire MU Zone is located within an existing sewer service area.

Cedar Run (Block 123, Lot 11)

The Township applied 72 credits toward the Unmet Need for 72 affordable age-restricted rental units created as part of the Cedar Run Apartments located on the west side of Route 9. The project was financed with funding from the US Department of Agriculture (USDA) through a Section 515 Rural Rental Housing Loan. According to a June 5, 2000 letter from USDA, formerly the Farmers Home Administration, Cedar Run Apartments is designated a “senior project” for very-low income individuals but also permits non-senior disabled residents. Certificates of occupancy were issued in April 1987 and June 1989 for the project and affordability controls are part of the funding which carried a term of 50 years. This project has been completed.

Summerville Stafford (Block 13, Lot 35.05) -

Brookdale Stafford is an assisted living community located on Route 72. The complex is surrounded by similar uses including the proposed SOCH Health Village. The complex includes 77 one-bedroom or studio apartments with a kitchen, full bath, and amenities. 5 of these units are required to be reserved for those with Medicaid. The facility is licensed by the New Jersey Department of Health and Senior Services. The Township applied 5 affordable housing credits towards the Prior Round Obligation.

Stafford Township – Housing Plan Element and Fair Share Plan

Unmet Need Compliance		
Mechanism	Credits	Status
Perry's Lake	35	Completed
Cedar Run	72	Completed
Manahawkin Family Apartments	2	Completed
SOCH For Sale Units	34	Approved GDP
Presbyterian Homes	12	Completed
Scattered Site	15	Completed
Mixed Use Zone	TBD	
Town Wide Ordinance	TBD	
Stafford Park Age Restricted Housing (Cornerstone at Stafford)	10	Completed
Summerville	5	Completed
Total Hard Credits	185	

FOURTH ROUND OBLIGATION AND COMPLIANCE MECHANISMS

The Township shall satisfy its 17-unit Fourth Round (2025-2035) Realistic Development Potential (RDP) need obligation through the following mechanisms:

Extension of Controls

1. Perry’s Lake

Block 120.30 Lot 51.01

Perry’s Lane

Status – Proposed

The Township is planning to extend the controls on the 46 affordable units at this inclusionary age restricted project. The project was completed 1998 and had affordability controls for 30 years. These controls are set to expire on March 9, 2028. The Township plans to negotiate and extend the controls on these for sale units for another 30 years.

Inclusionary for Rental

2. 301 East Bay Ave

Block 143 Lot 23

Status – Proposed

The subject site is located in the MU – Mixed Use zone with a partial overlay of ARMFAH-Age Restricted-Multifamily Affordable Housing Zone. The site is approximately 2.1 acre lot, located on East Bay Ave, south of Route 9. The site is a rectangular shaped property with approximately 92 feet frontage. The site is currently zoned to permit Mixed use buildings with residential density not to exceed 11 dwelling units/ acre with a required set-aside of 20%. It is anticipated that this site should yield upto 22 units of which 5 units are to be affordable units.

Site Suitability

As per previous COAH regulations, the Fair Share Plan must demonstrate site suitability for proposed new units that are not yet fully approved, as required by N.J.A.C. 5:93 -5.3.

Site Suitability

- Availability - The Township is working to develop this site as a inclusionary development and is working with the property owner. Although a title search has not been completed, there do not appear to be any deed restrictions or title issues as property is developed with Single family structure. Maps do not indicate any presences of areas of wetlands or flood hazard area on the property indicating

Stafford Township – Housing Plan Element and Fair Share Plan

minimal environmental encumbrances. There is sufficient land for the project to be developed.

- Developability - The site has access to appropriate water and sewer infrastructure and is consistent with the applicable area-wide water quality management plan and wastewater management plan. The site exhibits no environmental constraints that would interfere with the proposed redevelopment. The site is within the sewer service area.
- Suitability - The location of the site is appropriate for an inclusionary development, as there are surrounding properties consist of compatible uses and the site is accessible to public utilities and services. The surrounding properties consist of existing commercial, office and residential uses. The site is consistent with the environmental policies delineated in N.J.A.C. 5:93-4). The site is not surrounded by industrial uses and has sufficient space for adequate buffering.
- Approvability – The property is currently located in the zone wherein the proposed use is permitted. No changes to the ordinances may be required since the zone already states set-aside requirement. In the event minor design standard or bulk standards changes are required, Township shall work with the developer to amend and edit the ordinance.

Market to Affordable Units


1. Letts Vienna Bakery

67 Stafford Ave
Block 232 Lot 11
Status – Proposed

Township of Stafford plans to work with the property owner to rehabilitate the existing historic home on the property and convert it into a market to affordable unit. The site identified as Letts Vienna Bakery was one of the prominent historic sites in Township of Stafford. Township of Stafford intends to apply to the NJ Homes (New Jersey Housing Opportunities for Municipal Equity and Success), which is a new program offered by the DCA (Department of Community Affairs) that would assist municipalities in the State to create affordable housing in communities. Township intends to apply for this program and then work with the property owner and a non-profit organization in order to create this historic commercial property into a multifamily 2-3 unit affordable housing development. Township intends atleast 2 credits from this mechanism.


STAFFORD TOWNSHIP HISTORIC SITE
Stafford Township Historical Commission 2008 - Mayor Carl W. Block and the Stafford Township Council
Installed as part of the Troop 23 Eagle Scout Project of Craig Edward Smith, Jr. "CJ"

LETTIS VIENNA BAKERY



One of the few remaining commercial buildings of the late 19th century was built on property purchased from the Stafford Land Company in 1887. Due to the proximity to the railroad station, the bakery was a social hub of the area at the turn of the century. The Ice Cream Parlor had a private "Ladies Entrance" on the west side. Opinions on this exclusive entrance differ, but one might suggest that men were too "brutish" for this refined atmosphere. The "bee-hive" ovens still exist in the basement.

The building later became a private, two family residence. Current plans have been approved to return the building to commercial use as a lawyer's office.



2. Scattered Historic Sites properties

As mentioned above, Township of Stafford intends to participate in NJ Homes program that shall offer upto \$10 million in funds to support municipalities that partner with non-profit developers on projects that will create, special needs housing and or family housing two and three bedroom units.

Historic properties that are developed with these large single family homes are ideal for such conversions, rehabilitating these units and creating new affordable housing units with existing inventory of structures within the Township.

Township intends to apply for the funds to be eligible to rehabilitate at least three (3) more units and possibly convert them into 2 family units and or special needs housing. Township anticipates at least 6 credits for this program.

Stafford Township – Housing Plan Element and Fair Share Plan

Overall, Township shall meet its 4th Round Requirement through the following mechanisms:

Round IV Compliance Mechanism Summary	Affordable Units	Potential Bonus Credits	Total Credits	Status
Family Rental				
301 East Bay Ave	5		5	<i>Proposed</i>
Extensions of Controls				
Perry’s Lake	4		4	<i>Set to expire March 9, 2028</i>
Market to Affordable				
Letts-Vienna Bakery Property	3		2	<i>Proposed NJ Homes Grant</i>
Scattered Historic Sites Program	6		6	<i>Proposed NJ Homes Grant</i>
Totals			17	

UNMET NEED

As per the requirements of the Amended Fair Housing Act, the Township is required to address 25% of the remaining unmet need obligation by identifying sites likely to redevelop. As noted above, the Township of Stafford unmet need is 158 units.

As per N.J.A.C. 52:27D-310.1

Any municipality that receives an adjustment of its prospective need obligations for the fourth round or subsequent rounds based on a lack of vacant land shall as part of the process of adopting and implementing its housing element and fair share plan identify sufficient parcels likely to redevelop during the current round of obligations to address at least 25 percent of the prospective need obligation that has been adjusted and adopt realistic zoning that allows for such adjusted obligation, or demonstrate why the municipality is unable to do so.

Township of Stafford’s unmet need requirement shall be to plan for at least 40 of the units.

The Township intends to meet this through the extension of controls of the 42 units that are set to expire controls on March 9, 2028. Further, it is to be noted, Township currently has MU Overlay zone that requires require a mandatory set aside of 20 percent affordable housing for projects consisting of 5 or more residential units.

Additionally, Township currently has a MU Mixed use Zone that requires a mandatory set aside of 20 percent affordable housing projects consisting of 5 or more residential units with incentives

Stafford Township – Housing Plan Element and Fair Share Plan

including density bonuses and reduction in off street parking. This area of the Township is readily connected with infrastructure and is the main commercial corridor. It is anticipated that the parcels within this zone are most likely to be developed in the next ten to twenty-five years.

Further, as demonstrated through vacant land analysis, Township's relative lack of available vacant land, its limited portion of land that lies within the designated Sewer Service Area, land to the west of the Garden State Parkway is mostly undisturbed Pinelands Forest Area and the west of the Parkway within CFRA boundaries, redevelopment in the Township of Stafford is especially challenging. With all these constraining parameters and the fact that the overlay zone exists, the Township of Stafford intends to meet its unmet need through the surplus and current MU Zone.

HOUSING ADMINISTRATION

AFFORDABLE HOUSING ORDINANCE

The Township Code at Chapter XV and is compliant with all Fair Housing Act and Uniform Housing Affordability Controls (UHAC) requirements.

- All new housing units will have a minimum of 50% of the units available to low income households, with at least 13% of units being available to very-low-income households. No more than 50% of housing units shall be made available to moderate income households.
- All new construction shall be adaptable in conformance with P.L.2005, c.350/N.J.S.A. 52:27D-311a and -311b.
- All affordable units shall fully comply with UHAC.
- In inclusionary developments, the affordable units shall be integrated with the market rate units.
- Construction of affordable units in inclusionary developments shall be phased in compliance with N.J.A.C. 5:93-5.6(d).
- All affordable units shall be affirmatively marketed in accordance with UHAC and applicable laws.

The Township's code will be amended to require that all affordable units shall be subject to affordability controls of at least 40 years from the initial date of occupancy for new construction.

DEVELOPMENT FEE ORDINANCE

The Township's current development fee ordinance at Section 130- 88.1 requires that all new residential construction make a contribution equal to 1.0% of the equalized assessed value of the construction, and all new non-residential construction provide a contribution of 2.0% of the equalized assessed value of the construction, to the Township's dedicated Affordable Housing Trust Fund. The Township shall consider updating and or amending the development fee ordinance to require new residential contribution to 1.0% of the equalized assessed value of construction and 2.5% of equalized assessed value of construction for the non-residential new construction.

AFFORDABLE HOUSING TRUST FUND

The Township has a non interest-bearing affordable housing trust fund in place, and consistent with the updated development fee ordinance discussed above, will impose development fees on all applicable residential and non-residential development, and said fees shall be deposited into the affordable housing trust fund.

Stafford Township – Housing Plan Element and Fair Share Plan

The Township will adopt by resolution an updated Spending Plan for the affordable housing trust fund. The Spending Plan will provide an outline of how the Township intends to utilize these funds to further the goals and mechanisms established in this Plan, and in accordance with prior COAH regulations found at N.J.A.C. 5:97 et seq, and with the Fair Housing Act. This will include a summary of revenues and expenditures to date from the affordable housing trust fund, identify mechanisms to collect revenues, project anticipated future revenues and interest, as well as outline all proposed spending from the trust fund. Funds will be spent on appropriate housing activity, affordability assistance, and administrative expenses consistent with applicable prior COAH regulations.

In the event that funding sources identified in the Spending Plan prove to be inadequate to complete the affordable housing programs outlined in this Housing Plan, the Township shall provide sufficient funding to address any such shortfalls.

AFFORDABILITY ASSISTANCE PROGRAM

The Township will address the minimum affordability assistance requirements of the Affordable Housing Trust Fund spending in accordance with an Affordability Assistance Program that it will be implemented, consistent with the Settlement Agreement and the Spending Plan outlined above.

A draft Affordability Assistance Program Manual shall be provided.

MUNICIPAL HOUSING LIAISON

The Township will appoint a municipal staff member as the designated Municipal Affordable Housing Liaison, who will be responsible for overseeing all affordable housing regulations and corresponding with administrative agent(s), the public, and all other related affordable housing professionals.

AFFORDABLE HOUSING ADMINISTRATIVE AGENT

The Township will ensure that all future projects are administered by a qualified affordable housing professional and will appoint an Administrative Agent to administer all projects that do not have their own administrative agent.

Pursuant to N.J.A.C. 5:80-26.15(f), the Township will adopt an updated Affirmative Marketing Plan to ensure that all available affordable units are marketed to the appropriate populations.

APPENDICES

RESOLUTION NO. 2025 – 64

**RESOLUTION OF TOWNSHIP OF STAFFORD, COUNTY OF OCEAN,
STATE OF NEW JERSEY, COMMITTING TO ROUND 4 PRESENT AND
PROSPECTIVE NEED AFFORDABLE HOUSING OBLIGATIONS**

WHEREAS, the Township of Stafford (“Township”) has a demonstrated history of voluntary compliance as evidenced by its Round 3 record; and

WHEREAS, pursuant to In re N.J.A.C. 5:96 and 5:97, 221 N.J. 1 (2015) (Mount Laurel IV), on July 2, 2015, the Township filed a Declaratory Judgment Complaint in Superior Court, Law Division seeking, among other things, a judicial declaration that its Housing Element and Fair Share Plan (hereinafter “Fair Share Plan”), to be amended as necessary, satisfies its “fair share” of the regional need for low and moderate income housing pursuant to the “Mount Laurel doctrine,” and

WHEREAS, that culminated in a Court-approved Housing Element and Fair Share Plan and a Final Judgment of Compliance and Repose, which precludes builder’s remedy lawsuits until July 1, 2025; and

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2 (hereinafter “A4”); and

WHEREAS, A4 calculates the size of the regional affordable housing need as follows “projected household change for a 10-year-round in a region shall be estimated by establishing the household change experienced in the region between the most recent federal decennial census, and the second-most recent federal decennial census. This household change, if positive, shall be divided by 2.5 to estimate the number of low- and moderate-income homes needed to address low- and moderate-income household change in the region, and to determine the regional prospective need for a 10-year-round of low- and moderate-income housing obligations...”; and

WHEREAS, this means that the regional need equates to 40% of regional household growth; and

WHEREAS, the 1985 version of the Fair Housing Act and A4 both prohibit a result that would compel a municipality to spend its own money on compliance; and

WHEREAS, the theory which permits a municipality to meet its obligations without municipal subsidy is zoning for “inclusionary zoning”; and

WHEREAS, inclusionary zoning most typically requires a 15% or 20% set aside; and

WHEREAS, it is not clear how a regional need predicated upon 40% of anticipated growth can be met with 15-20% set asides and without municipal subsidy; and

WHEREAS, this is exacerbated by the fact that certain other municipalities in the region have an allocation of 0% of the need, irrespective of the growth in that particular municipality; and

WHEREAS, A4 yields a statewide new construction obligation of over 8,400 affordable units per year; and

WHEREAS, this is a substantially higher annual number than was imposed by COAH in the “Prior Round” or any iteration of its Round 3 regulations; and

WHEREAS, A4 determines the size of the regional need, but does not calculate allocation of the need to individual municipalities; and

WHEREAS, instead, A4 required the Department of Community Affairs (“DCA”) to produce non-binding estimates of need on or before October 20, 2024, which it did provide on October 18, 2024 (“DCA Report”); and

WHEREAS, the DCA Report calculates the Township’s Round 4 (2025-2035) obligations as follows: A Present Need or Rehabilitation Obligation of 38 and a Prospective Need or New Construction Obligation of 208; and

WHEREAS, A4 further provides that, irrespective of the DCA’s calculation, municipalities are to determine “present and prospective fair share obligation(s)...by binding resolution no later than January 31, 2025”; and

WHEREAS, the Township has calculated its own Round 4 Present and Prospective Need affordable housing obligations, independently, and commits itself to the following obligations: 38 Round 4 Present Need or Rehabilitation Obligation and 66 Prospective Need or New Construction Obligation. The basis for that conclusion is attached hereto as Exhibit A; and

WHEREAS, Section 3 of A4 provides that: “the municipality’s determination of its fair share obligation shall have a presumption of validity, if established in accordance with sections 6 and 7” of A4; and

WHEREAS, Township’s calculation of need is entitled to a “presumption of validity” because it complies with Sections 6 and 7 of A4; and

WHEREAS, the Township specifically reserves the right to adjust those numbers based on one or any of the foregoing adjustments: 1) a windshield survey or similar survey which accounts for a higher-resolution estimate of present need; 2) a Vacant Land Adjustment predicated upon a lack of vacant, developable and suitable land; 3) a Durational Adjustment (whether predicated upon lack of sewer or lack of water); and/or 4) an adjustment predicated upon regional planning entity formulas, inputs or considerations, including, but not limited to the Highlands Regional Master Plan and its build out, the Pinelands or Meadowlands regulations and planning document; and

WHEREAS, in addition to the foregoing, the Township specifically reserves all rights to revoke this resolution and commitment in the event of a successful challenge to A4 in the context of the Montvale case (MER-L-1778-24), any other such action challenging A4, or any legislation adopted and signed into law by the Governor of New Jersey that alters the deadlines and/or requirements of A4; and

WHEREAS, in addition to the foregoing, the Township reserves the right to take a position that its Round 4 Present or Prospective Need Obligations are lower than described herein in the event that a third party challenges the calculations provided for in this Resolution (a reservation of all litigation rights and positions, without prejudice); and

WHEREAS, in addition to the foregoing, nothing in A4 requires or can require an increase in the Township's Round 4 Present or Prospective Need Obligations based on a successful downward challenge of any other municipality in the region since the plain language and clear intent of A4 is to establish, for example, unchallenged numbers by default on March 1, 2025; and

WHEREAS, in light of the above, the Mayor and Council finds that it is in the best interest of Township to declare its obligations in accordance with this resolution; and

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Township of Stafford, County of Ocean, State of New Jersey, as follows:

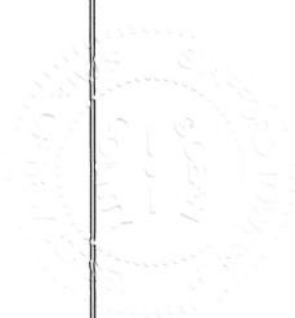
1. All of the Whereas Clauses are incorporated into the operative clauses of this resolution.
2. The Mayor and Council hereby commit to the DCA Round 4 Present Need Obligation of 38 and the Round 4 Prospective Need Obligation of 66 described in this resolution subject to all reservations of rights, which specifically include:
 - a) The right to adjust the number based on a windshield survey, lack of land, sewer, water, regional planning inputs, or any combination thereof;
 - b) All rights to revoke this resolution in the event of a successful legal challenge, or legislative change, to A4;
 - c) All rights to take any contrary position in the event of a third-party challenge to the obligations.
3. The Township hereby directs its Affordable Housing Counsel to (a) file this Resolution with the "Program" pursuant to the requirements on A4.
4. This resolution shall take effect immediately, according to law.

CERTIFICATION

I, **SUSAN M. FARRELL**, Municipal Clerk of the Township of Stafford, do hereby certify that the foregoing Resolution was duly adopted by the Township Council at a meeting held on the 7th day of **January, 2025**.



**SUSAN FARRELL, RMC
STAFFORD TOWNSHIP
MUNICIPAL CLERK**



ROLL CALL VOTE

Gov. Body	Motion	Second	Yes	No	Abstain	Absent
Mower	✓		✓			
Otte			✓			
Esposito			✓			
LaRocca			✓			
DarConte		✓	✓			
Fossa			✓			
Henken			✓			

RESOLUTION NO. 2025-120

RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF STAFFORD, COUNTY OF OCEAN, STATE OF NEW JERSEY AUTHORIZING EXECUTION OF MEDIATION AGREEMENT WITH FAIR SHARE HOUSING CENTER BEFORE THE AFFORDABLE HOUSING DISPUTE RESOLUTION PROGRAM

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024C.2 which amended states affordable housing laws and mandated that the Fourth Round Affordable Housing obligations be determined by the Department of Community Affairs (“DCA”); and

WHEREAS, DCA issued its nonbinding affordable housing obligations for all municipalities in the State on October 18, 2024; and

WHEREAS, municipalities had until January 31, 2025 to either accept DCA calculations or file an action in the Superior Court of New Jersey before the newly established Affordable Housing Dispute Resolution Program (“the Program”); and

WHEREAS, DCA’s calculations for Stafford Township set forth that Stafford’s present need of 38 affordable housing units and its prospective need was 208 units; and

WHEREAS, the Township filed an action in the Superior Court of New Jersey, Law Division, Civil Part, Docket No. OCN-L-96-25 challenging only the prospective need calculation of 208 units; and

WHEREAS, the Township has been before the Program and mediated the matter with the Fair Share Housing Center (“FSHC”); and

WHEREAS, the Township has reached an agreement for the reduced prospective need application of 175 units which will be further be reduced pursuant to the vacant land adjustment and real estate development potential which will be determined in the future; and

WHEREAS, the Township is desirous of authorizing the execution of the mediation agreement before the Affordable Housing Dispute Resolution Program.

NOW THEREFORE BE IT RESOLVED on this 27th day of March, 2025, by the Mayor and Township Council of the Township of Stafford, County of Ocean, and State of New Jersey as follows:

1. The Township hereby authorizes the execution of a mediation agreement with the Affordable Housing Dispute Resolution Program, a copy of which is on file in the office of the Township Clerk and can be viewed during normal business hours.

2. A certified copy of this Resolution shall be forwarded by the Township Clerk to the following:

- (a) Robert Henken, Mayor
- (b) Allison S. Iannaccone, CFM, Township Affordable Housing Planner
- (c) Christopher J. Dasti, Esq., Township Attorney

CERTIFICATION

I, SUSAN M. FARRELL, Township Clerk of Stafford Township, do hereby certify that the foregoing was duly adopted by the Mayor and Township Council of the Township of Stafford at a meeting held on March 27, 2025, a quorum being present and voting in the majority.



 SUSAN M. FARRELL, RMC
 Municipal Township Clerk

DASTI, STAIGER
 ATTORNEYS AT LAW
 510 Lacey Road P.O. Box 779
 Forked River, NJ 08731

Roll Call Vote

Gov. Body	Motion	Second	Yes	No	Abstain	Absent
Mower	✓		✓			
Otte			✓			
Esposito		✓	✓			
LaRocca			✓			
DarConte			✓			
Fossa			✓			
Henken			✓			

PREPARED BY THE AFFORDABLE HOUSING PROGRAM:

**In the Matter of Township of
Stafford**

Superior Court of New Jersey
Law Division, Civil Part

Docket No. OCN-L-96-25

**Program Settlement Recommendation
Present Need and Prospective Need**

THIS MATTER, having come before the Affordable Housing Program, pursuant to the Complaint for Declaratory Judgment filed on **January 9, 2025** (“DJ Complaint”) by the **Township of Stafford** (“Petitioner” or “Municipality”), pursuant to N.J.S.A. 52:27D-304.2, -304.3, and -304.1(f)(1)(c) of the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301, et seq. (collectively, the “FHA”), and in accordance with Section II.A of Administrative Directive #14-24 (“Directive #14-24”) of the Affordable Housing Dispute Resolution Program (the “Program”), seeking a certification of compliance with the FHA;

AND IT APPEARING that, on October 18, 2024, pursuant to the FHA (as amended), the **New Jersey Department of Community Affairs (“DCA”)** issued its report entitled “Affordable Housing Obligations for 2025-2035 (Fourth Round)”, therein setting forth the “present need” and prospective need” obligations of all New

Jersey municipalities for the Fourth-Round housing cycle (the “DCA’s Fourth Round Report”);

AND IT APPEARING that, pursuant to the DCA’s Fourth Round Report, the “present need” obligation of the Petitioner has been calculated and reported as **38** affordable units, and its “prospective need” obligation of the Petitioner has been calculated and reported as **208** affordable units, and which calculations have been deemed “presumptively valid” for purposes of the FHA;

AND IT APPREARING that, the Amended FHA Act requires municipalities that wish to receive immunity for the Fourth Round via participation in the Program to file a “binding resolution no later than January 31, 2025” which contains the Township’s calculation of its Fourth-Round fair share obligations and to “file an action regarding the resolution with the Program.” N.J.S.A. 52:27D-304.1(f)(1)(b);

AND IT APPEARING that, the Municipality represented by Chistopher J. Dasti, Esq. timely adopted town **resolution 2025-64 on January 7, 2025**, seeking deviation from DCA numbers based on their planner’s recommendation for 38 affordable housing units for present need and 66 affordable housing units for prospective need;

AND IT APPEARING that, challenges to the Municipal calculations were timely and properly filed by **Fair Share Housing Center** represented by Joshua Bauers, Esq. and by the **New Jersey Builders Association** represented by Richard

J. Hoff, Esq. both challengers disputing the town proposed obligations for present and prospective need, and supporting DCA present and prospective need obligations, each challenge supported by their own expert reports;

AND IT APPEARING that, the Administrative Office of the Courts (“AOC”) and the Program appointed and assigned the case to program member **Judge Julio L. Mendez, retired** to manage the proceedings, host settlement conferences and make recommendations to the Mount Laurel Judge in accordance with the FHA statute and the AOC Directive;

AND IT APPEARING that, the appointed program member has fully considered all the submissions of counsel for all parties, the various planners reports, the DCA report, and the program member having a conducted **settlement conference on March 17, 2025 and session conference on March 26, 2025**, in accordance with Directive and the statutory framework;

AND IT APPEARING that, the AOC appointed an independent special adjudicator affordable housing expert to work with, make recommendations and assist the program, working closely with the program member, and **Mary Beth Lonergan** was appointed as special adjudicator in this case;

AND It APPEARING that, the **New Jersey Builders Association** having notified the Program in writing that by their counsel that they will not participate in

the settlement negotiations, and that they will not object to any settlement reached between the municipality and Fair Share Housing Center;

AND IT APPEARING THAT, the March 17, 2025, the settlement conference and March 26, 2025 session conference was conducted on notice to all parties and the participation including local officials, attorneys, and planners for Fair Share Housing Center and the Municipality, everyone with the goal of reaching a resolution;

AND IT APPEARING that, the parties have engaged in extensive settlement negotiations before, during and after the settlement conference, with the guidance and assistance of the program member assigned to the case and the special adjudicator;

AND IT APPEARING that, the Municipality and Fair Share Housing Center have reached a resolution, the settlement was placed on the record, and a written settlement agreement was prepared and uploaded to eCourts, and that the settlement agreement went before the town council for resolution approving the settlement with the recommendations of counsel and business administrator, and that resolution 2025-120 approving the settlement was uploaded to eCourts;

AND IT APPEARING that, the special adjudicator recommends accepting the settlement to the Program, and that the terms of the settlement are as follows: **38** present need and **175** prospective need units of affordable housing obligation;

For all those reasons, the program member hereby **recommends** for consideration and review that an ORDER be entered by the County Mount Laurel Judge as follows:

Accepting the proposed settlement and establishing that the “present need” obligation of the Municipality, be, and hereby is fixed at **38** affordable units for the Fourth Round housing cycle, and that the “prospective need” obligation of the Municipality, be, and hereby is fixed at **175** affordable units obligations for the Fourth Round Housing cycle.

And the Program also is recommending an order be entered that the Municipality is hereby authorized to proceed with preparation and adoption of its proposed Housing Element and Fair Share Plan for the Fourth Round, incorporating therein the “present need” and “prospective need” allocations aforesaid (and which plan shall include the elements set forth in the “Addendum” attached to Directive #14-24), by or before June 30, 2025, as provided for and in accordance with Section III.A of Directive #14-24, and without further delay.

And the Program also is recommending an order that any and all “challenges” to the Petitioner’s housing element and fair share plan as adopted pursuant to Paragraph 3 above must be filed by August 31, 2025, by way of Answer/Objection filed in the eCourts and as provided for and in accordance with Section III.B of Directive #14-24.

And the Program also is recommending that a copy of the Order shall be deemed served on the Petitioner, Petitioner's counsel and the Program Chair upon its posting by the Court to the eCourts case jacket for this matter pursuant to R. 1:5-1(a) and R. 1:32-2A.

Respectfully submitted by The Program:

By: /s/ Julio L. Mendez

Hon. Julio L. Mendez, J.S.C. (Ret.)

Dated: March 30, 2025



Peter J. O'Connor, Esq.
Kevin D. Walsh, Esq.
Adam M. Gordon, Esq.
Laura Smith-Denker, Esq.
David T. Rammler, Esq.
Joshua D. Bauers, Esq.

August 17, 2016

S-2

Jerry J. Dasti
Dasti, Murphy, McGuckin, Ulaky, Koutsouris & Connors
620 West Lacey Road
PO Box 1057
Forked River, NJ 08731

**Re: In the Matter of the Township of Stafford, County of Ocean, Docket
No. OCN-L-1913-15**

Dear Mr. Dasti:

This letter memorializes the terms of an agreement reached between the Township of Stafford (the Township or "Stafford"), the declaratory judgment plaintiff, and Fair Share Housing Center (FSHC), a Supreme Court-designated interested party in this matter in accordance with In re N.J.A.C. 5:96 and 5:97, 221 N.J. 1, 30 (2015) (Mount Laurel IV) and, through this settlement, a defendant in this proceeding.

Background

Stafford filed the above-captioned matter on or about June 30, 2015 seeking a declaration of its compliance with the Mount Laurel doctrine and Fair Housing Act of 1985, N.J.S.A. 53:27D-301 et seq. in accordance with In re N.J.A.C. 5:96 and 5:97, supra. FSHC and the Township participated in consolidated proceedings in which fair share obligations in Ocean County municipalities were to be calculated. Prior to that proceeding reaching a conclusion, the Township and FSHC agreed to settle the litigation and to present that settlement to the trial court with jurisdiction over this matter to review.

Settlement terms

The Township and FSHC hereby agree to the following terms:

1. FSHC agrees that the Township, through the adoption of a Housing Element and Fair Share Plan ("the Plan") which incorporates and conforms with the provisions of this Agreement and the implementation of that Plan and this Agreement, satisfies its obligations under the Mount Laurel doctrine and Fair Housing Act of 1985, N.J.S.A. 53:27D-301 et seq., for the Prior Round (1987-1999) and Third Round (1999-2025).
2. At this time and at this particular point in the process resulting from the Supreme Court's Mount Laurel IV decision, when fair share obligations have yet to be definitively determined, it is appropriate for the parties to arrive at a settlement regarding a municipality's Third Round present and prospective need instead of doing so through plenary adjudication of the present and prospective need.
3. FSHC and Stafford hereby agree that Stafford's affordable housing obligations are as follows:

Present Need (per Kinsey Report ¹)	94
Prior Round Obligation (pursuant to N.J.A.C. 5:93)	555
Third Round (1999-2025) Prospective Need (per Kinsey Report, as adjusted through this settlement agreement)	792

- The Township has contracted Community Grants and Planning for the administration and implementation of the Township's Home Improvement Program (HIP). The purpose of the program is to bring substandard housing up to code. The program is funded through the Township's Affordable Housing Trust Fund. This is sufficient to satisfy the Township's Present Need/rehabilitation obligation of 94 units.
- As noted above, the Township has a Prior Round prospective need of 555 units, which is met through the following compliance mechanisms:

	EST. OBLIG.	COMPLETED UNITS	PROPOSED UNITS	LOW	MOD	VERY LOW	TOTAL UNITS
1987-1999 Prior Round Obligation (1)	555						
Mechanisms (2)							
Prior Cycle Credits (4/1/80-12/31/86)							
Credits without Controls		243					243
Inclusionary Zoning		86					86
Pine Crest Village		75		38	37		
Perry's Lake		11		5	6		
100% Affordable		143					143
Presbyterian Homes		72		72			
Stafford Park Family Units		71		35	36		
Rental Bonuses		83					83
Presbyterian Homes		12					
Stafford Park Family Units		71					
Total Prior Round Credits							555
Units Addressing 1987-1999 Prior Round							555

- The Township, as calculated in the vacant land analysis attached hereto as Exh. A, has a realistic development potential (RDP) of 360 units. That RDP will be satisfied as follows:

Third Round Obligation Summary

Total Third Round Obligation

360

TOTAL CREDITS

360

Remaining

0

CREDIT SURPLUS

¹ David N. Kinsey, PhD, PP, FAICP, NEW JERSEY LOW AND MODERATE INCOME HOUSING OBLIGATIONS FOR 1999-2025 CALCULATED USING THE NJ COAH PRIOR ROUND (1987-1999) METHODOLOGY, July 2015.

Obligation Requirements and Caps	Permitted or Required	Provided	Compliance
Minimum Number of Rentals (5:93-5.15)	90	259	YES
Maximum Number of Age-Restricted Units (5:93-5.14)	90	90	YES
Maximum Rental Bonus Credits	90	90	YES
Maximum Age-Restricted Rental Bonus Credits	45	0	YES

	Affordable Units	Potential Bonus Credits	Total Credits
Third Round Compliance Mechanism Summary			
FOR SALE	11	0	11
<i>Family For-Sale</i>	11	0	11
Scattered Site Program	11	0	11
<i>Age-Restricted For-Sale</i>	0	0	0
RENTALS	259	90	349
FAMILY RENTAL	153	90	243
Stafford Park Family Units	41	41	82
Stafford Mews	10	0	10
Walters Rt. 9 Project	72	49	121
SOCH Rentals	30	0	30
AGE RESTRICTED RENTAL	90	0	90
Stafford Park Age-Restricted Rentals	90	0	90
SUPPORTIVE/SPECIAL NEEDS HOUSING	16	0	16
Admiral Group Home	3	0	3
Stafford Age Restricted	10	0	10
Starboard Group Home	3	0	3
TOTALS			

The RDP of 360, subtracted from the Third Round obligation of 792 units, results in an unmet need of 432 units, which the parties agree shall be addressed and is sufficiently addressed through the following mechanisms:

Stafford Unmet Need	
Mechanism	# of Units
Perry's Lake	35
Cedar Run	72
Stafford MEWS	3

SOCH For Sale Units	44
Summerville	5
Presbyterian Homes	12
Mixed Use Zone	
Town Wide Ordinance	
Total Hard Credits	171

The “mixed use zone” refers to the Mixed-Use District zoning as adopted pursuant to COAH’s Third Round substantive certification in 2009, which zoning requires, among other provisions, that all townhouse, multi-family, or mixed-use developments with 5 or more units within the area subject to the zone will include a 20% set-aside. The Township shall maintain the mixed use zone as approved by COAH and already adopted by the Township as a mechanism to meet unmet need.

The Township shall also implement a municipal-wide requirement that any new development with 5 or more units will include a 20% set-aside through adoption of an ordinance substantially in the form of Exhibit B to this Agreement.

7. The Township agrees to require 13% of all units referenced in this plan, with the exception of units constructed as of July 1, 2008, and units subject to preliminary or final site plan approval before that date, to be very low income units, with half of the very low income units being available to families. The municipality will comply with those requirements as follows:

- Stafford Park Family – 12 very low income units**
- Stafford Park Supportive/Special Needs – 10 very low income units**
- Bay Avenue Overlay Zone – potential for 8 very low income units**
- SOCH – 10 very low income units**
- Admiral and Starboard Group Homes – 6 very low income units**

For the review of very low income housing requirements required by N.J.S.A. 52:27D-329.1, within 30 days of the third anniversary of this agreement, and every third year thereafter, the Township will post on its municipal website, with a copy provided to Fair Share Housing Center, a status report as to its satisfaction of its very low income requirements, including the family very low income requirements referenced herein. Such posting shall invite any interested party to submit comments to the municipality and Fair Share Housing Center on the issue of whether the municipality has complied with its very low income housing obligation under the terms of this settlement.

8. The Township shall meet its Third Round Prospective Need in accordance with the following standards as agreed to by the Parties and reflected in the table in paragraph 6 above:
 - a. At least twenty-five percent of the Third Round Prospective Need shall be met through rental units, including at least half in rental units available to families. Third Round bonuses will be applied in accordance with N.J.A.C. 5:93-5.15(d).

- b. At least 50 percent of the units addressing the Third Round Prospective Need shall be affordable to very-low-income and low-income households with the remainder affordable to moderate-income households.
 - c. At least half of the units addressing the Third Round Prospective Need in total must be available to families.
 - d. The Township agrees to comply with an age-restricted cap of 25% and to not request a waiver of that requirement.
9. The Township shall add to the list of community and regional organizations in its affirmative marketing plan, pursuant to N.J.A.C. 5:80-26.15(f)(5), Fair Share Housing Center, the New Jersey State Conference of the NAACP, 14 Clifton Ave. S., Lakewood, NJ 08701, the Latino Action Network, PO Box 943, Freehold, NJ 07728, NAACP Toms River Branch, PO Box 5144, Toms River 08754, and NAACP Ocean County/Lakewood Branch, PO Box 836, Lakewood, NJ 08701, and shall, as part of its regional affirmative marketing strategies during its implementation of this plan, provide notice to those organizations of all available affordable housing units. The Township also agrees to require any other entities, including developers or persons or companies retained to do affirmative marketing, to comply with this paragraph.
10. All units shall include the required bedroom distribution, be governed by controls on affordability and affirmatively marketed in conformance with the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et. seq. or any successor regulation, with the exception that in lieu of 10 percent of affordable units in rental projects being required to be at 35 percent of median income, 13 percent of affordable units in such projects shall be required to be at 30 percent of median income, and all other applicable law. The Township as part of its HEFSP shall adopt and/or update appropriate implementing ordinances in conformance with standard ordinances and guidelines developed by COAH to ensure that this provision is satisfied. All new construction units shall be adaptable in conformance with P.L.2005, c.350/N.J.S.A. 52:27D-311a and -311b and all other applicable law.
11. The Township will prepare a revised spending plan within 90 days of the Court's approval of this Settlement Agreement. The Township reserves the right to request the Court's approval that the expenditures of funds under the revised spending plan constitute "commitment" for expenditure pursuant to N.J.S.A. 52:27D-329.2 and -329.3, and FSHC reserves the right to respond to such request. The parties agree that any funds deemed "committed" by the Court shall have the four-year time period for expenditure designated pursuant to N.J.S.A. 52:27D-329.2 and -329.3 begin to run with the entry of a final judgment approving this settlement in accordance with the provisions of In re Tp. Of Monroe, 442 N.J. Super. 565 (Law Div. 2015) (aff'd 442 N.J. Super. 563). On the first anniversary of the execution of this agreement, and every anniversary thereafter through the end of this agreement, the Township agrees to provide annual reporting of trust fund activity to the New Jersey Department of Community Affairs, Council on Affordable Housing, or Local Government Services, or other entity designated by the State of New Jersey, with a copy provided to Fair Share Housing Center and posted on the municipal website, using forms developed for this purpose by the New Jersey Department of Community Affairs, Council on Affordable Housing, or

Local Government Services. The reporting shall include an accounting of all housing trust fund activity, including the source and amount of funds collected and the amount and purpose for which any funds have been expended.

12. On the first anniversary of the execution of this agreement, and every anniversary thereafter through the end of this agreement, the Township agrees to provide annual reporting of the status of all affordable housing activity within the municipality through posting on the municipal website with a copy of such posting provided to Fair Share Housing Center, using forms previously developed for this purpose by the Council on Affordable Housing or any other forms endorsed by the Special Master and FSHC.
13. The parties agree that if a decision of a court of competent jurisdiction in Ocean County, including but not limited to decisions of the Appellate Division or Supreme Court, or a determination by an administrative agency responsible for implementing the Fair Housing Act, or an action by the New Jersey Legislature, would result in a calculation of an obligation for the Township for the period 1999-2025 that would be lower by more than twenty (20%) percent than the total prospective Third Round need obligation established in this agreement, and if that calculation is memorialized in an unappealable final judgment, the Township may seek to amend the judgment in this matter to reduce its fair share obligation accordingly. Notwithstanding any such reduction, the Township shall be obligated to implement the fair share plan attached hereto, including by leaving in place any site specific zoning adopted or relied upon in connection with the Plan approved pursuant to this settlement agreement; taking all steps necessary to support the development of any 100% affordable developments referenced herein; maintaining all mechanisms to address unmet need; and otherwise fulfilling fully the fair share obligations as established herein. The reduction of the Township's obligation below that established in this agreement does not provide a basis for seeking leave to amend this agreement or seeking leave to amend an order or judgment pursuant to R. 4:50-1. If the Township prevails in reducing its prospective need for the Third Round, the Township may carry over any resulting extra credits to future rounds in conformance with the then-applicable law.
14. FSHC is hereby deemed to have party status in this matter and to have intervened in this matter as a defendant without the need to file a motion to intervene or an answer or other pleading. The parties to this agreement agree to request the Court to enter an order declaring FSHC is an intervenor, but the absence of such an order shall not impact FSHC's rights.
15. This settlement agreement must be approved by the Court following a fairness hearing as required by Morris Cty. Fair Hous. Council v. Boonton Twp., 197 N.J. Super. 359, 367-69 (Law Div. 1984), aff'd o.b., 209 N.J. Super. 108 (App. Div. 1986); East/West Venture v. Borough of Fort Lee, 286 N.J. Super. 311, 328-29 (App. Div. 1996). The Township shall present its planner as a witness at this hearing. FSHC agrees not to challenge the Township's plan for satisfying its fair share obligation in accordance with this Agreement at the fairness hearing. In the event the Court approves this proposed settlement, the parties contemplate the municipality will receive "the judicial equivalent of substantive certification and accompanying protection as provided under the FHA," as addressed in the Supreme Court's decision in In re N.J.A.C. 5:96 & 5:97, 221 N.J. 1, 36 (2015). The "accompanying protection" shall remain in effect through July 1, 2025, with a midpoint realistic opportunity review as of July 1, 2020 as required pursuant to N.J.S.A. 5227D-313 in which the Township will post on its municipal website, with a copy

provided to Fair Share Housing Center, a status report as to its implementation of its Fair Share Plan and any comments as to whether any sites no longer present a realistic opportunity and should be replaced and whether any mechanisms to meet unmet need should be revised or supplemented. Any interested party may by motion request a hearing before the court regarding these issues.

16. If the settlement agreement is rejected by the Court at a fairness hearing it shall be null and void. As an essential term of this settlement, within 90 days of Court's approval of this Settlement Agreement, the Township shall adopt a final Housing Element and Fair Share Plan that incorporates the provisions of this Agreement, a final Spending Plan, and introduce ordinances providing for the amendment of the Township's Affordable Housing Ordinance and Zoning Ordinance to implement the terms of this settlement agreement and the zoning contemplated herein. If an appeal is filed of the Court's approval or rejection of the Settlement Agreement, the Parties agree to defend the Agreement on appeal, including in proceedings before the Superior Court, Appellate Division and New Jersey Supreme Court, and to continue to implement the terms of the Settlement Agreement if the Agreement is approved before the trial court unless and until an appeal of the trial court's approval is successful at which point, the Parties reserve their right to rescind any action taken in anticipation of the trial court's approval. All Parties shall have an obligation to fulfill the intent and purpose of this Agreement. This settlement agreement may be enforced through a motion to enforce litigant's rights or a separate action filed in Superior Court, Ocean County.
17. Unless otherwise specified, it is intended that the provisions of this Agreement are to be severable. The validity of any article, section, clause or provision of this Agreement shall not affect the validity of the remaining articles, sections, clauses or provisions hereof. If any section of this Agreement shall be adjudged by a court to be invalid, illegal, or unenforceable in any respect, such determination shall not affect the remaining sections.
18. This Agreement shall be governed by and construed by the laws of the State of New Jersey.
19. This Agreement may not be modified, amended or altered in any way except by a writing signed by each of the Parties.
20. This Agreement may be executed in any number of counterparts, each of which shall be an original and all of which together shall constitute but one and the same Agreement.
21. The Parties acknowledge that each has entered into this Agreement on its own volition without coercion or duress after consulting with its counsel, that each party is the proper person and possess the authority to sign the Agreement, that this Agreement contains the entire understanding of the Parties and that there are no representations, warranties, covenants or undertakings other than those expressly set forth herein.
22. Each of the Parties hereto acknowledges that this Agreement was not drafted by any one of the Parties, but was drafted, negotiated and reviewed by all Parties and, therefore, the presumption of resolving ambiguities against the drafter shall not apply. Each of the Parties expressly represents to the other Parties that: (i) it has been represented by counsel in connection with negotiating the terms of this Agreement; and (ii) it has conferred due authority for execution of this Agreement upon the persons executing it.

23. Any and all Exhibits and Schedules annexed to this Agreement are hereby made a part of this Agreement by this reference thereto. Any and all Exhibits and Schedules now and/or in the future are hereby made or will be made a part of this Agreement with prior written approval of both Parties.
24. This Agreement constitutes the entire Agreement between the Parties hereto and supersedes all prior oral and written agreements between the Parties with respect to the subject matter hereof except as otherwise provided herein.
25. No member, official or employee of the Township shall have any direct or indirect interest in this Settlement Agreement, nor participate in any decision relating to the Agreement which is prohibited by law, absent the need to invoke the rule of necessity.
26. Anything herein contained to the contrary notwithstanding, the effective date of this Agreement shall be the date upon which all of the Parties hereto have executed and delivered this Agreement.
27. All notices required under this Agreement ("Notice[s]") shall be written and shall be served upon the respective Parties by certified mail, return receipt requested, or by a recognized overnight or by a personal carrier. In addition, where feasible (for example, transmittals of less than fifty pages) shall be served by facsimile or e-mail. All Notices shall be deemed received upon the date of delivery. Delivery shall be affected as follows, subject to change as to the person(s) to be notified and/or their respective addresses upon ten (10) days notice as provided herein:

TO FSHC:

Adam M. Gordon, Esq.
Fair Share Housing Center
510 Park Boulevard
Cherry Hill, NJ 08002
Phone: (856) 665-5444
Telecopier: (856) 663-8182
E-mail: adamgordon@fairsharehousing.org

TO THE TOWNSHIP:

Jerry J. Dasti
Dasti, Murphy, McGuckin, Ulaky, Koutsouris & Connors
620 West Lacey Road
PO Box 1057
Forked River, NJ 08731

Telecopier: 609-971-7093
Email: jdasti@dmmlawfirm.com

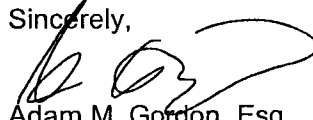
**WITH A COPY TO THE
MUNICIPAL CLERK:**

Township of Stafford
Municipal Clerk
260 E. Bay Avenue
Manahawkin, N.J. 08050

Telecopier: (609) 597-4911
Email: clerk@twp.stafford.nj.us

Please sign below if these terms are acceptable.

Sincerely,



Adam M. Gordon, Esq.
Counsel for Intervenor/Interested Party
Fair Share Housing Center

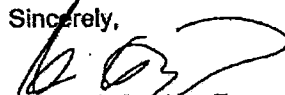
On behalf of the Township of Stafford, with the authorization
of the governing body and Planning Board:

Dated: _____

Telecopier: (609) 597-4911
Email: clerk@twp.stafford.nj.us

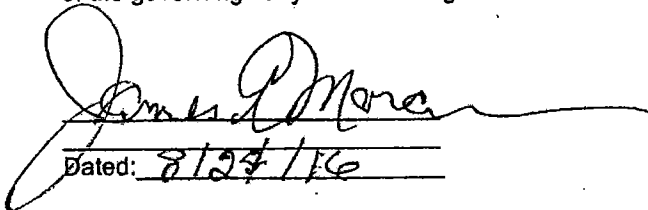
Please sign below if these terms are acceptable.

Sincerely,



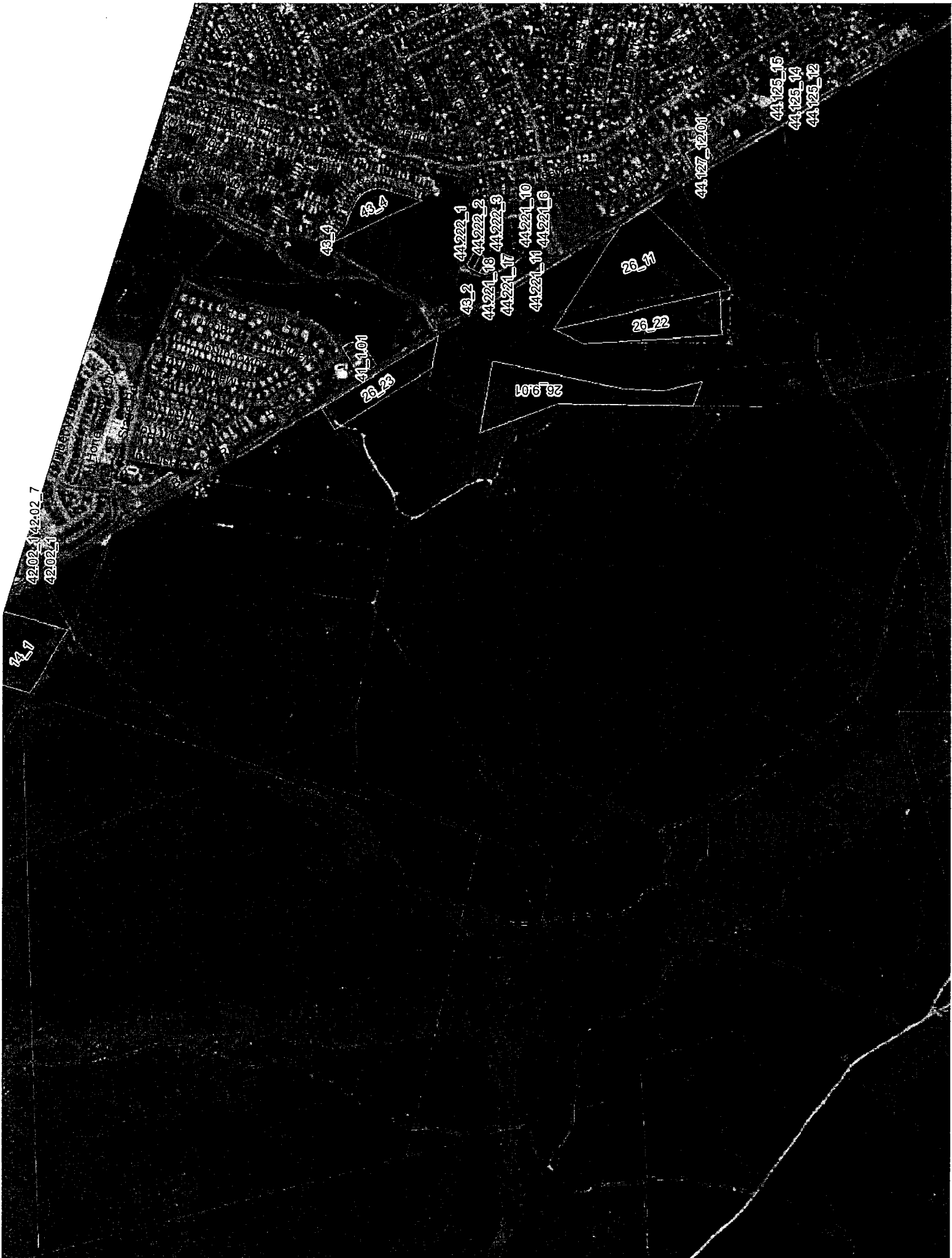
Adam M. Gordon, Esq.
Counsel for Intervenor/Interested Party
Fair Share Housing Center

On behalf of the Township of Stafford, with the authorization
of the governing body and Planning Board:



Dated: 8/23/16

EXHIBIT A



42.02.1 42.02.7

42.02.1

43.7

43.4

43.4

43.2

41.222.1

41.222.2

41.222.16

41.222.3

41.222.17

41.222.10

41.222.11

41.222.19

41.1.01

26.28

26.9.01

26.11

26.22

41.127.12.01

41.125.15

41.125.14

41.125.12

Constrained Vacant Lots

Block	Lot	Address	Additional Lots	Property Owner	Property Area	Reason for Exclusion
1	13	1481 MAIN STREET		OVERLAP LLC	6.30	Constrained by Wetlands
1	7				1.01	Outside of SSA
1	3	LITTLE EGG HARBOR LINE		HENRY, CRAIG E	43.29	Outside of SSA
2	6	CEDAR BRIDGE & 539		RAILROAD ROAD LLC	16.20	Outside of SSA
2	3.03	ROUTE 539 E/S		LEFEVRE, ROGER & KAREN	1.30	Outside of SSA
2	5	CEDAR BRIDGE & 539		RAINBOW ROD & GUN CLUB C/O D RAUTH	2.66	Outside of SSA
2	3.02	ROUTE 539 E/S		WITTMAN, J-EST OF % JOSEPH III	1.23	Outside of SSA
2	3	CEDAR BRIDGE ROAD W/S		SCHWAB, CHARLES W. & JULIA P.	1.99	Outside of SSA
2	3.01	ROUTE 539 E/S		LEX, DONALD C	0.98	Outside of SSA
3	2	MICAJAS ROAD E/S		CLYDE, WILLIAM J & MARILYN J	7.40	Outside of SSA
3	3	MICAJAS ROAD E/S		WITTMAN, J-EST OF % JOSEPH III	0.73	Less than .83 Acres
3	4	MICAJAS ROAD E/S		BENNETT, WM C JR & ETALS	0.49	Less than .83 Acres
3	6	MICAJAS ROAD E/S		DYER, D & PARKER, C & SYDOL, C	0.55	Less than .83 Acres
4	16	PANCOAST ROAD NORTH OF		SMITH, OWEN	0.57	Less than .83 Acres
4	20	PANCOAST ROAD N/S		JERATH, MEENA & KHOSLA, GEETA	1.15	Outside of SSA
4	24	ROUTE 539 E/S		TRUAX, LEROY	2.70	Outside of SSA
4	6	MICAJAS ROAD W/S		CORLISS, ROBT & GERALD & WATSON, J	82.38	Outside of SSA
4	3	MICAJAS & CEDAR BRDG		BUZBY, RICHARD J JR	20.09	Outside of SSA
4	2	MICAJAS ROAD W/S		CLYDE, WILLIAM J & MARILYN J	0.60	Less than .83 Acres
4	11	ROUTE 539 E/S		SMITH, OWEN	28.76	Outside of SSA
4	10	PANCOAST ROAD N/S		SMITH, OWEN	31.58	Outside of SSA
4	17	1436 ROUTE 539		SMITH, OWEN	2.46	Outside of SSA
7	5.01	1567 SIMM PLACE ROAD		MORRIS, SAMUEL M-PO BOX 4126	1.28	Outside of SSA
7	7.01	1579 MAIN STREET		MORRIS, SM & ME - PO BOX 4126	0.77	Outside of SSA
9	7	1478 CERVETTO ROAD		FLYNN, STEPHEN W & KAREN L	1.97	Outside of SSA
9	1.01	PANCOAST ROAD S/S		KELLER, FRANK W	0.38	Outside of SSA
9	1.02	PANCOAST & MIDDLE RD		KELLER, FRANK	0.65	Outside of SSA
9	1.06	1594 ROUTE 539		O'MALLEY, MICHAEL J	1.87	Outside of SSA
11	8	1347 PANCOAST ROAD	INC. LOT 1.7	HALBEISEN, JOHN & KIMBERLY	17.62	Outside of SSA
11	1	GRAY'S ROAD S/S		WEIGLE, DOUGLAS R	1.02	Outside of SSA
11	11	PANCOAST ROAD S/S		DELIA, DIANE	38.72	Outside of SSA
11	18	GRAY'S ROAD S & REAR OF		WEIGLE, DOUGLAS	2.73	Outside of SSA
11	5	GRAY'S ROAD S/S		WHEAT, LEE & JOHN W	5.22	Outside of SSA
13	35.01	ROUTE 72 W/S		SOCH INC % MERIDIAN HOSP CORP	4.93	Approval for Development
13	60	200 STAFFORD PARK BLVD		STAFFORD PROP URBAN RNWL % WALTERS	0.51	Less than .83 Acres
13	42	ROUTE 72 W/S		DVORKIN, A & M&H INVESTMENT GRP LLC	8.28	Constrained by Wetlands
13	54	ROUTE 72 & RECOVERY ROAD		DVORKIN, A & M&H INVESTMENT GRP LLC	7.15	Constrained by Wetlands
13	57	ROUTE 72 W/S		CAP-1 LLC	9.25	Approval for Development
13	38.02	1105 ROUTE 72 WEST		DENAGEL, EUGENE	0.27	Less than .83 Acres
14	1	OLD MANAHAWKIN N/S		ROSS, DOMINICK JR & MARISA L	10.63	Outside of SSA
21	16	MICAJAS ROAD SW/S		PANAS, NICK & ELIOPoulos, GUS	10.93	Outside of SSA
21	17	EVERGREEN HEIGHTS		WOLSON, MATTHEW & STACIA	0.02	Less than .83 Acres
22	22	PARKWAY W/S		MORRIS, BA; KALSCH, JL & SWENSEN, JM	19.84	Outside of SSA
23	10	STOCUMS ROAD S/S		LEARY, DOROTHEA JANE IRREVOC TRUST	8.43	Outside of SSA
23	12	STOCUMS ROAD S/S		CONKLIN, SAMUEL EST % CONKLIN, PJ	1.96	Outside of SSA
24	9	PARKWAY NW/S		HARDER, BENJAMIN A JR	28.85	Outside of SSA
24	5	UNNAMED ROAD E/S		CONKLIN, SAMUEL EST % CONKLIN, PJ	5.85	Outside of SSA
24	3	UNNAMED ROAD E/S		LEARY, DOROTHEA JANE IRREVOC TRUST	7.50	Outside of SSA
24	19	STOCUMS ROAD N/S		HARDER, BENJAMIN A JR	2.91	Outside of SSA

25	32.06	246 STAFFORD PARK BLVD	STAFFORD PROF URBAN RINWL % WALTERS	7.09	Developed
25	34.03	101 CAMPBELL BLVD	STAFFRD PROP APRTMT URB RINW%WALTERS	22.41	Developed
26	9	ROUTE 72 SW OF	SPADA, JAMES G. & GLORIA ETAL	15.99	Outside of SSA
26	23	ROUTE 72 SW/S	PROGRESS PLUS ASSOC	8.14	Outside of SSA
26	22	ROUTE 72 WEST OF	FRAZEE, HAROLD OSCAR & GERALDINE AN	12.47	Outside of SSA
26	11	ROUTE 72 SW/S	MILLER, WALTER	25.63	Outside of SSA
41	1	ROUTE 72 N/S	FAWN LAKES COMMUNITY ASSOC	1.60	Water/Wetlands
42.02	6	DUSTY MILLER DRIVE	PARAMOUNT HOMES @ FOREST HILLS LLC	0.19	Developed
42.02	1	OPEN SPACE	PARAMOUNT HOMES @ FOREST HILLS LLC	2.28	Developed
42.02	7	10 DUSTY MILLER DRIVE	PARAMOUNT HOMES @ FOREST HILLS LLC	0.22	Developed
43	4	ATLANTIC HILLS	ATL. HILLS H/O ASSOC INC % DPM INC	4.79	Outside of SSA
44.03	10	ROUTE 72 OCEAN ACRES LAKE	BONSANGUE, CHARLES TRUST	1.93	Water/Wetlands
44.03	9	955 WHISPERING OAK CIR	BONSANGUE, CHARLES TRUST	0.01	Outside of SSA
44.117	18	1424 ROUTE 72 WEST	RUTA, MODESTINO & JACQUELINE	0.28	Developed
44.117	10	1413 FORECASTLE AVENUE	RUTA, MODESTINO & JACQUELINE	0.31	Developed
44.117	17	1418 ROUTE 72 WEST	RUTA, MODESTINO & JACQUELINE	0.24	Developed
44.127	12	1636 ROUTE 72 WEST	1636 ROUTE 72 WEST LLC	1.07	Outside of SSA
44.15	44	1188 BEACON AVENUE	MUELLER, MARIE	0.23	Less than .83 Acres
44.15	43	1182 BEACON AVENUE	MUELLER, MARIE	0.24	Less than .83 Acres
44.16	16.01	1157 BEACON AVENUE	SOCH % MERIDIAN HOSP CORP	0.42	Less than .83 Acres
44.16	15	1161 BEACON AVENUE	SOCH % MERIDIAN HOSP CORP	0.24	Less than .83 Acres
44.18	5	116 LAKEVIEW DRIVE	MELEGA, MICHAEL & JOAN M.	0.02	Less than .83 Acres
44.218	4	112 LAKEVIEW DRIVE	PAPPAS, EVANGELINE, GEO & ANTHONY	0.02	Less than .83 Acres
44.218	2	104 LAKEVIEW DRIVE	DAVIES, MARK W	0.02	Less than .83 Acres
44.218	7	124 LAKEVIEW DRIVE	BROWN, GERALD S & SUSAN J	0.01	Less than .83 Acres
44.218	1	100 LAKEVIEW DRIVE	DAVIES, MARK W	0.08	Less than .83 Acres
44.218	19	172 LAKEVIEW DRIVE	STAFFORD MEDICAL PA	0.01	Less than .83 Acres
44.218	6	120 LAKEVIEW DRIVE	REILLY, LORRAINE M	0.01	Less than .83 Acres
44.218	3	108 LAKEVIEW DRIVE	GIAMPICCOLO, GIOVANNA M	0.01	Less than .83 Acres
44.218	5	116 LAKEVIEW DRIVE	MELEGA, MICHAEL & JOAN M.	0.34	Less than .83 Acres
44.218	4	112 LAKEVIEW DRIVE	PAPPAS, EVANGELINE, GEO & ANTHONY	0.28	Less than .83 Acres
44.218	2	104 LAKEVIEW DRIVE	DAVIES, MARK W	0.35	Less than .83 Acres
44.218	7	124 LAKEVIEW DRIVE	BROWN, GERALD S & SUSAN J	0.40	Less than .83 Acres
44.218	1	100 LAKEVIEW DRIVE	DAVIES, MARK W	0.68	Less than .83 Acres
44.218	19	172 LAKEVIEW DRIVE	STAFFORD MEDICAL PA	0.59	Less than .83 Acres
44.218	6	120 LAKEVIEW DRIVE	REILLY, LORRAINE M	0.38	Less than .83 Acres
44.218	3	108 LAKEVIEW DRIVE	GIAMPICCOLO, GIOVANNA M	0.27	Less than .83 Acres
44.221	6	198 GAFFY/116 NEPTUNE	REDDY, SAIBABA & DORASANI	0.28	Less than .83 Acres
44.221	11	117 MALLARD ROAD	JUST, EDWARD	0.29	Less than .83 Acres
44.221	10	113 MALLARD ROAD	JUST, EDWARD	0.25	Less than .83 Acres
44.221	4	108 NEPTUNE DRIVE	REDDY, SAIBABA B & DORASANI	0.25	Less than .83 Acres
44.221	5	112 NEPTUNE DRIVE	REDDY, SAIBABA & DORASANI	0.23	Less than .83 Acres
44.221	17	1728 ROUTE 72 W/141 MALL	YAMBABO, ALEXANDER & MARIA	0.34	Less than .83 Acres
44.222	2	232 GAFF ROAD	JENRICK FINANCIAL SERVICE INC ETAL	0.38	Lack of Access
44.222	3	228 GAFF ROAD	JENRICK FIN SERV INC & MELLOMIDA, J	0.24	Lack of Access
44.222	1	236 GAFF ROAD	JENRICK FINANCIAL SERVICE INC ETAL	0.34	Lack of Access
44.222	20	148 MALLARD ROAD	SANTERIAN, MERLE	0.00	Lack of Access
44.222	21	152 MALLARD ROAD	SANTERIAN, MERLE	0.00	Lack of Access
44.222	19	144 MALLARD ROAD	SANTERIAN, MERLE	0.00	Lack of Access
44.23	1	LIGHTHOUSE DRIVE E/S	LONG BEACH CORPORATION	4.32	Developed
44.25	7	127 BLUEJACKET AVENUE	AHDOUT, SHAROKH	0.22	Less than .83 Acres
44.25	8	131 BLUEJACKET AVENUE	AHDOUT, EDNA	0.22	Less than .83 Acres

44.49	28 1218 STEAMER AVENUE	ALLIKMAA, O SR. & AL EST%GILMAN, A	0.23 Less than .83 Acres
44.49	27 1214 STEAMER AVENUE	ALLIKMAA, O SR. & AL EST %GILMAN, A	0.23 Less than .83 Acres
44.52	10 1183 GALLEY AVENUE	COLLINS, MARTIN J & MARY E	0.20 Less than .83 Acres
44.52	9 1187 GALLEY AVENUE	COLLINS, MARTIN J & MARY E	0.21 Less than .83 Acres
44.59	37 447 GOLFVIEW DRIVE	LONG BEACH CORPORATION	0.28 Less than .83 Acres
44.93	24 1158 BEACH LANE	DEL BENE, GENE & CARMELLA	0.24 Less than .83 Acres
44.93	23 1154 BEACH LANE	DEL BENE, GENE & CARMELLA	0.25 Less than .83 Acres
46	1 06 186 MARY BELL ROAD	DEL ROSSO, RUSSELL & SHERRY	0.12 Less than .83 Acres
46	1 05 41 RANCH BLVD	ARIEMMA, ANTHONY	8.42 Outside of SSA
46	4 02 110 MARY BELL ROAD	CONROY, MICHAEL & JAQUELINE	2.44 Developed
46	14 03 9 HAZELTON COURT	MONTANEZ, WILLIAM	0.93 Developed
47	1 1 MARY BELL ROAD	CHURCH OF JESUS CHRIST OF LD SAINTS	6.37 Developed
50	4 03 80 SILO AVENUE	SILO REALTY LLC	2.22 Outside of SSA
50	4 02 40 SILO AVENUE	SILO REALTY LLC	1.16 Outside of SSA
50	7 ROUTE 9 & PROSPECT AVE	961 MAIN STREET LLC	8.03 Outside of SSA
51	18 CEDAR BRIDGE ROAD N/S	GREENE, GEORGE	1.86 Outside of SSA
51	12 LEVI'S ROAD E/S	SEIER, T JOSEPH	2.24 Outside of SSA
51	19 CEDAR BRIDGE RD NORTH OF	ANDERSON, MICHAEL E	2.17 Partially outside of SSA/lack of access
51	13 LEVI'S ROAD E/S	VICDOMINI, NEIL	2.10 Outside of SSA
51	7 LEVI'S ROAD SE/S	VICDOMINI, NEIL	1.10 Outside of SSA
51	17 CEDAR BRIDGE ROAD N/S	ANDERSON, MICHAEL E	1.62 Outside of SSA
51	15 OLD CEDAR BRIDGE N OF	ANDERSON, MICHAEL E	2.04 Outside of SSA
51	13 01 CEDAR BRIDGE ROAD S OF	ANDERSON, MICHAEL E	0.06 Outside of SSA
51	14 LEVI'S ROAD EAST OF	VICDOMINI, NEIL	3.52 Outside of SSA
51	21 CEDAR BRIDGE ROAD N/S	ANDERSON, MICHAEL E	0.33 Less than .83 Acres
51	16 CEDAR BRIDGE ROAD N/S	GIRILLO, SABINO & DONNA	1.51 Outside of SSA
51	11 LEVI'S ROAD E/S	GIRILLO, SABINO & DONNA	2.25 Outside of SSA
51	29 6 TRENT COURT	STONEHILL AT STAFFORD LLC	0.59 Developed/Part of Subdivision
51	29 2 TRENT COURT	STONEHILL AT STAFFORD LLC	0.63 Developed/Part of Subdivision
51	29 17 STONE HILL ROAD	STONEHILL AT STAFFORD LLC	0.73 Developed/Part of Subdivision
51	29 21 STONE HILL ROAD	STONEHILL AT STAFFORD LLC	0.85 Developed/Part of Subdivision
51	29 16 STONE HILL ROAD	MASTROGIOVANNI, MARK & SHANNON LYNN	0.57 Less than .83 Acres
51	29 12 STONE HILL ROAD	STONEHILL AT STAFFORD LLC	0.54 Developed/Part of Subdivision
51	29 18 TRENT COURT	STONEHILL AT STAFFORD LLC	0.51 Developed/Part of Subdivision
51	29 13 TRENT COURT	DI PIETRO, JOSEPH & KRISTIN	0.55 Developed/Part of Subdivision
51	29 17 TRENT COURT	STONEHILL AT STAFFORD LLC	0.56 Less than .83 Acres
51	29 14 TRENT COURT	O'CONNOR, ANTHONY J III & LYNDSEY C	0.93 Developed/Part of Subdivision
51	29 10 TRENT COURT	STONEHILL AT STAFFORD LLC	0.55 Less than .83 Acres
51	29 806 NORTH MAIN STREET	STONEHILL AT STAFFORD LLC	0.57 Developed/Part of Subdivision
51	29 STONE HILL RD E/S	STONEHILL AT STAFFORD LLC	2.18 Developed/Part of Subdivision
51	29 1 STONE HILL ROAD	MAUL, AARON S & KRISTINE H	1.30 Developed/Part of Subdivision
51.1	4 03 45 SAINT MARY AVENUE	ISLAND WOODS ESTATES BY KARA HOMES	0.57 Less than .83 Acres
52	8 PARKWAY EAST OF	OSIPOW, LORETTA M.	2.13 Developed/Part of Subdivision
52	13 LEVI ROAD NW/S	LEDONNE, SAL M	0.56 Less than .83 Acres
52	17 PARKWAY E/S	WON, CHAK L. & TERESA C.	4.36 Constrained by Wetlands
52	9 PARKWAY EAST OF	TSO, SHEA CHING	1.54 Constrained by Wetlands
52	18 PARKWAY EAST OF	IBRAHIM, SAM S.	2.01 Constrained by Wetlands
52	3 PARKWAY EAST OF	CAFIERO, ANGELA & DENNIS J JR	4.15 Outside of SSA
52	15 LEVI'S ROAD W/S	KRAI, PETER & BEVERLY	0.47 Less than .83 Acres
52	19 CEDAR BRIDGE ROAD N OF	EGBERT, EJ % EGBERT JA	4.05 Constrained by Wetlands
52	10 LEVI ROAD NW/S	GUNDERSEN, GARY & DIANA	0.97 Constrained by Wetlands

52	7 PARKWAY EAST OF	OSIPOW, LORETTA	4.00	Constrained by Wetlands
54	3 CEDAR BRIDGE ROAD S/S	CACCURO, FRANK	0.71	Less than .83 Acres
54	2 CEDAR BRIDGE ROAD S/S	ANDERSON, MICHAEL E	1.95	Outside of SSA/Wetlands
54	3.03 165 LITTLEWORTH MILL ROAD	VERGE, BRIAN & PATRICIA	0.93	Outside of SSA
54	18.03 104 OXYCOCUS ROAD	WILHELM, ERIC & CYNTHIA	0.62	Less than .83 Acres
55	6.05 56 LITTLEWORTH MILL ROAD	NILSEN, IAN & ANGELA	0.51	Less than .83 Acres
67	2 OXYCOCUS ROAD W/S	BD&P PTRSHIP % MAYO, JP - REMAX OF LBI	0.01	Less than .83 Acres
70	9 LAKE MANAHAWKIN EST	ROUTE 72 REALTY ASSOCIATES	1.46	Less than .83 Acres/ Constrained by Wetlands
73	5 LAKE MANAHAWKIN	ROBINSON, JULIUS & CLARA - EST OF	0.23	Less than .83 Acres
73	6 LAKE MANAHAWKIN	ROBINSON, JULIUS & CLARA - EST OF	0.21	Less than .83 Acres
77.02	1 302 DOC CRAMER BLVD	SP 72 LLC	8.38	Approval for Development
92.7	2 HARPOON DR WETLANDS	GET PARTNERS LLC	0.00	Less than .83 Acres
114	2.01		0.00	Less than .83 Acres
118	86 PARKWAY E/S	ATLANTIC ELEC ATT: REAL ESTATE DEPT	0.96	Infrastructure ROW
119	20 BARNEGAT GABLES	MACHINO, MARIA	0.05	Less than .83 Acres
119	19 BARNEGAT GABLES	WEBER, GJ	0.10	Less than .83 Acres
119	8 BARNEGAT GABLES	ATLANTIC CITY ELECTRIC CO	0.21	Infrastructure ROW
119	28 BARNEGAT GABLES	EHINGER, ALBERT	0.14	Less than .83 Acres
120	50.01 ROUTE 72 S/S PERRY'S LAKE	DAVIS & ASSOCIATES LLC	5.28	Stormwater Basin/Tree Retention
120	102 507 ROUTE 72 WEST	DAN-D INC	0.50	Less than .83 Acres
120.07	4 242 JUNCTION DRIVE	MOSS, ALBERT & JANE	0.44	Developed
120.07	3 236 JUNCTION DRIVE	MOSS, ALBERT & JANE	0.39	Developed
120.09	3 290 JUNCTION DRIVE	HAUG, NORMAN H JR & MERIANNE	0.37	Less than .83 Acres
120.1	4 42 ENO ROAD	PRESTIA, FRANCIS	0.37	Less than .83 Acres
120.1	5 48 ENO ROAD	PRESTIA, PETER	0.40	Less than .83 Acres
120.21	11 ROUTE 72 W/S	DAVLOURO, ANDREW & MARIA	0.15	Less than .83 Acres
120.21	12 ROUTE 72 W/S	DAVLOURO, ANDREW & MARIA	0.28	Less than .83 Acres
121	9 LANGE DRIVE NORTH OF	GIBERSON, THOMAS P & RUTH	0.21	Less than .83 Acres
123	18 314 SOUTH MAIN STREET	DAVIS & ASSOCIATES LLC	2.00	Developed/Part of Perry's Lake & Open Space Plan
123	12.02 BOLTON LANE N/S	IONRIE HOLDINGS LLC	0.62	Less than .83 Acres
123.01	29.09 10 PERKINS LANE	PERKINS, MITCHELL & KERRY	0.66	Less than .83 Acres and non-contiguous
123.01	29.11 PERKINS LA & OAK AVE	PERKINS, MITCHELL & KERRY	0.61	Less than .83 Acres and non-contiguous
123.01	18.02 364 SO MAIN ST/PERRY'S LK	DAVIS & ASSOCIATES LLC	2.56	Part of Perry's Lake & Open Space Plan
124	98 86 LAMSON ROAD	DAVIS & HEM HOMES LLC	0.99	Outside of SSA
124	81 LAMSON ROAD NORTH OF	HARDER, ARTHUR N & JACQUELINE	3.14	Outside of SSA
124	69 CEDAR RUN BROOK	ATLANTIC CITY ELECTRIC CO	8.93	Constrained by Wetlands
124	114.01 LAMSON ROAD E/S	CLEARY, JOSEPH M JR & AUDREY J	8.67	Outside of SSA
124	113 LAMSON RD NE/S	VITALE, FREDERICK R & ANNA M	12.63	Outside of SSA
124	86 LAMSON ROAD NORTH OF	ESTELLE, JAMES	1.09	Outside of SSA
124	114 LAMSON RD E/S	LAMSON PROPERTIES LLC	7.48	Outside of SSA
124	75 CEDAR RUN S/S	ATLANTIC CITY ELECTRIC CO	6.12	Infrastructure ROW
124	74 CEDAR RUN BROOK	CONKLIN, SAMUEL B % CONKLIN, PJ	4.13	Constrained by Wetlands
124	63 CEDAR RUN NORTH OF	ATLANTIC CITY ELECTRIC CO	4.25	Infrastructure ROW
124	78.01 CEDAR RUN S/S	ATLANTIC CITY ELECTRIC CO	3.95	Infrastructure ROW
124	112 LAMSON ROAD NE OF	LAMSON PROPERTIES LLC	17.74	Outside of SSA
124	65 CEDAR RUN NORTH OF	UNKNOWN	0.38	Less than .83 Acres
124	62 OAK AVENUE SOUTH OF	ATLANTIC CITY ELECTRIC CO	4.42	Infrastructure ROW
124	101 LAMSON ROAD N/S	HARDER, ARTHUR NOEL & JACQUELINE	4.09	Outside of SSA
124	72 CEDAR RUN BROOK	ATLANTIC CITY ELECTRIC CO	5.64	Infrastructure ROW
124	110 LAMSON ROAD NE OF	VITALE, FREDERICK R & ANNA M	13.26	Outside of SSA
124	78 CEDAR RUN S/S	ATLANTIC CITY ELECTRIC CO	1.30	Infrastructure ROW
124	71 CEDAR RUN	CONKLIN, SAMUEL B % CONKLIN, PJ	2.34	Constrained by Wetlands

124	77 CEDAR RUN BROOK	CONKLIN, SAMUEL B % CONKLIN, PJ	2.18	Constrained by Wetlands
124	76 CEDAR RUN BROOK	CONKLIN, SAMUEL B % CONKLIN, PJ	1.76	Constrained by Wetlands
124	70 CEDAR RUN CREEKS OF ATLANTIC CITY ELECTRIC CO	ATLANTIC CITY ELECTRIC CO	3.82	Infrastructure ROW
124	73 CEDAR RUN BROOK	SANGER, TONI E	3.40	Constrained by Wetlands
124	64 CEDAR RUN NORTH OF TREADWELL INVESTMENT CO LLC	MEYERS, J & RAND TRUAX, M. & L.	8.59	Constrained by Wetlands
124	106 LAMSON ROAD NORTH OF ATLANTIC CITY ELECTRIC CO	ATLANTIC CITY ELECTRIC CO	7.71	Outside of SSA
124	66 CEDAR RUN N/S	JERMAN, JEFFREY R	1.80	Infrastructure ROW
124	127 CRAMBERRY BOG CEDAR RN	ATLANTIC CITY ELECTRIC CO	15.60	Constrained by Wetlands
124	67 CEDAR RUN N/S	ATLANTIC CITY ELECTRIC CO	4.19	Infrastructure ROW
124	79 CEDAR RUN BROOK	PUZZIFERRO, ARTHUR	4.26	Constrained by Wetlands
124	45 OAK AVE S OF W OF RT 9	ATLANTIC ELEC ATT-REAL ESTATE DEPT	1.09	Infrastructure ROW
124	125 CRAMBERRY BOGS CEDAR RUN	JORGENSEN, HALDOR JR. & LINEA	0.37	Less than .83 Acres
124	42.02 91 OAK AVENUE	ATLANTIC CITY ELECTRIC CO	0.61	Less than .83 Acres
124	63 CEDAR RUN NORTH OF O'BRIEN, JOHN J.		0.02	Less than .83 Acres
124.01	136 BARNEGAT GABLES	MACHINO, MARIA	0.07	Less than .83 Acres
124.01	138 BARNEGAT GABLES	PALAZZI, PAUL & LENA	0.07	Less than .83 Acres
124.01	137 BARNEGAT GABLES	VANDERHOOF, ROBERT J. & MAY	0.07	Less than .83 Acres
124.01	243 BARNEGAT GABLES	BUCHER, ANTON & MAGGIE	0.06	Less than .83 Acres
124.01	267 BARNEGAT GABLES	SWAN, MYRON J. & SUSIE V.	0.09	Less than .83 Acres
124.01	122 BARNEGAT GABLES	COWE, ANNIE	0.07	Less than .83 Acres
124.01	135 BARNEGAT GABLES	NICKRASZ, ALBERT	0.05	Less than .83 Acres
124.01	64 BARNEGAT GABLES	ATLANTIC CITY ELECTRIC CO	0.05	Less than .83 Acres
124.01	2 BARNEGAT GABLES	ATLANTIC CITY ELECTRIC CO	3.05	Infrastructure ROW
124.01	28 BARNEGAT GABLES	MACHINO, MARIA	0.12	Less than .83 Acres
124.01	60 BARNEGAT GABLES	BOEHM, GW & K % ROBERT & MARY	0.09	Less than .83 Acres
124.01	31 BARNEGAT GABLES	DITZEL, EDWARD J. & LOUISE	0.09	Less than .83 Acres
124.01	140 BARNEGAT GABLES	ATLANTIC CITY ELECTRIC CO	0.09	Less than .83 Acres
124.01	1 BARNEGAT GABLES	WHITEHOUSE, CHARLES J.	0.11	Less than .83 Acres
124.01	258 BARNEGAT GABLES	HEDSTROM, ERIC	0.08	Less than .83 Acres
124.01	121 BARNEGAT GABLES	RIESSNER, MARGARET E.	0.17	Less than .83 Acres
124.01	271 BARNEGAT GABLES	COLEHAMER, KITTIE M.	0.18	Less than .83 Acres
124.01	111 BARNEGAT GABLES	ATLANTIC CITY ELECTRIC CO	42.50	Infrastructure ROW
124.01	28 BARNEGAT GABLES	MADORE, KEITH A & VALERIE T	1.07	Developed/Included in Subdivision
124.06	16 19 ROYAL OAK COURT	ASARO, THOMAS & GINAMARIE	1.47	Developed/Included in Subdivision
124.06	7 10 ROYAL OAK COURT	ANDEV CORPORATION	1.15	Developed/Included in Subdivision
124.06	15 23 ROYAL OAK COURT	VOGELMAN, PATRICK J & HELYN M	0.04	Less than .83 Acres
125	6 796 SOUTH MAIN STREET	TRUAX, MARTIN	0.79	Less than .83 Acres
125	11 LAMSON ROAD N/S	SALMONS, BYRAM H JR & ELENA A	1.16	Outside of SSA
125	9 POLLYPOD ROAD N/S	ROYCE RUN ASSOCIATES LLC	1.25	Developed, Detention Basin
128.03	8 DETENTION BASIN	ROYCE RUN ASSOCIATES LLC	2.51	Developed, Detention Basin
128.04	1 DETENSION BASIN	LAMSON PROPERTIES LLC	8.53	Outside of SSA
129	9 ROUTE 9 W/S	LAMSON PROPERTIES LLC	2.48	Outside of SSA
129	10.01 POLLYPOD ROAD S/S	LAMSON PROPERTIES LLC	1.18	Outside of SSA
129	8 930 SOUTH MAIN STREET	LAMSON PROPERTIES LLC	2.29	Outside of SSA
130.01	1 ROUTE 9 W/S	DAY, CR-EST % DAY, DANIEL TTEE	0.41	Outside of SSA
130.02	8 CEDAR LANE N/S	DAY, CR-EST % DAY, DANIEL TTEE	0.76	Outside of SSA
130.02	7 1176 SOUTH MAIN STREET	DAY, CR-EST % DAY, DANIEL TTEE	1.15	Outside of SSA
130.02	9 CEDAR LANE N/S	JARCZYNSKI, FRANCIS J III & CAROL J	0.28	Less than .83 Acres
131	9 S/S CEDAR LANE	FILCOON, JOSEPH JR	0.69	Less than .83 Acres
131	3 17 CEDAR LANE	DAY, CR-EST % DAY, DANIEL TTEE	0.52	Less than .83 Acres
131	1 CEDAR LANE S/S	DAY, CR-EST % DAY, DANIEL TTEE	0.20	Less than .83 Acres
132	2 ROUTE 9 W/S			

132	1 ROUTE 9 W/S	DAY, CR-EST % DAY, DANIEL TTEE	0.20 Less than .83 Acres
133	28.01 ROUTE 9 E OF AT TWP LINE	MERSHON, GEORGE W	0.62 Less than .83 Acres
133	30 TUCK RR AT EGLS E/S	KRASINSKI, THOMAS M & GAIL GROGAN	2.78 Outside of SSA
133	41 ROUTE 9 EAST OF	THOMAS, MICHELE E	13.33 Constrained by Wetlands
133	35.02 MAYETTA LANDING SW	DAVECO INDUSTRIAL LLC	2.15 Outside of SSA
133	26 ROUTE 9 E/S	TRUEX, LEROY & MARTIN & MEYERS, J.	9.85 Outside of SSA
133	33 OLD TUCKERTON RR	RAIMO, ROBERT & THOMAS	4.37 Outside of SSA
133	15 ROUTE 9 E/S	DAVECO INDUSTRIAL LLC	10.96 Outside of SSA
133	18 ROUTE 9 E OF S OF ALLEN	HENSHAW, JAMES	0.94 Outside of SSA
133	27 1103 SOUTH MAIN STREET	TRUEX, LE & MEYERS, J & TRUEX, MI	0.74 Less than .83 Acres
133	22 983 SOUTH MAIN STREET	DAVECO INDUSTRIAL LLC	6.78 Outside of SSA
133	8 67 ALLEN LANE	MEYERS, JAMES	0.98 Developed
133	35.01 MAYETTA LANDING SW	DAVECO INDUSTRIAL LLC	0.93 Outside of SSA
134	17 MAYETTA LANDING ROAD N/S	LACOSTA, PAUL F JR, JOHN & PAULA	0.88 Outside of SSA/ Wetland Constraints
134	1 CEDAR RUN NORTH OF	WES OUTDOOR ADV. CO.	0.80 Less than .83 Acres
135	17 CEDAR RUN DOCK	WILSON, LEONARD & DAWN	0.93 Developed
135	2.01 OLD TUCKERTON RR	WILSON, LEONARD & DAWN	1.60 Developed
135	4 OLD TUCKERTON RD W/S	LEARY, DENNIS E & DIANNE V	0.56 Less than .83 Acres
137	5 GREEN BRIAR ROAD NORTH OF	BROOKER, MARTIN C & TROILO, CAMERON	0.39 Less than .83 Acres
139	10 79 RIDGEWAY AVENUE	GIBERSON, RANDALL & JEANNETTE	1.48 Developed
143	1 365 SOUTH MAIN STREET	TAFF, ROBERT H	2.91 Approval for Development
144	30 211 SOUTH MAIN STREET	INC. LOT 31	1.31 Infrastructure ROW
144	32 233 SOUTH MAIN STREET	ATLANTIC CITY ELECTRIC COMPANY	1.08 Developed
144.02	22.02 27 PARK AVENUE	ABBOTT, HERSHEL W JR & LINDA	0.26 Less than .83 Acres
144.02	1 EAST BAY AVENUE S/S	RAYLMAN, JAMES E & MARGARET M	0.01 Less than .83 Acres
145	49 JENNINGS ROAD	ATLANTIC ELEC ATT: REAL ESTATE DEPT.	0.75 Less than .83 Acres
145.01	32.01 ROUTE 72 S/S NEW	GARDNER, JOHN R FAMILY LTD PRTRNSHP	1.96 Constrained by Wetlands
146	61 MILL CREEK ROAD W/S	SHAPIRO, HERBERT	0.62 Less than .83 Acres
146	36 ROUTE 72 NORTH OF	JOHNSON, WALTER L III & SUSAN C	2.18 Constrained by Wetlands
146	37.03 529 MILL CREEK ROAD	CAMPBELL, RICHARD C	1.11 Constrained by Wetlands
146	45.02 579 MILL CREEK ROAD	GORSKI, LEONARD P	0.64 Less than .83 Acres
146.01	53 46 INDIAN ROAD	7 G S PROPERTIES LLC	0.34 Less than .83 Acres
146.01	3 13 JENNINGS ROAD	ATTIC THREE A PARTNERSHIP	0.12 Less than .83 Acres
146.01	2 INDIAN W/S JENNINGS E/S	ATTIC THREE	0.58 Less than .83 Acres
146.01	50 INDIAN ROAD W/S	EISMANN, LAWRENCE K & BARBARA I	0.64 Less than .83 Acres
147	41.03 CEDAR RUN DOCK ROAD E/S	NELSON, BRUCE & BONNIE	0.97 Outside of SSA
147.105	4 MILL CREEKS OF RR W/S	PEARCE, FC - %CRANMER, C. EUGENE JR	7.03 Constrained by Wetlands/ Outside of SSA
147.105	55.03 JENNINGS ROAD W OF	UNKNOWN	1.45 Constrained by Wetlands
147.105	1 BAY AVENUE S/S	ATLANTIC ELEC ATT: REAL ESTATE DEPT	1.09 Infrastructure ROW
147.105	2 JENNINGS ROAD	ATLANTIC ELEC ATT: REAL ESTATE DEPT	11.18 Infrastructure ROW
147.107	56.02 MILL CREEK RD SW	BOISCLAIR, MITTEE-FRASCIA)%PCF MGMT	3.61 Constrained by Wetlands
147.107	56.03		1.50 Developed
147.11	142.08 539 ROUTE 72 EAST	HIMMELSTEIN, ROBERT A & STEPHANIE L	2.31 Developed
147.11	30		0.65 Less than .83 Acres
147.11	31 335 ROUTE 72 EAST	BERLAND, JUDY L	0.65 Less than .83 Acres
150.01	14 STAFFORD PARK	SHAPIRO, MARK L	0.69 Less than .83 Acres
150.01	3 69 HOLLY STREET	GIBSON, BRAD W. & JANNALEE	0.79 Less than .83 Acres
153	9 STAFFORD PARK	KLINE, JEFFREY J & JOSHUA	1.03 Constrained by Wetlands
157	1 STAFFORD PARK	SCHMID, O. ROBERT	3.92 Constrained by Wetlands
158	5.01 583 EAST BAY AVENUE	DAVECO INDUSTRIAL LLC	1.07 Developed
158	17 BAY AVENUE S/S	TOOKER, JEFFREY A	0.58 Less than .83 Acres
158.01	29 BAY AVENUE W/S	CHAPMAN, WALTER H JR	0.67 Less than .83 Acres

158.01	21.03	ROUTE 72 /BAY/MARSHA	WES OUTDOOR ADVERTISING CO	1.90	Constrained by Wetlands
158.01	134	ROUTE 72 N/S	CBS OUTDOOR INC	1.31	Constrained by Wetlands
158.01	27	BAY AVENUE S/S	HANCE, WALTER N. & AVIS B.	0.55	Less than .83 Acres
158.01	139	ROUTE 72 N/S	RAUPP, LOUIS H	0.61	Less than .83 Acres
158.01	26	BAY AVENUE SW CORNER	HANCE, WALTER N. & AVIS B.	0.56	Less than .83 Acres
158.01	114.01	1355 EAST BAY AVENUE	TOOKER, JEFFREY	0.21	Less than .83 Acres
185	50.01			0.26	Less than .83 Acres
185	47	BAY AVENUE E/S	TONNESSEN, EDWARD L	0.17	Constrained by Wetlands
185	18	HILLIARDS SEC A	TONNESSEN, EDWARD L	0.79	Constrained by Wetlands
185	53.01			0.31	Less than .83 Acres
185	21	HILLIARDS	MALLARD ISLAND YACHT CLUB LLC	0.14	Less than .83 Acres
185	49.01			0.11	Less than .83 Acres
185	22	FOX ISLAND CREEK E/S	TONNESSEN, EDWARD L	0.08	Less than .83 Acres
188.01	1.01			0.07	Less than .83 Acres
189.01	2.01			0.03	Less than .83 Acres
190	8	BAYSIDE	BISACQUINO, LOUIS % GARAGE CLOTHING	0.13	Less than .83 Acres
190	11	BAYSIDE	CHAPMAN, WALTER H JR	0.06	Less than .83 Acres
190	21	1294 AVENUE A	SPRINGSTEAD, WAYNE D	0.12	Less than .83 Acres
190	9	BAYSIDE	ZARRILLO, MARK	0.14	Less than .83 Acres
190	13	AVENUE C EAST END	CHAPMAN, WALTER H JR	0.07	Less than .83 Acres
190	20	1292 AVENUE A	SPRINGSTEAD, WAYNE D	0.06	Less than .83 Acres
190	10	BAYSIDE	CHAPMAN, WALTER H JR	0.09	Less than .83 Acres
190	14	MANAHAWKIN CREEK S/S	ZARRILLO, MARK	0.12	Less than .83 Acres
191	12	17 AVENUE F	LONGMORE, JL & L I; GOLOFF, L	0.06	Less than .83 Acres
192	5	BAYSIDE	HANCE, WALTER M & AVIS B	0.40	Less than .83 Acres and non-contiguous
194	1	BAYSIDE	HANCE, WALTER M. & AVIS B.	0.72	Developed
195	1	BAYSIDE	HANCE, WALTER M. & AVIS B.	0.78	Constrained by Wetlands
196	3	BAYSIDE	HANCE, WALTER M & AVIS B	0.22	Constrained by Wetlands
199	1	BAYSIDE	HANCE, WALTER M & AVIS B	0.46	Less than .83 Acres and non-contiguous
200	150	1205 WEST MALLARD DRIVE	RAUPP, LOUIS	0.11	Less than .83 Acres
200	143	1225 WEST MALLARD DRIVE	GARTMANN, MARILYN SENIOR	0.10	Less than .83 Acres
200	145	MALLARD ISLAND	KRAFT, JEFFREY & LISA	0.06	Less than .83 Acres
200	142	1229 WEST MALLARD DRIVE	GARTMANN, MARILYN SENIOR	0.10	Less than .83 Acres
200	146	MALLARD ISLAND	KRAFT, JEFFREY & LISA	0.05	Less than .83 Acres
200	116	1283 WEST MALLARD DRIVE	EASTON, SEAN	0.09	Less than .83 Acres
200	125	1261 WEST MALLARD DRIVE	WILLIE, JAY & LYNETTE	0.05	Less than .83 Acres
202	26	MALLARD ISLAND	ROE, MARIAN A	0.43	Less than .83 Acres
203	14	MALLARD ISLAND	LONGMORE, ROBERT & MARLENE	0.05	Less than .83 Acres
203	13	MALLARD ISLAND	GARTMANN, RUSSELL JOHN	0.36	Less than .83 Acres
204	30	MALLARD ISLAND	LONGMORE, ROBERT & MARLENE	0.04	Less than .83 Acres
206	22	MALLARD ISLAND	TANIS, NEAL M	0.10	Less than .83 Acres
207	1	MALLARD ISLAND	POPE, RONALD R & JANE E	0.06	Less than .83 Acres
209	175	1153 WEST MALLARD DRIVE	GENDRON, JOSEPH R & NANCY L	0.06	Less than .83 Acres
209	166	1173 WEST MALLARD DRIVE	ARNOLD, CHARLES & MARY	0.03	Less than .83 Acres
209	28	MALLARD ISLAND	BAYKE, ZOSIA LORETTA	0.04	Less than .83 Acres
209	171	1161 WEST MALLARD DRIVE	MOON, G/MARGARET/STEPHEN & DENISE	0.13	Less than .83 Acres
209	180	MALLARD ISLAND	BATOFF, MICHAEL A	0.08	Less than .83 Acres
209	48	29 TEAL BEND	HOEY, LILLIAN C	0.05	Less than .83 Acres
209	29	1447 EAST MALLARD DRIVE	WALDRON, JJ JR.-EST OF %WILLIAM J	0.04	Less than .83 Acres
209	46	33 TEAL BEND	HOEY, LILLIAN C	0.05	Less than .83 Acres
209	160	1183 WEST MALLARD DRIVE	ROBERTS, STEPHEN D	0.11	Less than .83 Acres
209	178	MALLARD ISLAND	GARTMANN, RUSSELL JOHN	0.11	Less than .83 Acres

209	174	1157 WEST MALLARD DRIVE	MCDONALD, ROBERT A & ADELE M	0.12 Less than .83 Acres
209	176	1149 WEST MALLARD DRIVE	EPLER, JANE % YANNETT, SUSANN	0.07 Less than .83 Acres
209	61	MALLARD ISLAND	CIALONE, ANNISIA	0.09 Less than .83 Acres
209	47	31 TEAL BEND	HOEY, LILLIAN C	0.05 Less than .83 Acres
209	70	1379 EAST MALLARD DRIVE	DEMPSEY, MICHELE	0.13 Less than .83 Acres
211	3	MALLARD ISLAND	CYBURT, RICHARD & DALE	0.08 Less than .83 Acres
211	1	MALLARD ISLAND	EGNAK, ALBERT-EST % EGNAK, SHAWN	0.11 Less than .83 Acres
211	14	MALLARD ISLAND	GARTMANN, MARILYN TRUST	0.06 Less than .83 Acres
211	15	MALLARD ISLAND	PEIFFER, JOHN	0.04 Less than .83 Acres
216	25	MALLARD ISLAND	STOUGHTON, III LEONARD A. & EDNA M.	0.11 Less than .83 Acres
216	29	MALLARD ISLAND	BREESE, WILLIAM & ARLENE	0.06 Less than .83 Acres
224	2	BAY & HILLIARD NW CORNER	JERSEY SHORE CNCL, INC. BOY SCOUTS	5.56 Constrained by Wetlands
226	1	HENRY PAUL PLAN	PAUL, HENRY D	2.14 Constrained by Wetlands
227	1	HENRY PAUL PLAN	PAUL, HENRY D	1.80 Constrained by Wetlands
229	13	212 EAST BAY AVENUE	SCHULTZ, THEODORE J	0.54 Less than .83 Acres
229	8	23 PARKER STREET	OSTROWSKI, RICHARD E & SANDRA L	0.54 Less than .83 Acres
229	31	BAY AVENUE NORTH OF	KALSCH, MARLENE J TRUST	6.86 Constrained by Wetlands
229	39	532 WALNUT STREET	ROSSELL, G, HAMBEL, EJ & RUSSELL, M	0.88 Developed
229.01	1.03	199 BEACH AVENUE	MONTGOMERY, JOEL R	0.74 Less than .83 Acres
229.01	3.02	PARKER E OF S OF BEACH	ZARRILLO, LOUIS J	0.24 Less than .83 Acres
230	16.01	22 PARKER STREET	SCHOVANEC, LOUIS C & CHARLES M	0.83 Less than .83 Acres
231	19			1.26 Developed
232	2	12 EAST BAY AVENUE	OTAMA REAL ESTATE LLC	0.35 Less than .83 Acres
235	34	STAFFORD AVENUE N/S	SUTTER, JAMES JR	0.44 Less than .83 Acres
242	1.03	HILLIARD BLVD E/S RT 9	DPH GRP LP C/O 84 LUMBER TAX DEPT	0.37 Developed
242	1.02	377 NORTH MAIN STREET	DPH GRP LP C/O 84 LUMBER TAX DEPT	0.35 Developed
242	1.04	HILLIARD BLVD E/S RT 9	DPH GRP LP C/O 84 LUMBER TAX DEPT	0.51 Developed
243	10	PARKER STREET E/S	JONES, EVAN & HOOVEN, C - TRUSTEE	1.72 Developed
257	1	MANAHAWKIN TERRACE	7-Jan MANAHAWKIN BAPTIST CHURCH	0.20 Developed
259	1	MANAHAWKIN TERRACE	Jan-40 MANAHAWKIN BAPTIST CHURCH	2.46 Developed
260	1	MANAHAWKIN TERRACE	Jan-54 MANAHAWKIN BAPTIST CHURCH	2.85 Developed
261	46	MANAHAWKIN TERRACE	MANAHAWKIN BAPTIST CHURCH	0.12 Developed
261	28	MANAHAWKIN TERRACE	UNKNOWN	0.19 Developed
261	1	MANAHAWKIN TERRACE	1-11,13-17,21,23-24,26,29-44	2.12 Developed
261	48	MANAHAWKIN TERRACE	47&48	0.04 Developed
262	21	MANAHAWKIN TERRACE	21,22,40-42	0.29 Developed
262	44	MANAHAWKIN TERRACE	27,43-45	0.23 Developed
262	49	MANAHAWKIN TERRACE	28&49	0.06 Developed
262	47	MANAHAWKIN TERRACE	47,48	0.02 Developed
262	1	MANAHAWKIN TERRACE	1-15,19-20,29-39	1.69 Developed
262	52	MANAHAWKIN TERRACE	46,51,52	0.08 Developed
262	50	MANAHAWKIN TERRACE	UNKNOWN	0.01 Developed
263	2	MANAHAWKIN TERRACE	2-3,5-7,9-23,26,29-44	2.17 Developed
263	45	MANAHAWKIN TERRACE	27,28,45,46	0.23 Developed
264	44	MANAHAWKIN TERRACE	26,28,43-46	0.31 Developed
265	15	MANAHAWKIN TERRACE	12-16,31,32	0.40 Developed
265.01	20	MANAHAWKIN TERRACE	UNKNOWN	0.29 Developed
265.02	26	MANAHAWKIN TERRACE	18-20,36,38	0.13 Less than .83 Acres
265.02	45	MANAHAWKIN TERRACE	26&27	0.05 Less than .83 Acres
277	1	MANAHAWKIN TERRACE	DROTAR, SR, JOHN C/O A. DROTAR	3.35 Developed
296	3.04	1053 NORTH MAIN STREET	UNKNOWN	1.53 Constrained by Wetlands
296	2	ROUTE 9 E/S	CAMPAGNOLO, WILLIAM	8.21 Developed
296			GS REALTY CORP	

296	3.03	1021 NORTH MAIN STREET	CREATED LLC	1.10	Developed
296	64.01	BEACH AVENUE S/S	JERSEY SHORE BROADCASTING CORP	1.02	Developed
296	13	HILLIARDS NORTH OF	BAEBI, JOSEPH FRANCIS	3.14	Constrained by Wet ands
296	74	316 HILLIARD BLVD	HAGGAS, BRUCE AND MARY	0.02	Less than .83 Acres
296	65	637 BEACH AVENUE	PRINS, KENNETH J & CORAZON D	12.53	Constbained by Wetlands
296	111	OLD TUCKERTON RR	GS REALTY CORP	3.54	Developed
296	15	OLD TUCKERTON RR	MANAHAWKIN BAPTIST CHURCH	0.90	Developed
296	75	HILLIARD BLVD EAST OF	HAGGAS, BRUCE & MARY	14.24	Constrained by Wetlands
296	66	BEACH AVENUE S/S	PRINS, KENNETH J & CORAZON D	0.41	Less than .83 Acres
296	64.02	BEACH AVENUE S/S	JERSEY SHORE BROADCASTING CORP	1.04	Developed
296	43	BEACH AVENUE N/S	PRINS, KENNETH J & CORAZON	0.73	Less than .83 Acres
296	72	298 HILLIARD BLVD	SEAMAN, NOAH & KATHERINE ARENA	0.51	Less than .83 Acres
296	73	298 HILLIARD BLVD	SEAMAN, NOAH & KATHERINE ARENA	0.26	Less than .83 Acres
296	74	316 HILLIARD BLVD	HAGGAS, BRUCE AND MARY	0.63	Less than .83 Acres

Developable Properties: Stafford Township

Block	Lot	Address	Additional Lots	Owner	Property Acreage
13	38.02	1105 ROUTE 72 WEST		DENAGEL, EUGENE	1.73
43		2 ROUTE 72 E/S		OCEAN ACRES INC % THE WALTERS GROUP	1.60
44.03	5	17 ANCHOR AVENUE		BONSANGUE, CHARLES TRUST	0.30
44.03	6	21 ANCHOR AVENUE		BONSANGUE, CHARLES TRUST	0.37
44.03	3	9 ANCHOR AVENUE		BONSANGUE, CHARLES TRUST	0.26
44.03	2	5 ANCHOR AVENUE		BONSANGUE, CHARLES TRUST	0.25
44.03	4	13 ANCHOR AVENUE		BONSANGUE, CHARLES TRUST	0.26
44.03	7	25 ANCHOR AVENUE		BONSANGUE, CHARLES TRUST	0.38
44.03	1	1 ANCHOR/11 LIGHTHOUSE		BONSANGUE, CHARLES TRUST	0.29
44.125	15	54 ATLANTIS AVENUE		SHREM, LESLIE	0.49
44.125	11	1564 ROUTE 72/42 ATLANTIS		SHREM, VIVIAN - EST OF %LESLIE	0.36
44.125	12	46 ATLANTIS AVENUE		SHREM, VIVIAN - EST OF %LESLIE	0.57
44.125	16	58 ATLANTIS AVENUE		SHREM, VIVIAN - EST OF %LESLIE	0.39
44.125	14	50 ATLANTIS AVENUE		SHREM, VIVIAN - EST OF %LESLIE	0.73
44.16	3	1213 BARNACLE DRIVE		GALAPAGOS ASSOC LLC % MERIDIAN HOSP	0.31
44.16	5	1205 BARNACLE DRIVE		GALAPAGOS ASSOC LLC % MERIDIAN HOSP	0.25
44.16	6	1197 BEACON/1201 BARNACLE		GALAPAGOS ASSOC LLC % MERIDIAN HOSP	0.25
44.16	4	1209 BARNACLE DRIVE		GALAPAGOS ASSOC LLC % MERIDIAN HOSP	0.26
44.16	8.01	1187 BEACON AVENUE		GALAPAGOS ASSOC LLC % MERIDIAN HOSP	1.11
44.16	2	1217 BARNACLE DRIVE		GALAPAGOS ASSOC LLC % MERIDIAN HOSP	0.39
44.221	19	149 MALLARD ROAD		LEONG, HENRY & MARY	0.36
44.221	18	1732 ROUTE 72 W/145 MALL		LEONG, HENRY & MARY	0.44
44.229	1	OCEAN ACRES GOLF COURSE	44.228/2	LONG BEACH CORP	36.00
44.61	13	825 BUCCANEER LANE		MINNIG, CARLOS & MARIA G	0.52
44.61	14	829 BUCCANEER LANE		MINNIG, CARLOS & MARIA	0.51
46	1.1	166 MARY BELL ROAD		JIMMERSON, GIFFORD & ANNETTE	1.02
46	1.13	158 MARY BELL ROAD		PARISE, MARJORIE & ROBERT	1.77
46	12.04	160 BEACHVIEW AVENUE		DIORIO, DONALD A & MARY A	0.91
46	12.05	156 BEACHVIEW AVENUE		KASTANIS, JOHN & CHRIS	0.98
46	15	188 BEACHVIEW AVENUE		ADANATZIAN, DENNIS	4.04
46	4.03	118 MARY BELL ROAD		STAFFORD MEDICAL PA	2.53
46	12.07	170 BEACHVIEW AVENUE		ADANATZIAN, DENNIS	0.95
46	12.06	174 BEACHVIEW AVENUE		ADANATZIAN, DENNIS	1.18
46	4.03	114 MARY BELL ROAD		PINENO, JOSEPH A	1.51
46.01	15	10 COLTS NECK ROAD		LITTLE, LLOYD & BEVIS, JOYCE	1.03
46.01	20	21 COLTS NECK ROAD		GARDNER, ROBERT & CARMELA	2.35
50	1.08	1069 PROSPECT AVENUE		PASCALE, LESLIE & YVONNE	1.39
51	52.01	878 NORTH MAIN STREET		PLAZA 10 ASSOC C/O ONSY I YOUSEF	8.64
51	1.16	6 HEARTHWOOD COURT		TARABOCCIA, DOMINICK	1.19
51.02	22.06	2 KELLY CT/104 SILO AVE		MB PROPERTIES NJ3 LLC	0.99
51.02	22.04	1 KELLY CT/108 SILO AVE		MB PROPERTIES NJ3 LLC	0.97
51.02	22.07	100 SILO AVENUE		MB PROPERTIES NJ3 LLC	0.93
51.02	22.01	120 SILO AVENUE		MB PROPERTIES NJ3 LLC	1.14
51.14	36.03	56 FAIRVIEW TERRACE		STEADMAN, NORMAN T & ROSE MARIE	1.33
51.14	48	540 NORTH MAIN STREET		VOGELMAN, PATRICK	1.53
54	3.01	175 LITTLEWORTH MILL RD		ATKINSON, MARK & AMY	3.03
54	3.02	171 LITTLEWORTH MILL ROAD		ATKINSON, MARK & AMY	1.43
74	6.02	160 ROUTE 72 WEST		YAHN, URSULA & JOHNSON, CAROL	0.72
74	6.01	140 ROUTE 72 WEST		YAHN, URSULA & JOHNSON, CAROL	0.56
118.01	82	490 OAK AVENUE		PDB ENTERPRISES LLC	1.03
118.01	82	478 OAK AVENUE		PDB ENTERPRISES LLC	1.24
120.2	43	UNNAMED ROAD NW/S		SUNSET PARTNERS LLC	2.16
120.2	42	GRASSY HOLLOW SOUTH OF		SOUTHERN ASSOCIATES INC	2.11
123	9	151 BACK ROAD		MATTHEWS, MICHAEL J % SHORE WEED	0.90
123	1	LANGE DRIVE & BACK ROAD		LANGE, EDMUND PAUL & JOAN N.	0.65
123.01	32	OAK AVENUE N/S		GRIFFITHS, BARRY & CAROL	1.03
124	86	LAMSON ROAD NORTH OF		ESTELLE, JAMES	1.12
124	40.08	18 BOG HOLLOW COURT		SPRAGUE, JAMES W JR & MARYLOU	1.74
124	38	OAK AVENUE S/S		BREWSTER, JAMES A	4.32
124	35	269 OAK AVENUE		HOLLINGSHEAD, ROY J JR & BRENDA J	2.49
124	40.06	10 BOG HOLLOW COURT		SPRAGUE, JAMES JR & MARY LOU	0.47
124.06	10	22 ROYAL OAK COURT		ANDERSON, ALLAN G	1.46
124.06	12	30 ROYAL OAK COURT		TAYLOR, DANIEL J & TERRY G	1.31
124.06	9	18 ROYAL OAK COURT		ANDEV CORPORATION	1.30
124.06	3	337 OAK AVENUE		TRUEX, DOLORES F	1.66

125	6 796 SOUTH MAIN STREET		VOGELMAN, PATRICK J & HELYN M	6.87
129	9 ROUTE 9 W/S		LAMSON PROPERTIES LLC	8.50
129	6 880 SOUTH MAIN STREET		RICCIO, V CHARLES & GENE TRUST	2.09
137	2 475 SOUTH MAIN STREET		TROILO, CAMERON C. & OLGA JEAN	1.05
137	6 ROUTE 9 EAST OF	INC. LOT 7	TROILO, CAMERON C & OLGA JEAN	6.44
137	1 465 SOUTH MAIN STREET		TROILO, CAMERON C & OLGA JEAN	1.65
138	20 PFEIFFER AVE W/S		ABBOTT, HERSCHEL W JR & LINDA J	1.38
147.107	56.07 ROUTE 72 S OF N JANE DR		LITTLE, LLOYD R & BEVIS, JOYCE	1.21
228	1 610 EAST BAY AVENUE		PAUL, HENRY D	1.26
296	70.02 449 BEACH AVENUE		KISS, ROBERT J	0.97
			Total Developable Acreage:	146.90
			Affordable Units:	176.28

Funding Source	Projected Revenue 2016-2025											
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total	
Trust Fund balance as of 7/31/2016												
(a) Development Fees:	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$1,759,029.40	
(b) PIL - The Landings	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$86,250				\$1,000,000.00	
(c) Township Bond											\$586,250.00	
(d) Interest	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100	?	
Total											\$3,346,279.40	

Program	Number of Units Projected	Projected Expenditures 2016-2025											
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total	
Rehabilitation Program (average \$20K each)	90	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$1,800,000.00	
Pine Crest - balance due for subsidy	21											\$627,186.00	
Perry's Lake - balance for afford. assist.	29											\$207,488.00	
Scattered Site - Ocean Acres (Habitat)	20	\$170,000	\$170,000	\$170,000	\$170,000	\$170,000	\$170,000	\$170,000	\$170,000	\$170,000	\$1,700,000.00		
Affordability Assistance - Down payment program	varies	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$200,000.00		
Total Programs		\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$450,000.00		

Total	Projected Expenditures 2016-2025											
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Total	
	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$450,000.00	
											\$4,984,674.00	
											\$3,346,279.40	
											\$4,984,674.00	
											revenue	
											expenditures	
											balance/shortfall	
											-\$1,638,394.60	

DRAFT

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August 29, 2017

Honorable Mark A. Troncone, J.S.C.
Ocean County Superior Court
100 Hooper Avenue- PO Box 2191
Toms River, NJ 08754

**Re: Final Compliance Review:
IMO Township of Stafford, County of Ocean
Docket No. OCN-1913-15**

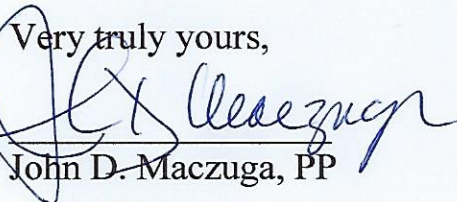
Dear Judge Troncone:

Your Honor's August 17, 2017 Order approving the Housing Element and Fair Share Plan and granting a Judgment of Compliance and Repose in this matter imposed four conditions (a. through d.) to be addressed and resolved by the Township within sixty (60) days of the date of the Order.

The Township has submitted information and documentation adequately addressing conditions a. through c. and therefore these conditions can be deemed satisfied.

Condition d. of the Order requires adherence to the provisions of the Settlement Agreement and in particular cites the future monitoring and reporting requirements. No action is required at this time related to condition d.

The Township has satisfied conditions a. through c. of the August 17, 2017 Order and therefore the Township's Judgment of Compliance and Repose and Spending Plan may be deemed to be fully effective.

Very truly yours,

John D. Maczuga, PP

Cc. Adam Gordon, Esq. (electronically)
Christopher Dasti, Esq. (electronically)
James F. Clarkin, PP, AICP (electronically)

2025 Vacant Land Inventory & Analysis

PREPARED FOR:

STAFFORD TOWNSHIP

OCEAN COUNTY, NEW JERSEY

June 02, 2025

Prepared By:



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This document has been prepared in accordance with N.J.S.A 40:55D-89 of the Municipal Land Use Law.
The original of this report was signed and sealed in accordance with N.J.S.A. 45:14A-12.

Introduction

Stafford Township is situated on the Jersey Shore in Ocean County, New Jersey. The Township is a total area of 54.71 square miles including 46.11 square miles of land and 8.59 square miles of water. Even with the land area, it is important to note, Township of Stafford is subject to a number of environmental constraints. West of the Garden State Parkway consists of land within the Pinelands jurisdiction while land east of the Parkway is either wetlands or is governed by CAFRA regulations. As such, there is limited vacant and unconstrained developable land upon which the Township is able to provide affordable housing.

Township of Stafford had submitted a Vacant Land Adjustment with its Third Round Housing Plan. Township was granted a Judgement of Compliance and Repose on August 17, 2017. Per the Third Round Vacant Land Adjustment, it was determined that the Township has 146.90 acres of developable area.

The State of New Jersey has recently adopted new affordable housing regulations that impact every municipality in the state. Pursuant to the Fair Housing Act as amended in March of 2024 by P.L. 2024 c.2, each municipality in the state is required to determine its “fair share” of the regional need for low- and moderate-income housing and adopt specific numbers for present need (rehabilitation) and prospective need (new construction), through a binding resolution. Township of Stafford, has reached a Mediation Agreement before the Affordable Housing Program and determined the following:

- Present Need (Rehabilitation) = 38 units
- Prospective Need (New Construction) = 175 units

As part of the Mediation Agreement, the Township shall have the right to prepare a Vacant Land Analysis (VLA) as previously permitted under N.J.A.C. 5:93-4.2 and Realistic Development Potential (RDP) previously permitted under N.J.A.C. 5:93-4.2 (f) as part of its Fourth Round Fair Share Plan.

The Township has reviewed all potentially available properties within the municipal boundaries to determine a realistic development potential that Stafford can address during the Fourth Round that runs until the summer of 2035.

Methodology

Prior COAH rules at N.J.A.C. 5:93-4.2 et seq. provide a framework for determining the amount of land available and guidelines for calculating the development capacity of vacant properties in order to determine the RDP for any built-out communities. Consistent with these prior rules, the Township has compiled an inventory of all lands that may be available for development and analyzed each parcel to determine its RDP.

Utilizing Ocean County MODIV Tax data that was last updated in December 2024, all parcels in Stafford Township that are classified as vacant (tax classification 1), all farms (tax classification 3B), and public property (tax classification 15C) were identified and reviewed to determine if any

of these parcels on their own, or when combined with adjacent parcels, may be available, and potentially developable at a density sufficient to produce at least one affordable dwelling unit on site.

An assumption was made that each site would be developed as an inclusionary development where 20% of the total number of residential dwellings constructed would be set aside as affordable units. This means that for every 5 dwellings constructed, 1 affordable unit would be set aside. So, in order to generate at least 1 affordable dwelling unit, a site or tract of land would have to be able to accommodate at least 5 total units. The analysis of each parcel was done without considering the current zoning regulations that would otherwise limit development on any given property. The review has been conducted assuming that any particular property could be rezoned to accommodate affordable housing if necessary, and minimum lot area, building setbacks, parking requirements, and maximum density regulations were not taken into account in any calculation for any properties.

For the purposes of this review, the minimum density applied to each tract was 6 units per acre. Therefore an assumption was made that any potentially available tract would be developed at a density of no less than 6 units per acre, while some tracts more suitable for more intense development such as multi-family apartments, due to their location and size, were assumed that they could be developed at a density of 8 units per acre, which is consistent with the current density of several multi-family projects in the Township already.

Permitted Exclusions

N.J.A.C. 5:93 establishes criteria by which sites, or portions thereof, in a municipal land inventory may be excluded from a municipality's RDP calculation. Environmentally sensitive areas, including flood hazard areas, wetlands, and areas characterized by steep slopes of greater than 15 percent that render a site unsuitable for affordable housing may be excluded from consideration. In addition, small or isolated lots lacking sufficient acreage to generate an affordable housing set-aside as part of an inclusionary development may also be excluded.

Environmental Constraints

In order to determine the amount of land available for development, each vacant parcel, farm, or public property in the Township was reviewed to identify any environmental constraints that would prohibit development. This included identification of :

- Wetlands and wetlands transition areas

For the purposes of this analysis, a minimum 50-foot wetlands transition buffer was applied to mapped wetland areas. Wetland areas throughout the Township were identified using latest mapping data (2020) from NJDEP. NJDEP regulations also provide for varying buffers depending on the classifications of the wetland. While site-specific buffers could define a larger requirement for some sites, the 50-foot assumption provides a conservative yet reasonable baseline that recognizes the constraint.

- Flood Hazard Areas

Stafford Township – Vacant Land Inventory and Analysis

Sites within the Special Flood Hazard Areas were identified using Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) Composite Flood Zones mapping shapefiles. Many of these sites in the Township are along the shoreline and on islands within Manahawkin Bay, where susceptibility to coastal flooding is high. All of those parcels were excluded due to this constraint.

To note, if only a portion of a parcel was likely to be encumbered by wetlands or flood area, the rest of the developable portion was taken into account if it satisfied the density requirements. For example: If a 5-acre tract had 1 acre of wetlands and wetlands transition buffer areas, it was assumed to have a total of 4 acres that were otherwise developable.

- Pinelands Area & Habitat Landscape

A substantial portion of the Township lies within the New Jersey Pinelands region. This includes areas designated as Pinelands Preservation Area, Forest Area, and habitats for threatened and endangered species. These areas are protected under the Pinelands Comprehensive Management Plan (CMP) and are subject to stringent development restrictions that limit residential development.

- Sewer Service Area Considerations

It is noted that approximately 40% of the Township lies within the designated Sewer Service Area (SSA). This creates its own challenges in terms of developability of the property. Although, absence of sewer service alone was not used as grounds of exclusion of any parcel. For parcels outside the SSA, zoning and other infrastructural considerations were used to inform the judgment of whether those properties could realistically support residential development at the densities needed to develop affordable housing.

- Cumulative constraints

If a parcel was encumbered by multiple constraints—for example, it fell within Natural Heritage Priority Sites and was outside Sewer Service Area (SSA), it was excluded from further consideration due to the cumulative impact of these limitations on its developability.

Insufficient Tract Area

Prior COAH regulations had established that a minimum residential density of 6 dwelling units per acre is to be applied to all potentially developable tracts, which then requires a minimum tract area of 0.83 acres in order to accommodate at least 5 units of housing to produce at least 1 affordable dwelling. As such, tracts smaller than 0.83 acres were typically excluded from the RDP calculation under those guidelines.

For the purpose of this analysis, a more flexible approach was taken. A minimum tract size of 0.625 acres was used as a general guidance rather than a hard line minimum. This corresponds to a density of 8 units per acre, which is consistent with the density of residential development in the Township.

Stafford Township – Vacant Land Inventory and Analysis

No tracts of less than 0.625 acres were included in the RDP calculation unless a group of contiguous parcels, that when combined, formed a developable area of at least 0.625 or more. This evaluation was conducted visually on ArcGIS mapping.

If two or more adjacent tracts logically formed a developable whole – meeting the density threshold – it was included in the RDP calculation.

Properties Reserved for Public Use

Many parcels within the Township may appear to be vacant or developable and are not physically constrained by environmental concerns but are otherwise permitted to be excluded from consideration of generating an RDP. These included lands reserved for other public purposes, including municipal facilities, parks, and conservation lands. Publicly owned lands such as the municipal administration building, fire stations, and utility infrastructure have been excluded from consideration. Also, all lands listed on the Township's Green Acres Recreation & Open Space Inventory (ROSI) and are deed restricted from any development, have been excluded from consideration. Agricultural lands that are deed restricted as preserved farms are also permitted to be excluded.

Third - Round Housing Sites

The sites which were identified as developable previously during the Third Round Obligation were excluded from the final list of developable properties for the 4th Round.

Conclusions

The vacant land inventory table showing all the vacant land, farmland assessed and municipal land in the Township of Stafford. Of these, the vast majority can be excluded due to being deed restricted by the ROSI, being fully encumbered by wetlands, or by their insufficient size and isolation rendering them unsuitable for development.

After reviewing all the properties, a total of 25 lots were deemed developable for the 4th Round 2025-2035. By applying a density ranging from 6 units per acre to 10 units per acre to each of the tracts, a Realistic Development Potential of 17 affordable dwelling units has been determined.

A list of all the developable tracts of land can be found in Appendix A of this report.

A list of all parcels identified, and the calculations of developable area can be found in Appendix B of this report.

Maps illustrating the locations of all parcels identified and analyzed can be found in Appendix C.

Appendices

A – List of Developable Properties

B – List of all Non-Developable Properties

C – Maps of all Developable Properties

Appendix A

List of all Developable Properties

Appendix B

List of Non-Developable Properties

BLOCK	LOT	PROPERTY CLASS	PROPERTY LOCATION	ACREAGE	COMMENTS (REASON FOR EXCLUSION)
1	3	1	LITTLE EGG HARBOR LINE	43.30	Pinelands Preservation Area
11	1	1	GRAYS ROAD S/S	1.02	Pinelands Protection Area
11	10	1	PANCOAST ROAD S/S	0.17	Wetlands
11	11	1	PANCOAST ROAD S/S	38.73	Pinelands Protection Area
11	14	1	MIDDLE ROAD E/S	0.59	Less than 0.625
11	18	1	GRAYS ROAD S & REAR OF	2.73	Pinelands Protection Area
11	4.02	1	1267 GRAYS ROAD	0.90	Pinelands Protection Area
11	5	1	GRAYS ROAD S/S	5.23	Pinelands Protection Area
11	8.02	1	1347 PANCOAST ROAD	17.62	Pinelands Protection Area
118	85	1	PARKWAY S/S E OF OAK	0.02	Less than 0.625
118	86	1	PARKWAY E/S	0.96	Utility Easement
119	13	1	BARNEGAT GABLES	0.10	Less than 0.625
119	14	1	BARNEGAT GABLES	0.10	Less than 0.625
119	15	1	BARNEGAT GABLES	0.03	Less than 0.625
119	16	1	BARNEGAT GABLES	0.09	Less than 0.625
119	17	1	BARNEGAT GABLES	0.10	Less than 0.625
119	18	1	BARNEGAT GABLES	0.10	Less than 0.625
119	19	1	BARNEGAT GABLES	0.10	Less than 0.625
119	2	1	BARNEGAT GABLES	0.09	Less than 0.625
119	20	1	BARNEGAT GABLES	0.05	Less than 0.625
119	21	1	BARNEGAT GABLES	0.05	Less than 0.625
119	22	1	BARNEGAT GABLES	0.09	Less than 0.625
119	23	1	BARNEGAT GABLES	0.09	Less than 0.625
119	24	1	BARNEGAT GABLES	0.09	Less than 0.625
119	25	1	BARNEGAT GABLES	0.09	Less than 0.625
119	26	1	BARNEGAT GABLES	0.09	Less than 0.625
119	27	1	BARNEGAT GABLES	0.09	Less than 0.625
119	28	1	BARNEGAT GABLES	0.14	Less than 0.625
119	29	1	BARNEGAT GABLES	0.09	Less than 0.625
119	3	1	BARNEGAT GABLES	0.18	Less than 0.625
119	30	1	BARNEGAT GABLES	0.09	Less than 0.625
119	31	1	BARNEGAT GABLES	0.09	Less than 0.625
119	32	1	BARNEGAT GABLES	0.09	Less than 0.625
119	4	1	BARNEGAT GABLES	0.09	Less than 0.625
119	6	1	BARNEGAT GABLES	0.08	Less than 0.625
119	7	1	BARNEGAT GABLES	0.09	Less than 0.625
119	8	1	BARNEGAT GABLES	5.69	Easement
120.01	4	1	JIRAN RD & ELM AVE	0.34	Less than 0.625
120.01	57.02	1	BACK ROAD E/S	2.08	Utility Easement
120.09	3	1	290 JUNCTION DRIVE	0.37	Less than 0.625
120.10	4	1	42 ENO ROAD	0.37	Less than 0.625
120.10	5	1	48 ENO ROAD	0.40	Less than 0.625
120.20	42	1	GRASSY HOLLOW SOUTH OF	2.11	Already included in Third Round
120.20	43.01	1	210 BACK ROAD	2.75	Already Developed
120.29	36.04	1	501 MCKINLEY AVENUE	0.34	Less than 0.625
120	102	1	507 ROUTE 72 WEST	0.50	Less than 0.625
120	50.01	1	ROUTE 72 S/S PERRY'S LAKE	5.28	Stormwater Basin/Tree Retention
121	11	1	OLD SOUTH BROADWAY W/S	0.25	Less than 0.625
121	3	1	GRASSY HOLLOW ROAD S/S	0.03	Less than 0.625
121	9	1	LANGE DRIVE NORTH OF	0.21	Less than 0.625
123.01	18.02	1	364 SO MAIN ST/PERRY'S LK	2.56	Preserved for Perrys Lake Development
123.01	32	1	OAK AVENUE N/S	1.03	Already included in Third Round
123	18	1	314 SOUTH MAIN STREET	2.00	Preserved for Perrys Lake Development
124.01	1	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	10	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	100	1	BARNEGAT GABLES	0.18	Less than 0.625
124.01	101	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	102	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	103	1	BARNEGAT GABLES	0.10	Less than 0.625
124.01	104	1	BARNEGAT GABLES	0.10	Less than 0.625

BLOCK	LOT	PROPERTY CLASS	PROPERTY LOCATION	ACREAGE	COMMENTS (REASON FOR EXCLUSION)
124.01	105	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	106	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	107	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	108	1	BARNEGAT GABLES	0.14	Less than 0.625
124.01	109	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	11	1	BARNEGAT GABLES	0.10	Less than 0.625
124.01	110	1	BARNEGAT GABLES	0.18	Less than 0.625
124.01	111	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	112	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	113	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	114	1	BARNEGAT GABLES	0.08	Less than 0.625
124.01	115	1	BARNEGAT GABLES	0.10	Less than 0.625
124.01	116	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	117	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	118	1	BARNEGAT GABLES	0.28	Less than 0.625
124.01	119	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	12	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	120	1	BARNEGAT GABLES	0.09	Wetlands
124.01	121	1	BARNEGAT GABLES	0.08	Wetlands
124.01	122	1	BARNEGAT GABLES	0.09	Wetlands
124.01	123	1	BARNEGAT GABLES	0.09	Wetlands
124.01	124	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	125	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	126	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	127	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	128	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	129	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	130	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	131	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	132	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	133	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	134	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	135	1	BARNEGAT GABLES	0.07	Wetlands
124.01	136	1	BARNEGAT GABLES	0.02	Less than 0.625
124.01	137	1	BARNEGAT GABLES	0.07	Less than 0.625
124.01	138	1	BARNEGAT GABLES	0.07	Less than 0.625
124.01	139	1	BARNEGAT GABLES	0.18	Less than 0.625
124.01	140	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	141	1	BARNEGAT GABLES	0.14	Less than 0.625
124.01	142	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	143	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	144	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	145	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	146	1	BARNEGAT GABLES	0.18	Less than 0.625
124.01	147	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	148	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	149	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	150	1	BARNEGAT GABLES	0.28	Less than 0.625
124.01	151	1	BARNEGAT GABLES	0.28	Less than 0.625
124.01	152	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	153	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	154	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	155	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	156	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	157	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	158	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	159	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	16	1	BARNEGAT GABLES	0.18	Less than 0.625
124.01	160	1	BARNEGAT GABLES	0.18	Less than 0.625
124.01	161	1	BARNEGAT GABLES	0.09	Less than 0.625

BLOCK	LOT	PROPERTY CLASS	PROPERTY LOCATION	ACREAGE	COMMENTS (REASON FOR EXCLUSION)
124.01	162	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	163	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	164	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	165	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	166	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	167	1	BARNEGAT GABLES	0.09	Wetlands
124.01	168	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	169	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	17	1	BARNEGAT GABLES	0.18	Less than 0.625
124.01	170	1	BARNEGAT GABLES	0.09	Wetlands
124.01	171	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	172	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	173	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	174	1	BARNEGAT GABLES	0.14	Less than 0.625
124.01	175	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	176	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	177	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	178	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	179	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	18	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	180	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	181	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	182	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	183	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	184	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	185	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	186	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	187	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	188	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	189	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	190	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	191	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	192	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	193	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	194	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	195	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	196	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	197	1	BARNEGAT GABLES	0.08	Less than 0.625
124.01	198	1	BARNEGAT GABLES	0.02	Less than 0.625
124.01	199	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	2	1	BARNEGAT GABLES	0.05	Less than 0.625
124.01	20	1	BARNEGAT GABLES	0.18	Less than 0.625
124.01	200	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	201	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	202	1	BARNEGAT GABLES	0.18	Less than 0.625
124.01	203	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	204	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	205	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	206	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	207	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	208	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	209	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	210	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	211	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	212	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	213	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	214	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	218	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	219	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	22	1	BARNEGAT GABLES	0.09	Less than 0.625

BLOCK	LOT	PROPERTY CLASS	PROPERTY LOCATION	ACREAGE	COMMENTS (REASON FOR EXCLUSION)
124.01	220	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	221	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	222	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	223	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	224	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	225	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	226	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	227	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	228	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	229	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	23	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	230	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	231	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	232	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	233	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	234	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	235	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	236	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	237	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	238	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	239	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	24	1	BARNEGAT GABLES	0.37	Less than 0.625
124.01	240	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	241	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	242	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	243	1	BARNEGAT GABLES	0.07	Less than 0.625
124.01	244	1	BARNEGAT GABLES	0.15	Less than 0.625
124.01	245	1	BARNEGAT GABLES	0.10	Less than 0.625
124.01	246	1	BARNEGAT GABLES	0.10	Less than 0.625
124.01	247	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	248	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	249	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	250	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	251	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	252	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	253	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	254	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	255	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	256	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	257	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	258	1	BARNEGAT GABLES	0.11	Less than 0.625
124.01	259	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	26	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	260	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	261	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	262	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	263	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	264	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	265	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	266	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	267	1	BARNEGAT GABLES	0.06	Less than 0.625
124.01	268	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	269	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	270	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	271	1	BARNEGAT GABLES	0.17	Less than 0.625
124.01	28	1	BARNEGAT GABLES	45.05	Wetlands
124.01	29	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	3	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	32	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	34	1	BARNEGAT GABLES	0.09	Less than 0.625

BLOCK	LOT	PROPERTY CLASS	PROPERTY LOCATION	ACREAGE	COMMENTS (REASON FOR EXCLUSION)
124.01	35	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	36	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	37	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	38	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	39	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	4	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	40	1	BARNEGAT GABLES	0.18	Less than 0.625
124.01	41	1	BARNEGAT GABLES	0.28	Less than 0.625
124.01	42	1	BARNEGAT GABLES	0.18	Less than 0.625
124.01	43	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	44	1	BARNEGAT GABLES	0.14	Less than 0.625
124.01	45	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	46	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	47	1	BARNEGAT GABLES	0.14	Less than 0.625
124.01	48	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	49	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	5	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	50	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	51	1	BARNEGAT GABLES	0.18	Less than 0.625
124.01	52	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	53	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	54	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	55	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	56	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	57	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	59	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	6	1	BARNEGAT GABLES	0.10	Less than 0.625
124.01	60	1	BARNEGAT GABLES	0.12	Less than 0.625
124.01	61	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	62	1	BARNEGAT GABLES	0.10	Less than 0.625
124.01	63	1	BARNEGAT GABLES	0.10	Less than 0.625
124.01	64	1	BARNEGAT GABLES	0.05	Less than 0.625
124.01	65	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	66	1	BARNEGAT GABLES	0.30	Less than 0.625
124.01	67	1	BARNEGAT GABLES	0.10	Less than 0.625
124.01	68	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	69	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	7	1	BARNEGAT GABLES	0.10	Less than 0.625
124.01	70	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	71	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	72	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	73	1	BARNEGAT GABLES	0.18	Less than 0.625
124.01	74	1	BARNEGAT GABLES	0.14	Less than 0.625
124.01	75	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	76	1	BARNEGAT GABLES	0.10	Less than 0.625
124.01	77	1	BARNEGAT GABLES	0.10	Less than 0.625
124.01	78	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	79	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	8	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	80	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	81	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	82	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	83	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	84	1	BARNEGAT GABLES	0.18	Less than 0.625
124.01	85	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	86	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	87	1	BARNEGAT GABLES	0.10	Less than 0.625
124.01	88	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	89	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	9	1	BARNEGAT GABLES	0.14	Less than 0.625

BLOCK	LOT	PROPERTY CLASS	PROPERTY LOCATION	ACREAGE	COMMENTS (REASON FOR EXCLUSION)
124.01	90	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	91	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	92	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	93	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	94	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	95	1	BARNEGAT GABLES	0.09	Less than 0.625
124.01	96	1	BARNEGAT GABLES	0.10	Less than 0.625
124.01	97	1	BARNEGAT GABLES	0.10	Less than 0.625
124.01	98	1	BARNEGAT GABLES	0.10	Less than 0.625
124.01	99	1	BARNEGAT GABLES	0.09	Less than 0.625
124.06	10	1	22 ROYAL OAK COURT	1.55	Insufficient Yield
124.06	12	1	30 ROYAL OAK COURT	1.31	Already Developed
124.06	3	1	337 OAK AVENUE	1.66	Insufficient Yield
124	101	1	LAMSON ROAD N/S	4.09	Out of Sewer Area/Insufficient Yield
124	106	1	LAMSON ROAD NORTH OF	7.71	Insufficient Yield
124	110	1	LAMSON ROAD NE OF	13.27	Out of Sewer Area/Insufficient Yield
124	112	1	LAMSON ROAD NE OF	17.75	Pinelands Forest Area
124	113	1	LAMSON RD NE/S	12.64	Pinelands Forest Area
124	114	1	LAMSON RD E/S	7.48	Insufficient Yield
124	114.01	1	LAMSON ROAD E/S	8.67	Insufficient Yield
124	118	1	ROUTE 9 W SD N LAMSON RD	0.36	Less than 0.625
124	125	1	CRANBERRY BOGS CEDAR RUN	1.09	Wetlands
124	126	1	CRANBERRY BOGS CEDAR RUN	2.13	Wetlands
124	127	1	CRANBERRY BOG CEDAR RN	15.60	Wetlands
124	35	1	269 OAK AVENUE	2.98	Already included in Third Round
124	38	1	195 OAK AVENUE	5.39	Approved for Development
124	40.08	1	18 BOG HOLLOW COURT	1.84	Wetlands
124	45	1	OAK AVE S OF W OF RT 9	4.26	Wetlands
124	51	1	OAK AVENUE SOUTH OF	0.13	Less than 0.625
124	62	1	OAK AVENUE SOUTH OF	4.43	Wetlands
124	63	1	CEDAR RUN NORTH OF	4.27	Wetlands
124	64	1	CEDAR RUN NORTH OF	8.59	Wetlands
124	66	1	CEDAR RUN N/S	1.80	Pinelands Forest Area
124	67	1	CEDAR RUN N/S	6.54	Wetlands
124	69	1	CEDAR RUN BROOK	8.93	Wetlands
124	70	1	CEDAR RUN CREEK S OF	3.82	Wetlands
124	72	1	CEDAR RUN BROOK	5.64	Wetlands
124	73	1	CEDAR RUN BROOK	3.40	Wetlands
124	75	1	CEDAR RUN S/S	6.13	Wetlands
124	78	1	CEDAR RUN S/S	1.30	Wetlands
124	78.01	1	CEDAR RUN S/S	3.95	Wetlands
124	79	1	CEDAR RUN BROOK	4.20	Wetlands
124	81	1	LAMSON ROAD NORTH OF	3.14	Out of Sewer Area/Insufficient Yield
124	86	1	LAMSON ROAD NORTH OF	1.12	Already included in Third Round
125	11	1	LAMSON ROAD N/S	0.79	Out of Sewer Area/Insufficient Yield
125	6	1	796 SOUTH MAIN STREET	6.87	Approved for Development
125	9	1	POLLYPOD ROAD N/S	1.16	Insufficient Yield
128.01	1	1	EAGLESWOOD TWP ADJ	13.15	Active Mining Operation
129	10.01	1	POLLYPOD ROAD S/S	2.48	Wetlands
129	6	1	880 SOUTH MAIN STREET	2.34	Already Developed
129	8	1	930 SOUTH MAIN STREET	1.18	Approved for Development
129	9	1	ROUTE 9 W/S	8.61	Approved for Development
13	35.01	1	ROUTE 72 W/S	4.93	Approved GDP/Part of Third Round
13	42	1	ROUTE 72 W/S	8.29	Wetlands
13	54	1	ROUTE 72 & RECOVERY ROAD	8.90	Wetlands
13	57	1	ROUTE 72 W/S	9.25	Approved GDP/Part of Third Round
13	60	1	200 STAFFORD PARK BLVD	1.95	Environmentally Constrained Site
130.01	1	1	ROUTE 9 W/S	2.29	Approved for Development
130.02	8	1	CEDAR LANE N/S	0.41	Less than 0.625
131	1	1	CEDAR LANE S/S	0.51	Less than 0.625

BLOCK	LOT	PROPERTY CLASS	PROPERTY LOCATION	ACREAGE	COMMENTS (REASON FOR EXCLUSION)
131	9	1	S/S CEDAR LANE	0.23	Less than 0.625
132	1	1	ROUTE 9 W/S	0.19	Less than 0.625
133	100	1	749 CEDAR RUN DOCK ROAD	0.09	Less than 0.625
133	109	1	781 CEDAR RUN DOCK ROAD	0.22	Less than 0.625
133	110	1	783 CEDAR RUN DOCK ROAD	0.13	Less than 0.625
133	111	1	785 CEDAR RUN DOCK ROAD	0.36	Less than 0.625
133	123	1	857 CEDAR RUN DOCK ROAD	0.02	Wetlands
133	124	1	861 CEDAR RUN DOCK ROAD	0.01	Wetlands
133	126	1	867 CEDAR RUN DOCK ROAD	0.03	Wetlands
133	142	1	849 CEDAR RUN DOCK ROAD	0.02	Wetlands
133	149	1	CEDAR RUN DOCK ROAD W/S	0.64	Wetlands
133	15	1	ROUTE 9 E/S	11.64	Out of Sewer Area/Insufficient Yield
133	18	1	ROUTE 9 E OF, S OF ALLEN	0.94	Already Developed
133	22	1	983 SOUTH MAIN STREET	6.78	Out of Sewer Area/Insufficient Yield
133	26	1	ROUTE 9 E/S	9.79	Pinelands Forest Area
133	27	1	1103 SOUTH MAIN STREET	0.74	Out of Sewer Area/Insufficient Yield
133	28	1	EAGLEWOOD TWP LINE	0.36	Less than 0.625
133	28.01	1	ROUTE 9 E OF AT TWP LINE	0.60	Less than 0.625
133	29.02	1	OLD RAILROAD BED	0.55	Less than 0.625
133	33	1	OLD TUCKERTON RR	4.37	Wetlands
133	35.01	1	MAYETTA LANDING SW	0.93	Pinelands Forest Area
133	35.02	1	MAYETTA LANDING SW	2.15	Pinelands Forest Area
133	41	1	ROUTE 9 EAST OF	13.68	Wetlands
133	43	1	MAYETTA LANDING RD NE/S	0.37	Wetlands
133	44	1	MAYETTA LANDING RD NE/S	0.30	Wetlands
133	45	1	372 MAYETTA LANDING ROAD	0.36	Wetlands
133	49	1	497 CEDAR RUN DOCK ROAD	0.38	Wetlands
133	50	1	MAYETTA LANDING RD NE/S	2.74	Wetlands
133	52	1	MAYETTA & CEDAR BET	2.69	Wetlands
133	54	1	MAYETTA LANDING ROAD SW/S	0.49	Wetlands
133	72	1	643 CEDAR RUN DOCK ROAD	0.19	Less than 0.625
133	8.02	1	67 ALLEN LANE	0.98	Wetlands
133	89	1	711 CEDAR RUN DOCK ROAD	0.16	Less than 0.625
133	99	1	747 CEDAR RUN DOCK ROAD	0.10	Less than 0.625
134	10	1	CEDAR RUN DOCK ROAD W OF	0.15	Less than 0.625
134	17	1	MAYETTA LANDING ROAD N/S	1.99	Out of Sewer Area/Insufficient Yield
134	20	1	MAYETTA LANDING RD NE	1.23	Wetlands
134	28.03	1	140 MAYETTA LANDING ROAD	1.13	Wetlands
134	30	1	CEDAR RUN DOCK ROAD W/S	8.69	Wetlands
134	39	1	MAYETTA LANDING ROAD NE/S	0.24	Wetlands
135	17	1	CEDAR RUN DOCK	0.93	Insufficient Yield
135	2.01	1	OLD TUCKERTON RR	1.60	Approved for Development
135	4	1	OLD TUCKERTON RD W/S	0.56	Less than 0.625
136	1.02	1	CEDAR RUN DOCK RD N/S	0.37	Less than 0.625
137	4	1	6 GREEN BRIAR ROAD	0.39	Less than 0.625
137	5	1	GREEN BRIAR ROAD NORTH OF	0.39	Less than 0.625
138	12	1	385 SOUTH MAIN STREET	0.46	Less than 0.625
138	14	1	379 SOUTH MAIN STREET	0.46	Less than 0.625
138	20	1	PFEIFFER AVE W/S	1.38	Approved for Development
142	4	1	PFEIFFER AVE E/S	0.23	Less than 0.625
144.02	1	1	EAST BAY AVENUE S/S	1.46	Utility Easement
144.02	22.05	1	27 PARK AVENUE	0.26	Less than 0.625
144	30	1	211 SOUTH MAIN STREET	1.31	Utility Easement
144	32	1	233 SOUTH MAIN STREET	1.09	Already Developed
144	34	1	TUCKERTON RR WS	0.34	Less than 0.625
144	38.01	1	ROUTE 9 E/S N/S NEWELL	1.72	Approved for Development
144	44	1	ROUTE 9 & NEWELL AVENUE	0.31	Less than 0.625
145.01	32.01	1	ROUTE 72 S/S NEW	1.96	Wetlands
145	19	1	7 SOUTH UNION STREET	0.21	Less than 0.625
145	49	1	40 JENNINGS ROAD	0.75	Insufficient Yield

BLOCK	LOT	PROPERTY CLASS	PROPERTY LOCATION	ACREAGE	COMMENTS (REASON FOR EXCLUSION)
146.01	2	1	INDIAN W/S JENNINGS E/S	0.58	Wetlands
146.01	3	1	13 JENNINGS ROAD	0.12	Wetlands
146.01	50	1	INDIAN ROAD W/S	0.64	Less than 0.625
146.01	53	1	46 INDIAN ROAD	0.34	Less than 0.625
146	17	1	47 INDIAN ROAD	0.30	Less than 0.625
146	28.02	1	329 EAST BAY AVENUE	1.06	Wetlands
146	33	1	417 EAST BAY AVENUE	0.07	Wetlands
146	36	1	ROUTE 72 NORTH OF	2.18	Wetlands
146	37.03	1	529 MILL CREEK ROAD	1.11	Wetlands
146	38.01	1	551 MILL CREEK ROAD	0.36	Wetlands
146	45.02	1	579 MILL CREEK ROAD	0.64	Wetlands
146	59	1	INDIAN ROAD E/S	0.22	Less than 0.625
146	61	1	MILL CREEK ROAD W/S	0.62	Wetlands
147.10	339	1	919 JENNIFER LANE	0.40	Less than 0.625
147.100	83	1	LAKE EAST	31.88	Village Harbour Lakes
147.101	50	1	TAHOE & TIMBERLAKE	0.46	Less than 0.625
147.101	58	1	LAKE WEST	16.10	Village Harbour Lakes
147.105	1	1	BAY AVENUE S/S	1.09	Wetlands
147.105	2	1	JENNINGS ROAD	11.27	Wetlands
147.105	5	1	TUCKERTON RR E/S	0.35	Less than 0.625
147.107	56.02	1	MILL CREEK RD SW	3.61	Wetlands
147.107	56.07	1	ROUTE 72 S OF N JANE DR	1.21	Already included in Third Round
147.32	445	1	59 BARRY LANE	0.11	Less than 0.625
147.76	7	1	780 JANE DRIVE	0.17	Less than 0.625
147	122	1	766 CEDAR RUN DOCK ROAD	0.22	Wetlands
147	124	1	770 CEDAR RUN DOCK ROAD	0.14	Wetlands
147	130	1	846 CEDAR RUN DOCK ROAD	0.16	Wetlands
147	131	1	850 CEDAR RUN DOCK ROAD	0.07	Wetlands
147	135	1	864 CEDAR RUN DOCK ROAD	0.08	Wetlands
147	136	1	868 CEDAR RUN DOCK ROAD	0.25	Wetlands
147	137	1	872 CEDAR RUN DOCK ROAD	0.18	Wetlands
147	41.01	1	CEDAR RUN DOCK ROAD E/S	0.53	Less than 0.625
147	41.03	1	CEDAR RUN DOCK ROAD E/S	0.97	Pinelands Forest Area
150.01	14	1	STAFFORD PARK	0.69	Wetlands
150.01	3	1	69 HOLLY STREET	0.79	Wetlands
152	11	1	778 DELAWARE/24 OAK	0.17	Less than 0.625
152	2	1	755 EAST BAY AVENUE	0.69	Already Developed
153	4	1	811 EAST BAY AVENUE	0.17	Wetlands
153	9	1	STAFFORD PARK	1.03	Wetlands
155	19	1	819 PENNSYLVANIA AVENUE	0.09	Wetlands
157	1	1	STAFFORD PARK	3.92	Wetlands
158.01	114	1	ROUTE 72 N/S	1.31	Wetlands
158.01	114.01	1	1355 EAST BAY AVENUE	0.21	Less than 0.625
158.01	119	1	ROUTE 72 N/S	0.62	Wetlands
158.01	21.01	1	ROUTE 72 N/S	8.54	Wetlands
158.01	26	1	BAY AVENUE SW CORNER	0.56	Wetlands
158.01	27	1	BAY AVENUE S/S	0.55	Wetlands
158.01	29	1	BAY AVENUE W/S	0.67	Wetlands
158.01	31	1	1297 EAST BAY AVENUE	0.04	Wetlands
158.02	114	1	ROUTE 72 S/S	20.71	Wetlands
158.03	1	1	ROUTE 72 S/S	1.28	Wetlands
158	17	1	BAY AVENUE S/S	0.58	Wetlands
158	19	1	BAY AVENUE S/S	0.53	Wetlands
158	40	1	555 EAST BAY AVENUE	1.75	Already Developed
17	16	1	APPLEBY ESTATES	2.05	Pinelands Forest Area
17	17	1	APPLEBY ESTATES	0.21	Less than 0.625
172	136.01	1	18 JERI ANN DRIVE	0.13	Less than 0.625
178	51	1	1066 JENNIFER LANE	0.20	Less than 0.625
180	111	1	JUDY & JENNIFER	0.15	Less than 0.625
183	40	1	5 JULIA DRIVE	0.11	Less than 0.625

BLOCK	LOT	PROPERTY CLASS	PROPERTY LOCATION	ACREAGE	COMMENTS (REASON FOR EXCLUSION)
183	41	1	JULIA DRIVE W/S	0.02	Less than 0.625
185	12	1	HILLIARDS SEC A	0.24	Less than 0.625
185	13	1	1378 RAILROAD AVENUE	0.14	Less than 0.625
185	14	1	HILLIARDS SEC A	0.15	Less than 0.625
185	18	1	HILLIARDS SEC A	0.79	Wetlands
185	2	1	1400 RAILROAD AVENUE	0.05	Less than 0.625
185	21	1	HILLIARDS	0.14	Wetlands
185	22	1	FOX ISLAND CREEK E/S	0.08	Wetlands
185	4	1	HILLIARDS	0.05	Less than 0.625
185	47	1	BAY AVENUE E/S	0.17	Less than 0.625
185	8	1	1388 RAILROAD AVENUE	0.06	Less than 0.625
185	9	1	1386 RAILROAD AVENUE	0.08	Less than 0.625
187	1	1	AVE A & AVE B	0.04	Less than 0.625
187	11	1	AVENUE B S/S	0.04	Less than 0.625
187	12	1	11 AVENUE B	0.04	Less than 0.625
187	14	1	1341 AVENUE A	0.04	Less than 0.625
187	2.01	1	1333 AVENUE A	0.11	Less than 0.625
188	4.01	1	12 AVENUE B	0.09	Less than 0.625
188	5	1	8 AVENUE B	0.08	Less than 0.625
188	8	1	13 AVENUE C	0.11	Less than 0.625
189	2	1	AVE A & C NW CORNER	0.02	Less than 0.625
189	4	1	18 AVENUE C	0.07	Less than 0.625
189	5	1	14 AVENUE C	0.06	Less than 0.625
190	10	1	BAYSIDE	0.09	Less than 0.625
190	11	1	BAYSIDE	0.06	Less than 0.625
190	13	1	AVENUE C EAST END	0.07	Less than 0.625
190	14	1	MANAHAWKIN CREEK S/S	0.12	Less than 0.625
190	20	1	1292 AVENUE A	0.06	Less than 0.625
190	21	1	1294 AVENUE A	0.12	Less than 0.625
190	5.01	1	1276 EAST BAY AVENUE	0.10	Less than 0.625
190	5.02	1	1280 EAST BAY AVENUE	0.38	Less than 0.625
190	5.03	1	1284 EAST BAY AVENUE	0.32	Less than 0.625
190	5.04	1	1288 EAST BAY AVENUE	0.29	Less than 0.625
190	8	1	BAYSIDE	0.13	Less than 0.625
190	9	1	BAYSIDE	0.14	Less than 0.625
191	12	1	17 AVENUE F	0.06	Less than 0.625
192	14	1	BAYSIDE	0.05	Less than 0.625
192	5	1	BAYSIDE	0.40	Less than 0.625
194	1	1	BAYSIDE	0.72	Wetlands
195	1	1	BAYSIDE	0.78	Wetlands
196	3	1	BAYSIDE	0.22	Less than 0.625
197	2	1	HERON ST S/S	0.25	Wetlands
198	1	1	BAYSIDE	0.21	Wetlands
199	1	1	BAYSIDE	0.46	Less than 0.625
2	3	1	CEDAR BRIDGE ROAD W/S	1.99	Pinelands Protection Area
2	3.01	1	1114 ROUTE 539	0.98	Pinelands Protection Area
2	3.02	1	1102 ROUTE 539	1.23	Pinelands Protection Area
2	3.03	1	1090 ROUTE 539	1.30	Pinelands Protection Area
200	116	1	1283 WEST MALLARD DRIVE	0.09	Less than 0.625
200	125	1	1261 WEST MALLARD DRIVE	0.05	Less than 0.625
200	142	1	1229 WEST MALLARD DRIVE	0.10	Less than 0.625
200	143	1	1225 WEST MALLARD DRIVE	0.10	Less than 0.625
200	144	1	MALLARD ISLAND	0.10	Less than 0.625
200	145	1	MALLARD ISLAND	0.06	Less than 0.625
200	146	1	MALLARD ISLAND	0.05	Less than 0.625
200	150.01	1	1205 WEST MALLARD DRIVE	0.11	Less than 0.625
202	1	1	MALLARD ISLAND	0.03	Wetlands
202	23	1	MALLARD ISLAND	0.08	Wetlands
202	26	1	MALLARD ISLAND	0.43	Less than 0.625
202	5	1	MALLARD ISLAND	0.19	Wetlands

BLOCK	LOT	PROPERTY CLASS	PROPERTY LOCATION	ACREAGE	COMMENTS (REASON FOR EXCLUSION)
202	7	1	MALLARD ISLAND	0.07	Wetlands
203	1	1	MALLARD ISLAND	0.08	Wetlands
203	13	1	MALLARD ISLAND	0.36	Less than 0.625
203	14	1	MALLARD ISLAND	0.05	Less than 0.625
203	16	1	MALLARD ISLAND	0.08	Wetlands
203	18	1	MALLARD ISLAND	0.08	Wetlands
203	3	1	MALLARD ISLAND	0.08	Wetlands
203	6	1	MALLARD ISLAND	0.33	Wetlands
203	9	1	MALLARD ISLAND	0.17	Less than 0.625
204	1	1	MALLARD ISLAND	0.08	Wetlands
204	16	1	MALLARD ISLAND	0.08	Wetlands
204	18	1	MALLARD ISLAND	0.04	Wetlands
204	19	1	MALLARD ISLAND	0.08	Wetlands
204	21	1	MALLARD ISLAND	0.08	Wetlands
204	23	1	MALLARD ISLAND	0.08	Less than 0.625
204	25	1	MALLARD ISLAND	0.04	Less than 0.625
204	26	1	MALLARD ISLAND	0.04	Less than 0.625
204	28	1	MALLARD ISLAND	0.08	Less than 0.625
204	30	1	MALLARD ISLAND	0.04	Less than 0.625
204	4	1	MALLARD ISLAND	0.12	Wetlands
204	6	1	MALLARD ISLAND	0.04	Wetlands
204	8	1	MALLARD ISLAND	0.17	Less than 0.625
205	14	1	MALLARD ISLAND	0.25	Less than 0.625
205	15	1	MALLARD ISLAND	0.25	Less than 0.625
205	19	1	MALLARD ISLAND	0.08	Less than 0.625
205	22	1	MALLARD ISLAND	0.12	Less than 0.625
205	25	1	MALLARD ISLAND	0.04	Wetlands
205	26	1	MALLARD ISLAND	0.04	Wetlands
205	3	1	MALLARD ISLAND	0.21	Less than 0.625
205	6	1	MALLARD ISLAND	0.08	Less than 0.625
205	7	1	MALLARD ISLAND	0.08	Less than 0.625
206	18	1	MALLARD ISLAND	0.08	Wetlands
206	22	1	MALLARD ISLAND	0.10	Less than 0.625
206	42	1	WIDGEON AVENUE	0.04	Wetlands
206	5	1	MALLARD ISLAND	1.45	Wetlands
207	1	1	MALLARD ISLAND	0.06	Less than 0.625
207	12	1	MALLARD ISLAND	0.04	Less than 0.625
207	3	1	MALLARD ISLAND	0.12	Less than 0.625
207	4	1	MALLARD ISLAND	0.04	Less than 0.625
208	1	1	MALLARD ISLAND	0.04	Less than 0.625
208	10	1	1372 EAST MALLARD DRIVE	0.04	Less than 0.625
208	11	1	MALLARD ISLAND	0.04	Less than 0.625
208	17	1	1358 EAST MALLARD DRIVE	0.04	Less than 0.625
208	18	1	1356 EAST MALLARD DRIVE	0.04	Less than 0.625
208	19	1	1354 EAST MALLARD DRIVE	0.04	Less than 0.625
208	2	1	MALLARD ISLAND	0.04	Wetlands
208	20.01	1	MALLARD ISLAND	0.04	Less than 0.625
208	25	1	MALLARD ISLAND	0.33	Less than 0.625
208	3	1	MALLARD ISLAND	0.12	Less than 0.625
208	30	1	1220 PELICAN AVENUE	0.04	Less than 0.625
208	31	1	MALLARD ISLAND	0.21	Less than 0.625
208	36	1	MALLARD ISLAND	0.17	Wetlands
208	6	1	MALLARD ISLAND	0.08	Less than 0.625
208	8	1	1376 EAST MALLARD DRIVE	0.04	Less than 0.625
208	9	1	MALLARD ISLAND	0.08	Less than 0.625
209	10	1	3 CRESCENT ROAD	0.09	Wetlands
209	11	1	1083 EAST MALLARD DRIVE	0.07	Wetlands
209	15	1	MALLARD ISLAND	0.07	Wetlands
209	16	1	MALLARD ISLAND	0.07	Wetlands
209	166	1	1173 WEST MALLARD DRIVE	0.03	Less than 0.625

BLOCK	LOT	PROPERTY CLASS	PROPERTY LOCATION	ACREAGE	COMMENTS (REASON FOR EXCLUSION)
209	168	1	1169 WEST MALLARD DRIVE	0.06	Less than 0.625
209	17	1	MALLARD ISLAND	0.07	Wetlands
209	172	1	1161 WEST MALLARD DRIVE	0.13	Less than 0.625
209	174	1	1157 WEST MALLARD DRIVE	0.12	Less than 0.625
209	175	1	1153 WEST MALLARD DRIVE	0.06	Less than 0.625
209	176	1	1149 WEST MALLARD DRIVE	0.07	Wetlands
209	178	1	MALLARD ISLAND	0.11	Wetlands
209	18	1	1067 EAST MALLARD DRIVE	0.12	Less than 0.625
209	180	1	MALLARD ISLAND	0.08	Wetlands
209	185	1	MALLARD ISLAND	0.45	Wetlands
209	188	1	MALLARD ISLAND	0.06	Wetlands
209	189	1	MALLARD ISLAND	0.05	Wetlands
209	195	1	MALLARD ISLAND	0.31	Wetlands
209	198	1	MALLARD ISLAND	0.21	Wetlands
209	20	1	1065 EAST MALLARD DRIVE	0.04	Less than 0.625
209	200	1	MALLARD ISLAND	0.27	Wetlands
209	205	1	MALLARD ISLAND	0.15	Wetlands
209	206	1	MALLARD ISLAND	0.05	Wetlands
209	207	1	MALLARD ISLAND	0.21	Wetlands
209	209	1	29 CRESCENT ROAD	0.13	Wetlands
209	211	1	MALLARD ISLAND	0.45	Wetlands
209	29	1	1447 EAST MALLARD DRIVE	0.04	Less than 0.625
209	3	1	MALLARD ISLAND	0.14	Wetlands
209	43	1	1417 EAST MALLARD DRIVE	0.05	Less than 0.625
209	46	1	33 TEAL BEND	0.05	Less than 0.625
209	47	1	31 TEAL BEND	0.05	Less than 0.625
209	48	1	29 TEAL BEND	0.05	Less than 0.625
209	5	1	MALLARD ISLAND	0.09	Wetlands
209	61	1	MALLARD ISLAND	0.09	Less than 0.625
209	7	1	9 CRESCENT ROAD	0.06	Wetlands
209	70	1	1379 EAST MALLARD DRIVE	0.13	Less than 0.625
209	84	1	1349 EAST MALLARD DRIVE	0.05	Less than 0.625
209	89	1	1339 EAST MALLARD DRIVE	0.06	Less than 0.625
21	14	1	EVERGREEN HEIGHTS	0.05	Less than 0.625
21	16	1	MICAJAS ROAD SW/S	10.93	Pinelands Protection Area
211	1	1	MALLARD ISLAND	0.11	Less than 0.625
211	14	1	MALLARD ISLAND	0.06	Less than 0.625
211	15	1	MALLARD ISLAND	0.04	Less than 0.625
211	16	1	MALLARD ISLAND	0.12	Less than 0.625
211	23	1	MALLARD ISLAND	0.33	Less than 0.625
211	3	1	MALLARD ISLAND	0.08	Less than 0.625
211	4	1	1410 EAST MALLARD DRIVE	0.04	Less than 0.625
211	5	1	1408 EAST MALLARD DRIVE	0.04	Less than 0.625
211	6	1	MALLARD ISLAND	0.08	Less than 0.625
211	8	1	MALLARD ISLAND	0.08	Less than 0.625
212	14	1	MALLARD ISLAND	0.08	Less than 0.625
212	19	1	MALLARD ISLAND	0.08	Less than 0.625
212	3	1	MALLARD ISLAND	1.24	Wetlands
213	1	1	MALLARD ISLAND	0.08	Less than 0.625
213	3	1	MALLARD ISLAND	1.24	Wetlands
214	17	1	MALLARD ISLAND	0.17	Wetlands
214	19	1	MALLARD ISLAND	0.08	Wetlands
214	2	1	MALLARD ISLAND	0.79	Wetlands
214	26	1	MALLARD ISLAND	0.08	Wetlands
214	28	1	MALLARD ISLAND	0.08	Wetlands
214	30	1	MALLARD ISLAND	0.08	Wetlands
215	1	1	MALLARD ISLAND	0.91	Wetlands
215	12	1	MALLARD ISLAND	0.08	Wetlands
215	13	1	MALLARD ISLAND	0.08	Wetlands
215	15	1	MALLARD ISLAND	0.17	Wetlands

BLOCK	LOT	PROPERTY CLASS	PROPERTY LOCATION	ACREAGE	COMMENTS (REASON FOR EXCLUSION)
215	17	1	MALLARD ISLAND	0.08	Wetlands
216	1	1	MALLARD ISLAND	0.08	Wetlands
216	17	1	MALLARD ISLAND	0.08	Wetlands
216	20	1	MALLARD ISLAND	0.35	Less than 0.625
216	27	1	MALLARD ISLAND	0.16	Wetlands
216	3	1	MALLARD ISLAND	0.08	Wetlands
216	5	1	MALLARD ISLAND	0.08	Wetlands
216	7	1	MALLARD ISLAND	0.08	Less than 0.625
217	1	1	MALLARD ISLAND	0.03	Wetlands
218	1	1	MALLARD ISLAND	0.78	Wetlands
218	15	1	MALLARD ISLAND	0.17	Wetlands
219	1	1	MALLARD ISLAND	1.26	Wetlands
22	22	1	PARKWAY W/S	19.12	Pinelands Protection Area
22	24	1	EVERGREEN HEIGHTS	0.05	Less than 0.625
22	27	1	EVERGREEN HEIGHTS	0.05	Less than 0.625
22	5	1	EVERGREEN HEIGHTS	0.09	Less than 0.625
220	1	1	MALLARD ISLAND	0.10	Less than 0.625
220	12	1	MALLARD ISLAND	0.07	Less than 0.625
220	6	1	MALLARD ISLAND	0.04	Less than 0.625
221	1	1	MALLARD ISLAND	0.37	Wetlands
222	2	1	BAY AVENUE N/S	0.35	Wetlands
222	5	1	1050 EAST BAY AVENUE	3.43	Wetlands
222	9	1	BAY AVENUE N/S	9.26	Wetlands
224	2	1	BAY & HILLIARD NW CORNER	5.56	Wetlands
229.01	1.03	1	199 BEACH AVENUE	0.74	Wetlands
229.01	3.02	1	PARKER E OF S OF BEACH	0.24	Wetlands
229.02	11.04	1	PARKER E OF S OF BEACH	0.20	Wetlands
229.02	11.09	1	PARKER E OF S OF BEACH	0.42	Wetlands
229.02	7	1	BEACH AVENUE SOUTH OF	0.34	Wetlands
229.02	8	1	209 BEACH AVENUE	0.33	Less than 0.625
229	10	1	PARKER STREET E & REAR OF	0.12	Less than 0.625
229	13	1	212 EAST BAY AVENUE	0.54	Less than 0.625
229	31	1	BAY AVENUE NORTH OF	6.86	Wetlands
229	39	1	532 WALNUT STREET	1.39	Wetlands
229	57	1	57 PARKER ST SIDE	0.02	Less than 0.625
23.01	20	1	EVERGREEN HEIGHTS	0.23	Less than 0.625
23	10	1	STOCUMS ROAD S/S	8.43	Pinelands Protection Area
230	16.01	1	22 PARKER STREET	0.63	Approved for Development
231	4	1	82 EAST BAY AVENUE	0.49	Less than 0.625
231	6	1	BAY AVE N-LETTS AVE W	0.11	Less than 0.625
232	2	1	12 EAST BAY AVENUE	0.35	Less than 0.625
234	2	1	71 NORTH MAIN STREET	0.12	Less than 0.625
235	34	1	STAFFORD AVENUE N/S	0.44	Less than 0.625
237	14	1	BEACH & DIVISION N/E COR	0.13	Less than 0.625
24	19	1	STOCUMS ROAD N/S	2.91	Pinelands Protection Area
24	3	1	UNNAMED ROAD E/S	7.50	Pinelands Protection Area
24	9	1	PARKWAY NW/S	28.86	Pinelands Protection Area
242.01	16.01	1	299 CENTER STREET	0.26	Less than 0.625
242.05	12	1	166 PARKER STREET	0.11	Less than 0.625
242	1.02	1	377 NORTH MAIN STREET	0.35	Less than 0.625
242	1.03	1	HILLIARD BLVD E/S RT 9	0.37	Less than 0.625
242	1.04	1	HILLIARD BLVD E/S RT 9	0.51	Already Developed
243	10	1	PARKER STREET E/S	4.83	Under Construction
243	5	1	191 PARKER STREET	0.29	Less than 0.625
25.02	100	1	115 CORLISS WAY	0.17	CO Issued
25.02	101	1	119 CORLISS WAY	0.16	CO Issued
25.02	102	1	123 CORLISS WAY	0.16	CO Issued
25.02	103	1	127 CORLISS WAY	0.17	CO Issued
25.02	104	1	131 CORLISS WAY	0.17	CO Issued
25.02	105	1	135 CORLISS WAY	0.22	CO Issued

BLOCK	LOT	PROPERTY CLASS	PROPERTY LOCATION	ACREAGE	COMMENTS (REASON FOR EXCLUSION)
25.02	22.01	1	OPEN SPACE	18.80	Easement
25.02	83	1	70 BENNET LANE	0.17	CO Issued
25.02	84	1	51 CORLISS WAY	0.20	CO Issued
25.02	85	1	55 CORLISS WAY	0.17	CO Issued
25.02	86	1	59 CORLISS WAY	0.16	CO Issued
25.02	87	1	63 CORLISS WAY	0.17	CO Issued
25.02	88	1	67 CORLISS WAY	0.21	CO Issued
25.02	89	1	71 CORLISS WAY	0.27	CO Issued
25.02	90	1	75 CORLISS WAY	0.23	CO Issued
25.02	91	1	79 CORLISS WAY	0.18	CO Issued
25.02	92	1	83 CORLISS WAY	0.16	CO Issued
25.02	93	1	87 CORLISS WAY	0.17	CO Issued
25.02	94	1	91 CORLISS WAY	0.17	CO Issued
25.02	95	1	95 CORLISS WAY	0.16	CO Issued
25.02	96	1	99 CORLISS WAY	0.17	CO Issued
25.02	97	1	103 CORLISS WAY	0.17	CO Issued
25.02	98	1	107 CORLISS WAY	0.16	CO Issued
25.02	99	1	111 CORLISS WAY	0.17	CO Issued
25.04	2	1	6 BRADSHAW DRIVE	0.17	CO Issued
25.04	38	1	OPEN SPACE	0.27	Less than 0.625
25.06	10	1	OPEN SPACE	0.17	Less than 0.625
25.07	21	1	OPEN SPACE	0.98	Easement
25.10	15	1	58 BENNET LANE	0.17	CO Issued
25.10	16	1	62 BENNET LANE	0.18	CO Issued
25.10	17	1	67 OSPREY AVENUE	0.18	CO Issued
25.10	18	1	63 OSPREY AVENUE	0.17	CO Issued
25.10	19	1	59 OSPREY AVENUE	0.17	CO Issued
25.10	20	1	55 OSPREY AVENUE	0.17	CO Issued
25.10	21	1	51 OSPREY AVENUE	0.17	CO Issued
25.10	22	1	47 OSPREY AVENUE	0.17	CO Issued
25.10	23	1	43 OSPREY AVENUE	0.17	CO Issued
25.10	24	1	39 OSPREY AVENUE	0.17	CO Issued
25.10	25	1	35 OSPREY AVENUE	0.17	CO Issued
25.10	26	1	31 OSPREY AVENUE	0.17	CO Issued
25.10	27	1	27 OSPREY AVENUE	0.17	CO Issued
25.10	28	1	23 OSPREY AVENUE	0.17	CO Issued
25.10	29	1	19 OSPREY AVENUE	0.17	CO Issued
25.10	30	1	15 OSPREY AVENUE	0.17	CO Issued
25.10	31	1	9 OSPREY AVENUE	0.17	CO Issued
25.10	32	1	5 OSPREY AVENUE	0.17	CO Issued
25.10	33	1	1 OSPREY AVENUE	0.21	CO Issued
25.11	1	1	2 OSPREY AVENUE	0.21	CO Issued
25.11	10	1	38 OSPREY AVENUE	0.17	CO Issued
25.11	11	1	42 OSPREY AVENUE	0.17	CO Issued
25.11	12	1	46 OSPREY AVENUE	0.17	CO Issued
25.11	13	1	50 OSPREY AVENUE	0.17	CO Issued
25.11	14	1	54 OSPREY AVENUE	0.17	CO Issued
25.11	15	1	58 OSPREY AVENUE	0.17	CO Issued
25.11	16	1	62 OSPREY AVENUE	0.22	CO Issued
25.11	17	1	74 CORLISS WAY	0.21	CO Issued
25.11	18	1	78 CORLISS WAY	0.16	CO Issued
25.11	19	1	82 CORLISS WAY	0.17	CO Issued
25.11	2	1	6 OSPREY AVENUE	0.17	CO Issued
25.11	20	1	86 CORLISS WAY	0.17	CO Issued
25.11	21	1	90 CORLISS WAY	0.17	CO Issued
25.11	22	1	94 CORLISS WAY	0.17	CO Issued
25.11	23	1	98 CORLISS WAY	0.17	CO Issued
25.11	24	1	102 CORLISS WAY	0.17	CO Issued
25.11	25	1	106 CORLISS WAY	0.17	CO Issued
25.11	26	1	110 CORLISS WAY	0.17	CO Issued

BLOCK	LOT	PROPERTY CLASS	PROPERTY LOCATION	ACREAGE	COMMENTS (REASON FOR EXCLUSION)
25.11	27	1	114 CORLISS WAY	0.17	CO Issued
25.11	28	1	118 CORLISS WAY	0.17	CO Issued
25.11	29	1	122 CORLISS WAY	0.17	CO Issued
25.11	3	1	10 OSPREY AVENUE	0.17	CO Issued
25.11	30	1	126 CORLISS WAY	0.17	CO Issued
25.11	31	1	130 CORLISS WAY	0.18	CO Issued
25.11	4	1	14 OSPREY AVENUE	0.17	CO Issued
25.11	5	1	18 OSPREY AVENUE	0.17	CO Issued
25.11	6	1	22 OSPREY AVENUE	0.17	CO Issued
25.11	7	1	26 OSPREY AVENUE	0.17	CO Issued
25.11	8	1	30 OSPREY AVENUE	0.17	CO Issued
25.11	9	1	34 OSPREY AVENUE	0.17	CO Issued
25	32.05	1	244 STAFFORD PARK BLVD	14.00	Planned Recreation by Twp
25	32.06	1	246 STAFFORD PARK BLVD	7.09	Planned Recreation by Twp
25	34.05	1	100 CAMPBELL BLVD	2.77	Already Developed
26	11	1	ROUTE 72 SW/S	25.63	Pinelands Protection Area
26	22	1	ROUTE 72 WEST OF	12.47	Pinelands Protection Area
26	23	1	ROUTE 72 SW/S	8.14	Pinelands Protection Area
262	17	1	MANAHAWKIN TERRACE	0.17	Wetlands
263	1	1	MANAHAWKIN TERRACE	0.12	Wetlands
263	4	1	MANAHAWKIN TERRACE	0.06	Wetlands
263	8	1	MANAHAWKIN TERRACE	0.06	Wetlands
265.01	39	1	MANAHAWKIN TERRACE	0.06	Less than 0.625
266	25	1	MANAHAWKIN TERRACE	0.06	Less than 0.625
267	2	1	MANAHAWKIN TERRACE	0.06	Less than 0.625
272	1	1	MANAHAWKIN TERRACE	0.07	Wetlands
272	10	1	MANAHAWKIN TERRACE	0.13	Wetlands
272	12	1	MANAHAWKIN TERRACE	0.07	Wetlands
272	13	1	MANAHAWKIN TERRACE	0.11	Wetlands
272	2	1	MANAHAWKIN TERRACE	0.28	Wetlands
272	25	1	MANAHAWKIN TERRACE	0.84	Wetlands
272	26	1	MANAHAWKIN TERRACE	0.07	Wetlands
272	30	1	MANAHAWKIN TERRACE	0.06	Wetlands
272	32	1	MANAHAWKIN TERRACE	0.06	Wetlands
272	33	1	MANAHAWKIN TERRACE	0.06	Wetlands
272	49	1	MANAHAWKIN TERRACE	0.05	Wetlands
272	9	1	MANAHAWKIN TERRACE	0.75	Wetlands
296	108	1	LOG CREEK POND SW DITCH	1.57	Wetlands
296	15	1	OLD TUCKERTON RR	0.90	Wetlands
296	18	1	OLD TUCKERTON RR E/S	50.27	Wetlands
296	27	1	OLD TUCKERTON EAST OF	15.52	Wetlands
296	43	1	BEACH AVENUE N/S	0.88	Wetlands
296	53	1	FRESH CREEK B/S	169.61	Wetlands
296	64.01	1	BEACH AVENUE S/S	1.02	Wetlands
296	64.02	1	BEACH AVENUE S/S	1.04	Wetlands
296	64.03	1	BEACH AVENUE S/S	1.64	Wetlands
296	64.04	1	BEACH AVENUE SOUTH OF	1.98	Wetlands
296	65	1	637 BEACH AVENUE	12.53	Wetlands
296	66	1	BEACH AVENUE S/S	0.41	Wetlands
296	75.07	1	332 HILLIARD BLVD	5.50	Pinelands Forest Area
298	4.01	1	ROUTE 72 S/S	0.61	Wetlands
298	7	1	THOROFARE W/S W	5.86	Wetlands
299	1	1	THOROFARE ISLAND	26.00	High Risk Flood Zone
3	2	1	MICAJAS ROAD E/S	7.40	Pinelands Protection Area
3	3	1	MICAJAS ROAD E/S	0.74	Pinelands Protection Area
3	4	1	MICAJAS ROAD E/S	0.49	Pinelands Protection Area
3	6	1	MICAJAS ROAD E/S	0.55	Pinelands Protection Area
300	12	1	THOROFARE WEST OF BONNET	13.18	Wetlands
300	31	1	2572 EAST BAY AVENUE	0.13	Less than 0.625
301	1	1	13 MANNING DRIVE	0.09	Less than 0.625

BLOCK	LOT	PROPERTY CLASS	PROPERTY LOCATION	ACREAGE	COMMENTS (REASON FOR EXCLUSION)
301	11	1	2565 SECOND/20 NORTH BAY	0.06	Less than 0.625
302	10.01	1	2553 FIRST AVENUE	0.11	Less than 0.625
302	4	1	ROUTE 72 N/S	0.19	Less than 0.625
302	5	1	2547 FIRST AVENUE	0.09	Less than 0.625
302	6	1	ROUTE 72 N/S	0.06	Less than 0.625
302	6.01	1	ROUTE 72 N/S	0.03	Less than 0.625
303	1	1	ROUTE 72 & FIRST AVE	0.02	Less than 0.625
303	5	1	SECOND & CIRCLE DRIVE	0.09	Less than 0.625
303	8	1	1ST ST. & CIRCLE DRIVE	0.04	Less than 0.625
304	1	1	3 SECOND STREET	0.08	Less than 0.625
305	1	1	2538 CIRCLE DRIVE	0.04	Less than 0.625
305	13	1	ROUTE 72 S/W COR & 4TH	0.07	Less than 0.625
305	3	1	18 NORTHEAST DRIVE	0.05	Less than 0.625
305	6.02	1	2 FOURTH STREET	0.03	Less than 0.625
307.01	7	1	CIRCLE DRIVE & 2ND ST	0.06	Less than 0.625
307	3	1	8 FIRST STREET	0.12	Less than 0.625
312	6	1	SALMON THOROFARE	0.08	Less than 0.625
315	86	1	PETTIT ISLAND	1.29	High Risk Flood Zone
319	96	1	LOG CREEK N/E END	0.37	Wetlands
319	97	1	NORTH POND NE/S	6.51	Wetlands
320	95	1	LOG CREEK N/E END	2.14	Wetlands
4	16	1	PANCOAST ROAD NORTH OF	0.57	Pinelands Protection Area
4	17	1	ROUTE 539	2.46	Pinelands Protection Area
4	2	1	MICAJAS ROAD W/S	0.60	Pinelands Protection Area
4	20	1	PANCOAST ROAD N/S	1.15	Wetlands
4	24	1	ROUTE 539 E/S	2.70	Pinelands Protection Area
4	3	1	MICAJAS & CEDAR BRDG	20.10	Pinelands Protection Area
4	6	1	MICAJAS ROAD W/S	82.39	Pinelands Protection Area
42.02	2	1	2 DUSTY MILLER DRIVE	0.17	Approved for Development
42.02	3	1	4 DUSTY MILLER DRIVE	0.17	Approved for Development
42.02	4	1	6 DUSTY MILLER DRIVE	0.17	Approved for Development
42.02	6	1	8 DUSTY MILLER DRIVE	0.19	Approved for Development
42.02	7	1	10 DUSTY MILLER DRIVE	0.22	Approved for Development
42.03	2	1	13 DUSTY MILLER DRIVE	0.33	Approved for Development
42.03	3	1	11 DUSTY MILLER DRIVE	0.17	Approved for Development
42.03	4	1	9 DUSTY MILLER DRIVE	0.17	Approved for Development
42.03	5	1	7 DUSTY MILLER DRIVE	0.17	Approved for Development
42.05	32	1	40 HONEYSUCKLE DRIVE	0.22	Less than 0.625
42.05	33	1	38 HONEYSUCKLE DRIVE	0.20	Less than 0.625
42.05	34	1	36 HONEYSUCKLE DRIVE	0.17	Less than 0.625
42.05	37	1	30 HONEYSUCKLE DRIVE	0.17	Less than 0.625
42	1.23	1	39 HONEYSUCKLE DRIVE	0.22	Less than 0.625
42	1.24	1	37 HONEYSUCKLE DRIVE	0.22	Less than 0.625
43	2	1	ROUTE 72 E/S	1.60	Under Construction
44.01	22	1	1129 BEACON AVENUE	0.25	Less than 0.625
44.01	24	1	1137 BEACON AVENUE	0.25	Less than 0.625
44.03	1	1	1 ANCHOR/11 LIGHTHOUSE	0.29	NHPS/State Endangered Pinelands Habitat/Less th
44.03	10	1	ROUTE 72 OCEAN ACRES LAKE	2.32	Existing Lake - Not Developable
44.03	2	1	5 ANCHOR AVENUE	0.25	NHPS/State Endangered Pinelands Habitat/Less th
44.03	3	1	9 ANCHOR AVENUE	0.26	NHPS/State Endangered Pinelands Habitat/Less th
44.03	4	1	13 ANCHOR AVENUE	0.26	NHPS/State Endangered Pinelands Habitat/Less th
44.03	5	1	17 ANCHOR AVENUE	0.30	NHPS/State Endangered Pinelands Habitat/Less th
44.03	6	1	21 ANCHOR AVENUE	0.37	NHPS/State Endangered Pinelands Habitat/Less th
44.03	7	1	25 ANCHOR AVENUE	0.38	NHPS/State Endangered Pinelands Habitat/Less th
44.03	9	1	955 WHISPERING OAK CIR	0.58	NHPS/State Endangered Pinelands Habitat/Less th
44.104	17	1	239 OUTBOARD AVENUE	0.21	Wetlands
44.108	55	1	193 MERMAID DRIVE	0.25	Less than 0.625
44.109	23	1	262 ATLANTIS/424 NAUTILUS	0.48	Already Developed
44.11	9	1	1095 WHITECAP AVENUE	0.26	Less than 0.625
44.113	34	1	FLIPPER TO FORECASTLE	0.06	Less than 0.625

BLOCK	LOT	PROPERTY CLASS	PROPERTY LOCATION	ACREAGE	COMMENTS (REASON FOR EXCLUSION)
44.114	42	1	FLIPPER TO MERMAID	0.06	Less than 0.625
44.117	10	1	1413 FORECASTLE AVENUE	0.31	Less than 0.625
44.117	17	1	1418 ROUTE 72 WEST	0.24	Less than 0.625
44.117	18	1	1424 ROUTE 72 WEST	0.28	Wetlands
44.118	1	1	1537 FRECASTLE/149 OUTBRD	0.37	Less than 0.625
44.119	18	1	89 OUTBOARD AVENUE	0.57	Less than 0.625
44.127	4	1	1604 ROUTE 72 WEST	0.32	Less than 0.625
44.127	5	1	1608 ROUTE 72 WEST	0.31	Less than 0.625
44.127	6	1	1612 ROUTE 72 WEST	0.31	Less than 0.625
44.131	10	1	1663 BREAKERS DRIVE	0.21	Less than 0.625
44.131	16	1	1639 BREAKERS/124 HULL	0.29	Less than 0.625
44.138	1.02	1	1576 BREAKERS DRIVE	0.21	Less than 0.625
44.142	9	1	181 BOWLINE ROAD	0.21	Less than 0.625
44.144	10	1	322 MERMAID/221 NEPTUNE	0.27	Less than 0.625
44.145	7	1	253 NEPTUNE DRIVE	0.23	Less than 0.625
44.146	35	1	277 MERMAID DRIVE	0.21	Less than 0.625
44.148	13	1	153 SEXTANT/104 STEM	0.25	Less than 0.625
44.15	10	1	1149 BARNACLE DRIVE	0.21	Less than 0.625
44.15	15	1	1129 BARNACLE DRIVE	0.21	Less than 0.625
44.15	17	1	1121 BARNACLE DRIVE	0.21	Less than 0.625
44.15	25	1	1108 BEACON AVENUE	0.21	Less than 0.625
44.15	26	1	1112 BEACON AVENUE	0.21	Less than 0.625
44.15	9	1	1153 BARNACLE DRIVE	0.21	Less than 0.625
44.151	23	1	237 YEOMAN/430 NAUTILUS	0.48	Already Developed
44.153	53	1	120 QUADRANT ROAD	0.23	Less than 0.625
44.153	59	1	NAUTILUS & TOPSIDE	0.06	Less than 0.625
44.154	37	1	EQUINOX TO TOPSIDE	0.06	Less than 0.625
44.16	2	1	1217 BARNACLE DRIVE	0.39	Already included in Third Round
44.16	3	1	1213 BARNACLE DRIVE	0.31	Already included in Third Round
44.16	4	1	1209 BARNACLE DRIVE	0.26	Already included in Third Round
44.16	5	1	1205 BARNACLE DRIVE	0.25	Already included in Third Round
44.16	6	1	1197 BEACON/1201 BARNACLE	0.25	Already included in Third Round
44.16	7	1	1193 BEACON AVENUE	0.29	Already included in Third Round
44.16	8.01	1	1187 BEACON AVENUE	1.11	Approved GDP/Part of Third Round
44.165	14	1	268 CLIPPER ROAD	0.21	Less than 0.625
44.165	15	1	264 CLIPPER ROAD	0.21	Wetlands
44.171	1	1	1714 BREAKERS/268 STORMY	0.26	Less than 0.625
44.180	7	1	264 SCHOONER ROAD	0.21	Less than 0.625
44.188	9	1	175 CRUISE/175 COMPASS	0.24	Less than 0.625
44.19	23	1	1148 SEASHELL AVENUE	0.22	Less than 0.625
44.195	15	1	102 GALE/180 TORPEDO	0.29	Less than 0.625
44.199	1	1	105 AHOY/201 CROWSNEST	0.26	Approved for Development
44.199	2	1	205 CROWS NEST ROAD	0.21	Approved for Development
44.199	20	1	180 BRIGANTINE/229 TOPSID	0.32	Less than 0.625
44.199	36	1	101 AHOY/116 BRIGANTINE	0.35	Approved for Development
44.199	4	1	213 CROWS NEST ROAD	0.21	Less than 0.625
44.20	3	1	1077 FATHOM AVENUE	0.21	Less than 0.625
44.20	39	1	1100 HAWSER AVENUE	0.21	Less than 0.625
44.20	41	1	1092 HAWSER AVENUE	0.22	Less than 0.625
44.200	2	1	105 BRIGANTINE ROAD	0.21	Less than 0.625
44.210	13	1	655 CUTTER/380 YEOMAN	0.28	Less than 0.625
44.210	19	1	679 CUTTER LANE	0.21	Less than 0.625
44.214	19	1	268 QUADRANT ROAD	0.21	Less than 0.625
44.215	12	1	257 QUADRANT ROAD	0.21	Less than 0.625
44.215	16	1	273 QUADRANT ROAD	0.21	Less than 0.625
44.215	24	1	348 YEOMAN ROAD	0.21	Less than 0.625
44.219	12	1	137 LAKEVIEW DRIVE	0.24	Less than 0.625
44.219	9	1	101 COVE/123 LAKEVIEW	0.27	Less than 0.625
44.221	10	1	113 MALLARD ROAD	0.25	Ocean Country Land Trust Property
44.221	11	1	117 MALLARD ROAD	0.29	Ocean Country Land Trust Property

BLOCK	LOT	PROPERTY CLASS	PROPERTY LOCATION	ACREAGE	COMMENTS (REASON FOR EXCLUSION)
44.221	12	1	1708 ROUTE 72 W/121 MALL	0.40	Ocean Country Land Trust Property
44.221	13	1	1712 ROUTE 72 W/125 MALL	0.31	Ocean Country Land Trust Property
44.221	14	1	1716 ROUTE 72 W/129 MALL	0.28	Ocean Country Land Trust Property
44.221	15	1	1720 ROUTE 72 W/133 MALL	0.28	Ocean Country Land Trust Property
44.221	16	1	1724 ROUTE 72 W/137 MALL	0.28	Ocean Country Land Trust Property
44.221	17	1	1728 ROUTE 72 W/141 MALL	0.34	Ocean Country Land Trust Property
44.221	18	1	1732 ROUTE 72 W/145 MALL	0.44	Approved for Development
44.221	19	1	149 MALLARD ROAD	0.36	Approved for Development
44.221	20	1	153 MALLARD ROAD	0.28	Ocean Country Land Trust Property
44.221	21	1	157 MALLARD ROAD	0.34	Ocean Country Land Trust Property
44.221	4	1	108 NEPTUNE DRIVE	0.25	Ocean Country Land Trust Property
44.221	5	1	112 NEPTUNE DRIVE	0.23	Ocean Country Land Trust Property
44.221	6	1	198 GAFF/116 NEPTUNE	0.28	Ocean Country Land Trust Property
44.221	7	1	206 GAFF/101 MALLARD	0.29	Ocean Country Land Trust Property
44.221	8	1	105 MALLARD ROAD	0.22	Ocean Country Land Trust Property
44.221	9	1	109 MALLARD ROAD	0.22	Ocean Country Land Trust Property
44.222	1	1	236 GAFF ROAD	0.34	Less than 0.625
44.222	11	1	120 MALLARD/101 TIDE	0.27	Less than 0.625
44.222	13	1	109 TIDE COURT	0.34	Less than 0.625
44.222	14	1	112 TIDE COURT	0.35	Less than 0.625
44.222	15	1	108 TIDE COURT	0.43	Less than 0.625
44.222	17	1	132 MALLARD/100 TIDE	0.28	Less than 0.625
44.222	18	1	136 MALLARD ROAD	0.21	Less than 0.625
44.222	2	1	232 GAFF ROAD	0.38	Less than 0.625
44.222	3	1	228 GAFF ROAD	0.24	Less than 0.625
44.222	4	1	224 GAFF ROAD	0.21	Less than 0.625
44.222	5	1	220 GAFF ROAD	0.21	Less than 0.625
44.222	6	1	216 GAFF ROAD	0.22	Less than 0.625
44.222	7	1	212 GAFF/100 MALLARD	0.24	Wetlands
44.222	8	1	104 MALLARD ROAD	0.23	Less than 0.625
44.222	9	1	108 MALLARD ROAD	0.21	Wetlands
44.223	10	1	213 GAFF ROAD	0.22	Ocean Country Land Trust Property
44.223	8	1	205 GAFF ROAD	0.22	Ocean Country Land Trust Property
44.223	9	1	209 GAFF ROAD	0.22	Ocean Country Land Trust Property
44.225	1	1	237 GAFF ROAD	0.32	Less than 0.625
44.225	2	1	193 CAPTAIN/231 GAFF	0.34	Less than 0.625
44.228	6.01	1	HOLIDAY LAKE	56.62	Holiday Lake
44.229	1	1	OCEAN ACRES GOLF COURSE	36.18	Active Golf Course/ In-Use
44.230	1	1	LIGHTHOUSE DRIVE E/S	4.32	Wetlands
44.24	4	1	115 SPINNAKER AVENUE	0.21	Less than 0.625
44.31	7	1	215 LIGHTHOUSE DRIVE	0.25	Less than 0.625
44.32	16	1	944 SANDY CIRCLE	0.21	Less than 0.625
44.36	23	1	1007 CLEARWATER AVENUE	0.21	Less than 0.625
44.39	1	1	1074 RUDDER/271 BUOY	0.27	Less than 0.625
44.41	5	1	287 DOCK AVENUE	0.21	Wetlands
44.48	12	1	1191 STEAMER AVENUE	0.21	Less than 0.625
44.49	2	1	1231 CANAL AVENUE	0.21	Less than 0.625
44.50	22	1	1190 CANAL AVENUE	0.22	Less than 0.625
44.53	30	1	282 FLOAT AVENUE	0.27	Less than 0.625
44.58	13	1	328 FLOAT AVENUE	0.22	Less than 0.625
44.59	18	1	371 GOLFVIEW DRIVE	0.37	Less than 0.625
44.59	19.01	1	GOLFVIEW DRIVE E/S	0.08	Less than 0.625
44.59	20	1	379 GOLFVIEW DRIVE	0.30	Less than 0.625
44.59	37	1	447 GOLFVIEW DRIVE	0.28	Less than 0.625
44.60	16	1	351 LIGHTHOUSE DRIVE	0.22	Wetlands
44.60	8.01	1	LIGHTHOUSE DRIVE E/S	0.06	Less than 0.625
44.61	17	1	841 BUCCANEER LANE	0.47	Less than 0.625
44.61	4	1	785 BUCCANEER LANE	0.39	Wetlands
44.62	1	1	808 BUCCANEER/599 CORAL	0.27	Less than 0.625
44.62	15	1	523 SHARK LANE	0.33	Less than 0.625

BLOCK	LOT	PROPERTY CLASS	PROPERTY LOCATION	ACREAGE	COMMENTS (REASON FOR EXCLUSION)
44.64	19	1	583 CORAL LANE	0.22	Less than 0.625
44.68	11	1	507 OUTRIGGER LANE	0.21	Less than 0.625
44.68	20	1	571 CORAL/544 PIRATE	0.28	Less than 0.625
44.70	1	1	467 LGHTHSE/990 BUCCANEER	0.26	Less than 0.625
44.741	10	1	622 LIGHTHOUSE DRIVE	0.33	Less than 0.625
44.78	10	1	216 CUTTER LANE	0.21	Less than 0.625
44.78	11	1	212 CUTTER LANE	0.21	Less than 0.625
44.79	7	1	536 LIGHTHOUSE DRIVE	0.30	Under Construction
44.79	8	1	532 LIGHTHOUSE DRIVE	0.26	Under Construction
44.81	13	1	663 BUCCANEER LANE	0.63	Less than 0.625
44.82	15	1	209 MIDDIE LANE	0.25	Less than 0.625
44.82	7	1	220 NAVY LANE	0.30	Less than 0.625
44.83	39	1	345 ATLANTS/1098 BUCCNEER	0.25	Less than 0.625
44.88	7	1	1009 CREW LANE	0.22	Less than 0.625
44.88	9	1	1001 CREW/408 LIGHTHOUSE	0.29	Less than 0.625
44.92	10	1	1169 BEACH/1173 CREW	0.28	Less than 0.625
44.95	12	1	145 GANGWAY/238 SERPENT	0.28	Less than 0.625
44.96	9	1	133 HATCH LANE	0.21	Wetlands
44.99	11	1	310 ATLANTIS AVENUE	0.33	Less than 0.625
46.01	15	1	10 COLTS NECK ROAD	1.03	Already included in Third Round
46	1.10	1	166 MARY BELL ROAD	1.02	Already included in Third Round
46	12.06	1	174 BEACHVIEW AVENUE	1.18	Already included in Third Round
46	12.07	1	170 BEACHVIEW AVENUE	0.95	Already included in Third Round
46	4.15	1	114 MARY BELL ROAD	1.51	Approved for Development
47	1	1	1 MARY BELL ROAD	6.37	Already Developed
50	1.08	1	1069 PROSPECT AVENUE	1.39	Already included in Third Round
50	7.02	1	1027 PROSPECT AVENUE	1.08	Already Developed
51.14	36.03	1	56 FAIRVIEW TERRACE	1.33	Already included in Third Round
51.14	41	1	616 NORTH MAIN STREET	0.23	Less than 0.625
51.14	48	1	540 NORTH MAIN STREET	1.53	Already included in Third Round
51.14	62	1	620 NORTH MAIN STREET	0.18	Less than 0.625
51	11	1	LEVI'S ROAD E/S	2.25	Insufficient Yield
51	12	1	LEVI'S ROAD E/S	2.24	Insufficient Yield
51	13	1	LEVI'S ROAD E/S	2.10	Insufficient Yield
51	14	1	LEVI'S ROAD EAST OF	3.52	Insufficient Yield
51	16	1	CEDAR BRIDGE ROAD N/S	1.51	Insufficient Yield
51	18	1	CEDAR BRIDGE ROAD N/S	1.86	Insufficient Yield
51	7	1	LEVI'S ROAD SE/S	1.10	Wetlands
52	10	1	LEVI ROAD NW/S	0.97	Wetlands
52	13	1	LEVI ROAD NW/S	4.36	Wetlands
52	16	1	LEVI'S ROAD W/S	0.10	Less than 0.625
52	17	1	PARKWAY E/S	1.54	Wetlands
52	18	1	PARKWAY EAST OF	2.01	Wetlands
52	19	1	CEDAR BRIDGE ROAD N OF	4.05	Wetlands
52	3	1	PARKWAY EAST OF	4.15	Wetlands
52	9	1	PARKWAY EAST OF	2.02	Wetlands
53	1.01	1	PARKWAY E/S	3.54	Wetlands
53	6.01	1	PARKWAY E/S	1.82	Wetlands
54	22	1	CEDAR BRIDGE ROAD S/S	0.59	Less than 0.625
54	3	1	CEDAR BRIDGE ROAD S/S	0.71	Insufficient Yield
55	6.05	1	56 LITTLEWORTH MILL ROAD	0.51	Less than 0.625
55	6.07	1	34 LITTLEWORTH MILL ROAD	0.44	Less than 0.625
56.09	15	1	CHESTNUT DRIVE WEST OF	0.13	Less than 0.625
56	2.13	1	OXYCOCUS ROAD N OF	0.04	Less than 0.625
56	3.01	1	175 LITTLEWORTH MILL RD	3.03	Insufficient Yield
56	3.02	1	171 LITTLEWORTH MILL ROAD	1.43	Insufficient Yield
56	5.02	1	159 LITTLEWORTH MILL ROAD	0.47	Less than 0.625
56	5.03	1	155 LITTLEWORTH MILL ROAD	0.40	Less than 0.625
57	3.02	1	343 CEDAR DRIVE	0.43	Less than 0.625
59	3	1	176 NORTH MAIN STREET	0.16	Less than 0.625

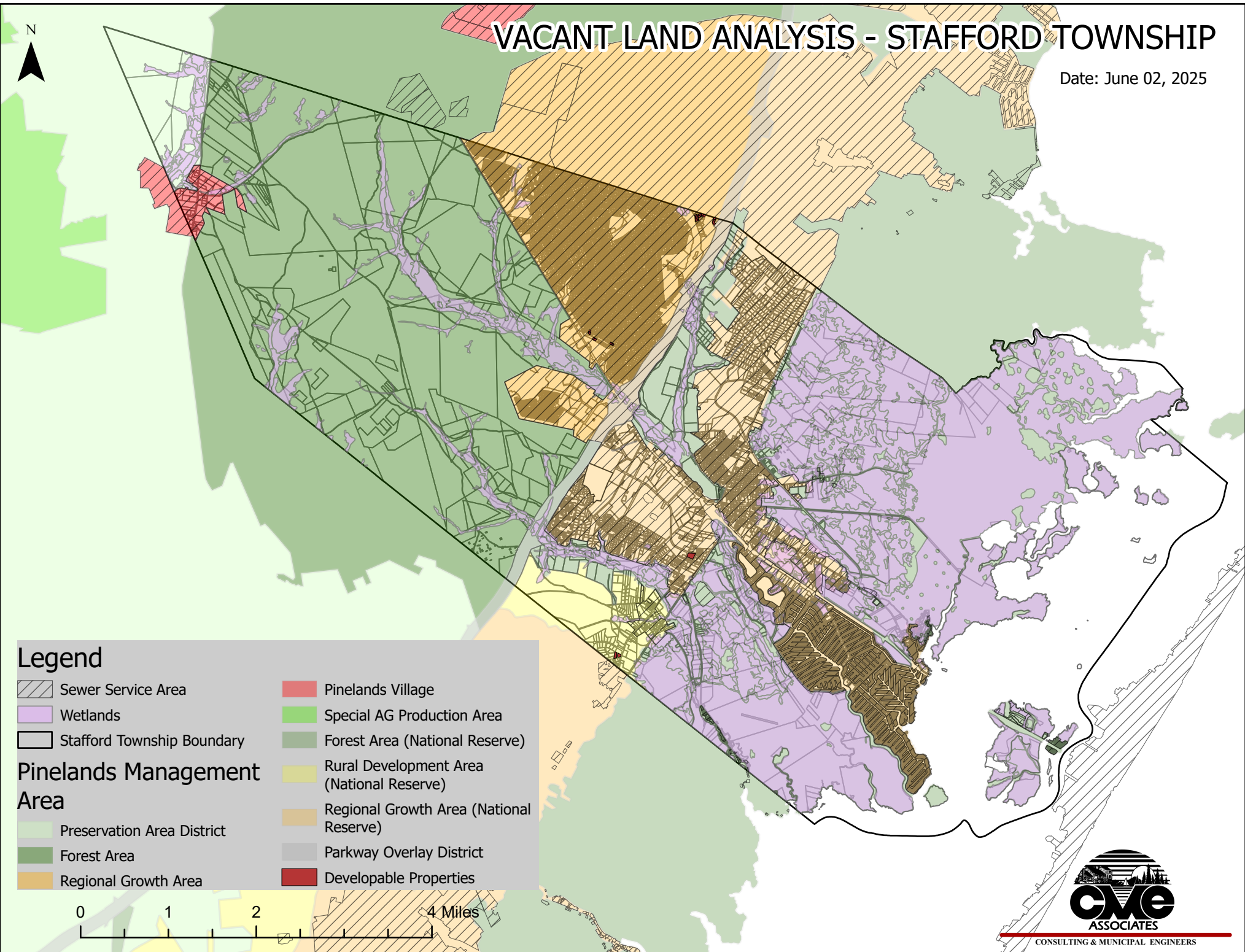
BLOCK	LOT	PROPERTY CLASS	PROPERTY LOCATION	ACREAGE	COMMENTS (REASON FOR EXCLUSION)
62	24	1	OXYCOCUS RD W/S	0.03	Less than 0.625
62	26.02	1	81 OXYCOCUS ROAD	0.29	Less than 0.625
64	12	1	96 NORTH LAKESHORE DRIVE	0.21	Less than 0.625
65	14	1	DEER LAKE PARK	0.13	Less than 0.625
69	1.01	1	PARKWAY E/S	1.44	Wetlands
69	2.01	1	PARKWAY E/S, RT 72 N/S	1.32	Wetlands
7	3	1	SIMM PLACE ROAD SOUTH OF	0.71	Pinelands Preservation Area
7	5.01	1	1567 SIMM PLACE ROAD	1.28	Pinelands Preservation Area
7	7.01	1	1579 MAIN STREET	0.77	Pinelands Preservation Area
70	26	1	354 SOUTH LAKESHORE DRIVE	0.42	Less than 0.625
70	9	1	LAKE MANAHAWKIN EST	2.05	Wetlands
73	7	1	310 SOUTH LAKESHORE DRIVE	0.20	Less than 0.625
74	2	1	ROUTE 72 N/S	0.08	Less than 0.625
74	3	1	212 ROUTE 72 WEST	0.15	Less than 0.625
74	6.01	1	140 ROUTE 72 WEST	0.56	Already included in Third Round
74	6.02	1	160 ROUTE 72 WEST	0.72	Already included in Third Round
77.01	1	1	693 ROUTE 72 WEST	0.13	Less than 0.625
77.02	1	1	302 DOC CRAMER BLVD	8.38	Deed Restricted; CAFRA
8	4	1	ROUTE 539 W/S	0.35	Pinelands Preservation Area
86.01	34	1	LAKE VIEW TERRACE	0.17	Less than 0.625
86.01	37	1	LAKE VIEW TERRACE	0.17	Less than 0.625
86.01	40	1	LAKE VIEW TERRACE	0.17	Less than 0.625
86.01	43	1	LAKE VIEW TERRACE	0.17	Less than 0.625
86.02	1.01	1	584 MARTIN TRUEX JR BLVD	0.33	Less than 0.625
9	1.01	1	PANCOAST ROAD S/S	0.38	Less than 0.625
9	1.02	1	PANCOAST & MIDDLE RD	0.65	Pinelands Protection Area
9	1.06	1	1534 ROUTE 539	1.87	Wetlands
9	7	1	1478 CERVETTO ROAD	1.97	Pinelands Protection Area

Appendix C

Maps of Parcels Identified as Developable Properties

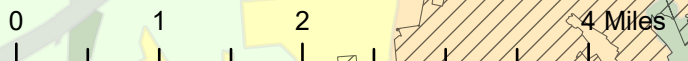
VACANT LAND ANALYSIS - STAFFORD TOWNSHIP

Date: June 02, 2025



Legend

- | | |
|----------------------------------|-------------------------------------------|
| Sewer Service Area | Pinelands Village |
| Wetlands | Special AG Production Area |
| Stafford Township Boundary | Forest Area (National Reserve) |
| Pinelands Management Area | |
| Preservation Area District | Rural Development Area (National Reserve) |
| Forest Area | Regional Growth Area (National Reserve) |
| Regional Growth Area | Parkway Overlay District |
| | Developable Properties |



RESOLUTION NO. 2024 – 417

**RESOLUTION OF THE TOWNSHIP OF STAFFORD,
COUNTY OF OCEAN, STATE OF NEW JERSEY,
APPOINTING A MUNICIPAL HOUSING LIAISON**


WHEREAS, pursuant to P.L. 2024, c.2, the Township of Stafford is required to appoint a Municipal Housing Liaison for the oversight of administration of the Township of Stafford’s Affordable Housing Program to enforce the requirements of the law and N.J.A.C. 5:80-26.1 et seq.; and

WHEREAS, The Township of Stafford has amended Chapter 35-51 entitled Affordable Housing Coordinator to provide for the appointment of a Municipal Housing Liaison to administer the Township of Stafford’s Affordable Housing Program.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Township Council of the Township of Stafford, County of Ocean, State of New Jersey that Matthew von der Hayden is hereby appointed by the Governing Body of the Township of Stafford as the Municipal Housing Liaison for the administration of the Affordable Housing Program pursuant to and in accordance with Section 35-51 of the Township of Stafford’s Municipal Code.

CERTIFICATION

I, **SUSAN M. FARRELL**, Municipal Clerk of Stafford Township, do hereby certify that the foregoing Resolution was duly adopted by the Stafford Township Council on the **12th** day of **November, 2024**.


SUSAN M. FARRELL, RMC
STAFFORD TOWNSHIP
MUNICIPAL CLERK

Roll Call Vote:

Gov. Body	Motion	Second	Yes	No	Abstain	Absent
Esposito			✓			
Otte	✓		✓			
Krier			✓			
Steadman			✓			
LaRocca			✓			
Mower		✓	✓			
Henken			✓			

RESOLUTION NO. 2025 - 23

RESOLUTION OF THE TOWNSHIP OF STAFFORD, COUNTY OF OCEAN, STATE OF NEW JERSEY, APPOINTING CGP&H (COMMUNITY GRANTS, PLANNING & HOUSING) AS AFFORDABLE HOUSING CONSULTANT

WHEREAS, the Township of Stafford is in need of an Administrative Agent for the Township's Affordable Housing projects for Perry's Lake Development, Pine Crest Village, Stafford Park Apartments, Stafford Mews, and any affordable housing projects designated by Stafford Township and assigned to CGP&H for the Township of Stafford; and

WHEREAS, although the Local Public Contracts Law, N.J.S.A. 40A:11-1 *et seq.*, authorizes the award of contracts for "Professional Services" without competitive bids, the Township issued a request for proposals for professional service contracts in accordance with the competitive negotiation procedure as delineated within Chapter 23, Article 4, of the Township Code of the Township of Stafford entitled "Competitive negotiations for professional services contract"; and

WHEREAS, a determination of value has been made by the Township that said contract shall be a value in excess of \$17,500; and

WHEREAS, said competitive negotiation procedure satisfies the requirements of a fair and open process under N.J.S.A. 19:44A:20.2 *et seq.*; and

WHEREAS, all proposals were to be submitted to the Stafford Township Purchasing Department by October 29, 2024; and

WHEREAS, the Township Administrator and the Purchasing Agent have reviewed the proposals submitted and recommend CGP&H; and

WHEREAS, CGP&H is qualified to serve as Administrator of the Township's Accessory Apartment Programs and as Administrative Agent; and

WHEREAS, it is the desire of the Mayor and Township Council to appoint CGP&H to serve as Administrator of the Township's Accessory Apartment Programs and Administrative Agent; and

WHEREAS, the maximum amount of the contract to be awarded under this resolution is set forth in the 2025 municipal budget; and

WHEREAS, the Chief Financial Officer has certified that there are funds available for this contract which certification is annexed hereto; and

WHEREAS, the Local Public Contracts Law, N.J.S.A. 40A:11-1 et seq., authorizes the award of contracts for "Professional Services" and requires that the resolution and contract be made available for public inspection.

NOW, THEREFORE, BE IT RESOLVED this 1st day of January, 2025 by the Township Council of the Township of Stafford, County of Ocean, State of New Jersey, as follows:

1. That CGP&H is hereby appointed as Administrator of the Township's Accessory Apartment Programs and Administrative Agent for Perry's Lake Development, Pine Crest Village, Stafford Park Apartments, Stafford MEWS and any other Affordable Housing projects for the Township of Stafford, as determined by the Mayor in consultation with the Department of Community Development, commencing January 1, 2025, and ending December 31, 2025.
2. That the Mayor is hereby authorized to execute and the Township Clerk to attest to the attached agreement with CGP&H.
3. That this contract is awarded as a "Professional Service" in accordance with N.J.S.A. 40A:11-5(1)(a)(i) of the Local Public Contracts Law because it is for services to be performed by person(s) authorized by law to practice a recognized profession.

4. That a notice of this action shall be printed once in the official newspaper of the Township of Stafford.

5. That this resolution shall take effect immediately.

6. That the agreement shall be an open-ended contract with funds being encumbered contingent upon the availability of funds in the budget year. No services shall be rendered under the contract until the Chief Financial Officer has certified the availability of funds for such services.

7. A certified copy of this Resolution shall be forwarded by the Township Clerk to the following:

- a. Honorable Robert Henken, Mayor;
- b. Township Attorney
- c. Doug Gannon, Chief Financial Officer;
- d. Nicola Reid, Purchasing Agent; and
- e. CGP & H

CERTIFICATION

I, **SUSAN M. FARRELL**, Municipal Clerk of Stafford Township, do hereby certify that the foregoing resolution was duly adopted by the Stafford Township Council at a meeting held on the 1st day of **January 2025**.

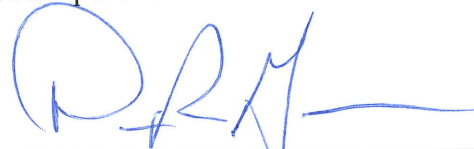

SUSAN M. FARRELL, RMC
Stafford Township Municipal Clerk

ROLL CALL VOTE

Gov. Body	Motion	Second	Yes	No	Abstain	Absent
Mower		✓	✓			
Otte			✓			
Esposito	✓		✓			
LaRocca			✓			
DarConte			✓			
Fossa			✓			
Henken			✓			

CERTIFICATE OF AVAILABILITY OF FUNDS

I, **DOUGLAS R. GANNON**, Chief Financial Officer of the Township of Stafford, do hereby certify that no amount shall be chargeable or certified until such time as goods or services are ordered. Prior to incurring the liability by placing the order, the certification of available funds shall be issued and attached to the file copy of the purchase order or other such document.



DOUGLAS R. GANNON
Chief Financial Officer, Stafford Township
Resolution No. 2025-23

Stafford Township, Ocean County
Affordable Housing Trust Fund Spending Plan
Fourth Round (2025 – 2035)

INTRODUCTION AND BACKGROUND

Stafford Township, Ocean County has prepared a Housing Element and Fair Share Plan in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), the Fair Housing Act (N.J.S.A. 52:27D-301) and consistent with the affordable housing regulations set forth at N.J.A.C. 5:93-1 et seq. and N.J.A.C. 5:97-1 et seq. as applicable.

Township of Stafford, Ocean County prepared a Housing Element and Fair Share Plan for the third round on January 5, 2016. Township Received a final Order granting Judgement of Compliance and Repose on August 17, 2017. The Housing Element and Fair Share Plan was prepared and adopted to address its regional fair share of the affordable housing need in accordance with the Municipal Land Use Law (UN.J.S.AU. 40:55D-1 et seq.) and the Fair Housing Act.

A development fee ordinance creating a dedicated revenue source for affordable housing was adopted by the Township after the adoption and endorsement of the Housing Plan Element and Fair Share Plan by the Township Planning Board and Committee. A development fee ordinance creating a dedicated revenue source for affordable housing was adopted by Township Council in 2002 as Ordinance no. 2002-48. The affordable housing development fee ordinance established the Stafford Township Affordable Housing Trust Fund. The development fee ordinance was subsequently amended on 2-15-2005 by Ord. No. 2005-8.

The affordable housing development fee ordinance was last amended on 12-27-2012 by Ord. No. 2012-37 to reflect requirements of the revised COAH rules and the Statewide Mandatory Development Fee requirements.

These 2025 Spending Plan amendments are to provide an up-to-date status of affordable housing projects and to address projects outlined in the Township's DRAFT Fourth Round Housing Element and Fair Share Plan. This updated Spending Plan is intended to demonstrate commitment of the funds in the Affordable Housing Trust Fund within four years of the date of collection as required by P.L. 2008 c.46, anticipated to be deposited during the Fourth Round (through July 2035). The Spending Plan will be amended as needed to respond to affordable housing needs or opportunities that may emerge, and may also be amended if there are significant changes to anticipated revenue.

Stafford Township – Affordable Housing Trust Fund Spending Plan

The Township’s Municipal Housing Liaison, together with the Director of Finance, have and continue to prepare annual reporting on Affordable Housing Trust Fund activity. This Spending Plan provides estimates of projected funding, proposals for expenditure in support of the Fair Share Plan and the Township’s affordable housing inventory, and provides guidance to ensure that funds are spent in accordance with the requirements of N.J.A.C. 5:97- 8.7 through 8.10. In accordance with N.J.S.A. 52:27D-329.2 and -329.3, all funds deposited into the Township’s Affordable Housing Trust Fund are to be spent within 4 years of their receipt.

This plan supplements but does not replace the annual reporting; which is available for review upon request.

1. REVENUES FOR CERTIFICATION PERIOD

All development fees, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, and interest generated by the trust fund monies are deposited in a separate interest-bearing affordable housing trust fund account for the purposes of supporting and providing affordable housing. These funds have been and shall be spent in accordance with N.J.A.C. 5:97-8.7-8.9, as described in the sections that follow.

To calculate a projection of revenue anticipated through 2035, the following have been considered:

(a) Development fees.

1. Residential and non-residential construction projects that are subject to the requirements of Chapter 130-88.1-3 of the Township Code, (Mandatory Development Fees) and fees for developments that have already received approval by the Stafford Township Planning Board and/or Zoning Board;
2. Applications for residential and non-residential construction projects that are currently pending and will be heard by the Planning Board and/or Zoning Board and are likely to receive building permits and/or certificates of occupancy before 2035; and
3. Residential and non-residential construction projects that are likely to occur before 2035 based on available land, economic conditions, and historical rates of development.
4. For the purposes of this plan, estimated development fees are \$ 87,084.91 annually for the remainder of the reporting period. This is based on an actual received revenue through development fees for the past five years.

(b) Payment in lieu (PIL) of on-site construction.

Payments in lieu (PIL) of construction from residential developers that have or are expected to enter into an agreement with the Township to make a specific payment to the Affordable Housing Trust Fund in lieu of providing affordable housing units onsite.

At this time, the Township is not anticipating any new payments in lieu of construction. Township policy has been to require on-site construction of affordable housing rather than accepting payments.

(c) Other funding sources.

Potential funds from other sources include the sale of units with extinguished controls, repayment of affordable housing program loans (such as rehabilitation or down payment assistance), rental income, and proceeds from the sale of affordable units.

Stafford Township – Affordable Housing Trust Fund Spending Plan

Any such payments may be accepted, but at this time the Township is not anticipating any alternative sources of revenue.

(d) Projected interest.

There is no interest projected in the municipal affordable housing trust fund as the Trust fund balance is held in a non-interest-bearing account.

Table 1. Projected Revenues 2025 -2035													
Starting Balance (12/31/2024)	\$148,656.06												
SOURCE OF FUNDS	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total	
(a) Development Fees:	66,780.21	87,084.91	87,084.91	87,084.91	87,084.91	87,084.91	87,084.91	87,084.91	87,084.91	87,084.91	50,799.53	901,343.94	
1. Approved Development	23,237.75	-	-	-	-	-	-	-	-	-	-	-	
2. Development Pending Approval	-	-	-	-	-	-	-	-	-	-	-	-	
3. Projected Development	43,542.46	87,084.91	87,084.91	87,084.91	87,084.91	87,084.91	87,084.91	87,084.91	87,084.91	87,084.91	50,799.53	878,106.19	
(b) Payments in Lieu of Construction	-	-	-	-	-	-	-	-	-	-	-	-	
(c) Other Funds	-	-	-	-	-	-	-	-	-	-	-	-	
(d) Interest on Total Account Balance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Total	66,780.21	87,084.91	87,084.91	87,084.91	87,084.91	87,084.91	87,084.91	87,084.91	87,084.91	87,084.91	50,799.53	901,343.94	

Stafford Township projects a total revenue of 901,343.94 to be collected from December 2024 through July 2035. Adding the projected revenue to the current trust fund balance of \$148,656.06 as of December 2024, results in an estimated total potential revenue of \$1,050,000.00 available to fund, support, and administer affordable housing.

2. ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS

Stafford Township follows the following procedures for the collection and distribution of affordable housing trust fund revenues.

(a) Collection of fees and payments:

1. Development fees shall be collected consistent with Stafford Township’s development fee ordinance Chapter 130-88.1-3 for both residential and non-residential projects in accordance with the N.J.A.C. 5:97-1 et seq and P.L.2008, c.46, sections 8 (C. 52:27D-329.2) and 32-38 (C. 40:55D-8.1 through 8.7).

(b) Distribution of development fee revenues:

1. The Municipal Housing Liaison, Township Planner, and Township Manager coordinate compliance and implementation of the Spending Plan as it relates to the Fair Share Plan; and coordinate recommendations for expenditure of funds in support of compliance or implementation of the Spending Plan.
2. The Township Manager authorizes staff to prepare a Resolution that includes an explanation of how the expenditure advances the Township's affordable housing objectives, implements some aspect of the Fair Share Plan, and is consistent with the Spending Plan.
3. Township Council reviews the request and authorizes the expenditure by resolution.
4. The Municipal Housing Liaison and the CFO maintain accounting of expenditures.

3. DESCRIPTION OF ANTICIPATED USE OF AFFORDABLE HOUSING FUNDS

(a) New construction, Rehabilitation and conversion programs and projects (N.J.A.C. 5:97-8.7)

Stafford Township will dedicate approximately \$380,000 towards its Municipal Rehabilitation Program under the Housing Activity.

(b) Affordability Assistance (N.J.A.C. 5:97-8.8): \$228,000.00 (minimum)

Municipalities are required to spend a minimum of 30% of development fee revenue to render existing affordable units more affordable and one-third of that amount must be dedicated to very-low-income households. The table below projects the minimum required affordability assistance:

Table 2. Minimum Affordability Assistance		
Starting Balance through 12/31/2024		\$148,656.06
Development fees projected 2025-2035	+	\$901,343.94
Interest projected 2025-2035	+	\$0.00
Less housing activity expenditures through 12/31/2024	-	
Total	=	\$1,050,000.00
30 percent requirement	x 0.30 =	\$315,000.00
Less affordability assistance expenditures through 12/31/2024	-	
Projected Minimum Affordability Assistance Requirement 12/31/2024 through 07/31/2035	=	\$315,000.00
Projected Minimum Very Low-Income Affordability Assistance Requirement 12/31/2024 through 07/31/2035	x 0.34 =	\$107,100.00

Stafford Township is required to dedicate a minimum of \$315,000.00 from the affordable housing trust fund to provide affordability assistance, with at least 1/3 of the required affordability assistance spending must be dedicated to providing assistance to very-low income households. This would be a minimum of \$107,100.00 that must be directed towards making housing more affordable specifically to very-low income households.

Stafford Township – Affordable Housing Trust Fund Spending Plan

The program identified to provide affordability assistance to low and moderate income households is as follows:

1. Extension of Affordability Controls: \$ 460,000

The Township will spend an estimated \$460,000 (\$10,000 per unit) to extend affordability controls for 46 age-restricted affordable units at Perry Lake.

The Township projects to set aside \$107,100.00 for the development or redevelopment of very low income units:

2. Very-Low Income Units: \$107,100.00

The Township is required to ensure that thirteen percent (13%) of all affordable units approved after July 2008 are “very low income” units. Very low-income households are defined as those with a total gross annual household income equal to 30 percent or less of the regional median household income. The very-low Income affordability assistance program enables a developer of low- and moderate-income units to be provided a subsidy for providing very low-income units. The subsidy will be an up-front payment for re-pricing units that otherwise would be “low” income units as “very low income” units. The appropriate subsidy will be determined on a case-by-case basis at the Township’s discretion and as funds allow. For rental units the subsidy would represent the present-day value of the difference between the “low” income rent and the “very low” income rent for the restriction period. For ownership units, the subsidy would be the difference in the “low” and “very low” income affordable sales price.

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

Administrative expenses are subject to a twenty percent (20%) cap. The table below demonstrates the maximum amount of Affordable Housing Trust Fund revenue that will be available for administrative expenses through 2035.

Table 3. Administrative Expense Calculation		
Starting Balance through 12/31/2024		\$148,656.06
Development fees & interest projected 2024- 2035	+	\$901,343.94
Payments-in-lieu of construction and other deposits through 12/31/2024	+	\$0.00
Less RCA expenditures through 12/31/2024	-	\$0.00
Total	=	\$1,050,000.00
Calculate 20 percent	x .20	\$210,000.00
	=	
Less administrative expenditures through 12/31/2024	-	
Projected maximum available for administrative expenses 12/31/2024 through 07/31/2035	=	\$210,000.00

Stafford Township projects that \$210,000.00 will be available for administrative expenses through 2035. However, since there is no certainty about the timing of revenue deposits, the Township will continue to calculate the maximum amount to be expended on administrative expenses yearly. Projected administrative expenditures, subject to the 20 percent cap, are as follows:

1. Wait list management and general administration.
2. Administration of Down Payment Assistance Program by Administrative Agent
3. Establishment and Administration of Homeowner Association Fee Assistance Program by Administrative Agent
4. Establishment and Administration of the Very Low-Income Assistance program
5. Establishment, Implementation, Administration of Market to Affordable program
6. Fees for the sale of affordable units that are priced such that 3% of sale price is less than the Administrative Agent's minimum fee (Township pays the difference).
7. Preparation and Review of Affordable Housing Agreements, Resolutions, Deed Restrictions for affordable housing developments.
8. Preliminary engineering analysis for affordable housing sites
9. GIS mapping and analysis related to preparation and implementation of the Fair Share Plan.
10. Litigation expenses for the review and implementation of the Fourth Round Housing Element and Fair Share Plan.

4. EXPENDITURE SCHEDULE

Stafford Township intends to use affordable housing trust fund revenues for the creation and maintenance of affordable housing units, for affordability assistance, and for administration as set forth above. The Township will commit funds to specific programs as outlined above, or the plan will be amended.

TABLE 4. Projected Expenditure Schedule 2025-2035												
Programs	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Rehabilitation Obligation	\$34,545.45	\$34,545.45	\$34,545.45	\$34,545.45	\$34,545.45	\$34,545.45	\$34,545.45	\$34,545.45	\$34,545.45	\$34,545.45	\$34,545.45	\$380,000.00
Housing Activity	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Affordability Assistance	\$153,333.33	\$153,333.33	\$153,333.33	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$460,000.00
Administration	\$19,090.91	\$19,090.91	\$19,090.91	\$19,090.91	\$19,090.91	\$19,090.91	\$19,090.91	\$19,090.91	\$19,090.91	\$19,090.91	\$19,090.91	\$210,000.00
Total	\$206,969.70	\$206,969.70	\$206,969.70	\$53,636.36	\$53,636.36	\$53,636.36	\$53,636.36	\$53,636.36	\$53,636.36	\$53,636.36	\$53,636.36	\$1,050,000.00

5. EXCESS OR SHORTFALL OF FUNDS

A shortfall of funds is not anticipated since the primary purpose of this Spending Plan is to plan for and commit the funds that have been collected and that are anticipated. The Township plans to implement the programs set forth in the DRAFT Fourth Round Fair Share Plan and the Spending Plan incrementally with the funds that are available; and will ensure that the collected funds are spent consistent with the applicable rules and regulations and in a manner that advances the Township’s affordable housing goals. The purpose of the Spending Plan is to plan for expenditure of monies in the Affordable Housing Trust Fund. N.J.A.C. 5:97-8.10(a)(9) requires that the spending plan address the “manner through which the municipality will address any expected or unexpected shortfall if the anticipated revenues are not sufficient to implement the plan”. Stafford Township will assess the status of the AHTF and implementation of the Fair Share Plan annually.

In the event more funds than anticipated are collected and the available funds exceed the amount necessary to implement the Fair Share Plan, the excess funds may be used to expand the programs described above.

6. BARRIER FREE ESCROW

Stafford Township – Affordable Housing Trust Fund Spending Plan

Collection and distribution of barrier free funds shall be consistent with the Township of Stafford’s Affordable Housing Ordinance in accordance with N.J.A.C. 5:97-8.5. A process describing the collection and distribution procedures for barrier free escrow funds pursuant to N.J.A.C. 5:97-8.5 will be detailed within the Township’s Affordable Housing Ordinance.

SUMMARY

Stafford Township intends to spend affordable housing trust fund revenues pursuant to N.J.A.C. 5:97-8.7 through 8.9 and consistent with the programs outlined in the Fourth Round Housing Element and Fair Share Plan dated May 2025 and this Spending Plan.

Stafford Township had a balance of \$148,656.06 as of December 31, 2024 and anticipates an additional \$901,343.94 in revenues through 2035 for a total of \$1,050,000.00. The municipality has provided a plan to spend projected revenues on specific projects and programs. The exact timing of additional revenues is uncertain, but the estimate is realistic based on project schedules, development trends, and historical rates of fees collected into the Affordable Housing Trust Fund. The Spending Plan will be amended if needed to adjust for changed needs or emergent opportunities for affordable housing production or assistance.

Table 5. Spending Plan Summary	
Balance as of December 31, 2024	\$148,656.06
Projected Revenue 2024-2025	
Development Fees	\$901,343.94
Other Funds	\$0.00
Interest	\$0.00
TOTAL REVENUE	\$1,050,000.00
Expenditures	
Rehabilitation Program	\$380,000.00
Housing Activity	\$0.00
Affordability Assistance	\$460,000.00
Administration	\$210,000.00
TOTAL PROJECTED EXPENDITURES	\$1,050,000.00
REMAINING BALANCE	\$0.00

**RESOLUTION
STAFFORD TOWNSHIP PLANNING BOARD**

**RESOLUTION NO. 2016-27
APPLICATION P07-24A**

RESOLUTION MEMORIALIZING THE STAFFORD TOWNSHIP PLANNING BOARD'S APPROVAL OF AN APPLICATION FOR AN AMENDED GENERAL DEVELOPMENT PLAN APPROVAL (THIRD AMENDMENT) FOR PREMISES KNOWN AS BLOCK 13, LOTS 35.01-35.05 AND 57, BLOCK 44.01, LOTS 7, 19-23, BLOCK 44.15, LOTS 9, 10.01 AND 27-36, BLOCK 44.16, LOTS 2-7, 8.01, 15 AND 16.01, AS SHOWN ON THE STAFFORD TOWNSHIP TAX MAP

WHEREAS, the applicant has made application to the Stafford Township Planning Board for Amended General Development Plan (Third Amendment) approval for the premises known as Block 13, Lots 35.01-35.05 and 57, Block 44.01, Lots 7 and 19-23, Block 44.15, Lots 9, 10.01 and 27-36, Block 44.16, Lots 2-7, 8.01, 15 and 16.01; and

WHEREAS, the applicant has paid the appropriate filing fee in connection with the application and the jurisdiction of the Planning Board has been properly invoked; and

WHEREAS, the Planning Board has reviewed the application, together with all of the documents submitted in support of the application, and the Planning Board has received input and advice from its professional staff; and

WHEREAS, the Planning Board conducted a public hearing on September 21, 2016. at which time the Board heard and considered the presentation made by the applicant, and at which time the public had an opportunity to be heard.

NOW, THEREFORE, the Planning Board hereby makes the following findings of fact and conclusions of law with regard to the application:

A. The Southern Ocean County Hospital was granted General Development Plan approval by Resolution 2008-13 which was memorialized by the Planning Board on January 16, 2008. The General Development Plan approval included the Hospital Campus on the northerly

side of Route 72 and the Health Village Campus on the southerly side of Route 72. The premises is located in the Highway Medical Commercial (HMC) Zone and the Neighborhood Medical Commercial (NMC) Zone.

A. The proposed Hospital Campus expansion included a new five (5) story medical tower addition of 92,820 s.f. to accommodate surgical uses and will include 40 to 60 new beds, a 51,000 square feet educational facility for health sciences, additional support offices totaling approximately 34,000 square feet, an energy plant of 7,500 s.f., a transportation center, a parking deck for approximately 944 vehicles and a retail/commercial component totaling 28,000 square feet and including a pharmacy/convenience store of 14,468 s.f., a bank of 3,680 s.f., and child care facility of 10,000 s.f.

B. The proposed Health Village Campus expansion included approximately 26,900 square feet of professional office space, 26,900 square feet of retail space, 313 residential dwelling units, 80 units of skilled nursing care and a parking deck for 255 vehicles. The 313 residential dwelling units included 239 age-restricted market rate units, 44 affordable non-age-restricted units and 30 affordable no-age-restricted rental units.

C. On August 6, 2008, the Planning Board memorialized Resolution 2008-46 which granted field change approval to amend the proposed schedule and phasing plan with regard to Phase 1 of the Plan.

D. On August 3, 2011, the Planning Board memorialized Resolution 2011-23 which granted field change approval for a second amendment to the General Development Plan. The proposed amendment included the construction of a 16,718 square feet addition on the easterly side of the existing hospital, a modification to the existing parking facilities in the vicinity and the

construction of a new driveway to Beacon Avenue. The proposed addition would expand the existing emergency department from approximately 17,465 square feet to 36,174 square feet.

E. The applicant is now seeking a third amendment to the General Development Plan to permit the construction of an employee parking lot with 100 spaces on the northerly side of Beacon Avenue (Block 44.15, Lots 27-36 and Part of Lot 10.01). As part of this amendment, the following changes are proposed to the plan:

- The vacation of a portion of Beacon Avenue is no longer proposed.
- The parking lot on the northerly side of Beacon Avenue which was originally proposed for 138 parking spaces is being reduced to 100 parking spaces.
- The layout of the proposed Center for Health Science has been revised.
- The proposed parking areas on the southerly and easterly sides of the Center for Health Science have been revised.
- The proposed 48 space parking lot to the northeast of the emergency room addition has been eliminated.

F. The applicant has not requested any variances as part of this application.

G. The applicant has requested the following waivers as part of this application:

1. To permit 685 parking spaces under the existing condition, whereas 1,385 parking spaces are required. This is an existing deficiency of 700 parking spaces.
2. To permit 1,592 parking spaces for the proposed expansion, whereas 2,187 parking spaces are required. This is a proposed deficiency of 595 parking spaces.

H. In support of the application, the applicant submitted the following documents:

1. A print of a General Development Plan (1 sheet) prepared by McCarthy Kerekes, LLC of Somerset, N.J., dated December 5, 2007 and revised by Frank J. Little, Jr., P.E., P.P., with Owen, Little & Associates, Inc., Beachwood, N.J., bearing a latest revision date of August 16, 2016.

2. All of the other documents referred to in the August 31, 2016, review letter by the Planning Board Engineer, John J. Hess, P.E., P.P., C.M.E.

I. During the public hearing held on September 21, 2016, the Planning Board reviewed and discussed the review letter prepared by the Planning Board Engineer, John J. Hess, P.E., P.P., C.M.E., dated August 31, 2016, the contents of which are hereby adopted and incorporated in full.

J. At the public hearing held on September 21, 2016, the applicant was represented by John A. Sarto Esq., with Giordano, Halleran & Ciesla, Red Bank, N.J. During the hearing, Mr. Sarto presented the application and responded to questions and/or comments posed and/or made by the Planning Board members and/or members of the public.

K. The applicant has obtained “no comment” letters from the Stafford Township Fire Official, the Stafford Township Environmental Commission, and the Stafford Township Historic Preservation Commission, copies of which have been made a part of the record.

L. During the public hearing, the following exhibit was marked in evidence:

- A-1 A print of a General Development Plan (1 sheet) prepared by McCarthy Kerekes, LLC of Somerset, N.J., dated December 5, 2007 and revised by Frank J. Little, Jr., P.E., P.P., with Owen, Little & Associates, Inc., Beachwood, N.J., bearing a latest revision date of August 16, 2016.

M. During the public hearing, the Planning Board heard the testimony of the applicant’s engineer, Frank J. Little, Jr., P.E., P.P., C.M.E., Owen Little and Associates, Inc., Beachwood, N.J, whose professional qualifications were accepted and who provided testimony concerning the following matters:

1. General testimony regarding the application.
2. Testimony regarding Exhibit A-1.
3. Testimony confirming that the 100 employee parking spaces are proposed to be located on the northerly side of Beacon Avenue.

4. Testimony describing the revisions to the layout of the proposed Center for Health Science.
5. Testimony regarding the elimination of the 48 space parking lot proposed to be located to the northeast of the emergency room.
6. Testimony confirming that the applicant will revise the plan to show the location of the existing heliport.
7. Testimony confirming that the applicant shall submit a detailed construction schedule and phasing plan prior to the commencement of any further construction. (See, Condition No. 7.)
8. Testimony confirming that the plan will be revised to show the existing and/or proposed number of spaces in all of the parking lots at the site.
9. Testimony confirming that the List of Design Waivers on the plan shall be revised to include Block 44.15, Lot 10.01.
10. Testimony confirming that except as otherwise provided in this Resolution, or as otherwise made clear in the record, the applicant will comply with the terms and provisions of the August 31, 2016, review letter issued by the Planning Board Engineer.

N. At the conclusion of the hearing, the Planning Board voted to approve the application to amend the General Development Plan (Third Amendment), subject to the conditions set forth below.

NOW, THEREFORE, BE IT RESOLVED by the Stafford Township Planning Board that, subject to the conditions contained in this Resolution, or as otherwise made plain in the record, the application for Amended General Development Plan (Third Amendment) approval is hereby approved.

BE IT FURTHER RESOLVED, that the Planning Board Secretary shall forward a copy of this Resolution to the applicant's attorney, the Township Clerk, and the Building Department.


BE IT FURTHER RESOLVED, that the applicant shall cause notice of the Planning Board's decision to be published in an official newspaper of the Stafford Township Planning Board within ten (10) days of its passage.

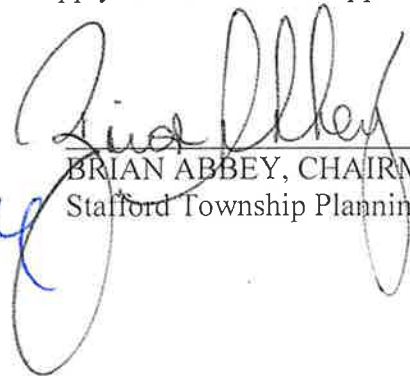
BE IT FURTHER RESOLVED that the approval of the application is made specifically subject to the following conditions:

1. The applicant shall comply with all representations made to the Planning Board by the applicant and the applicant's professionals.
2. The applicant shall submit revised plans depicting the modifications that are the subject of this Amended General Development Plan (Third Amendment) approval. The revised plans must be reviewed and approved by the Planning Board Engineer.
3. The applicant shall comply with the terms and provisions of the August 31, 2016, review letter issued by the Planning Board Engineer.
4. The applicant shall revise the plan to show the location of the existing heliport.
5. The applicant shall revise the plan to show the existing and/or proposed number of spaces in all of the parking lots at the site.
6. The applicant shall revise the List of Design Waivers on the plan to include Block 44.15, Lot 10.01.
7. The applicant shall submit a detailed construction schedule and phasing plan prior to the commencement of any further construction. The phrase "further construction" shall not be interpreted to include the construction of the 100-space employee parking lot authorized by Resolution No. 2016-28.

8. The applicant shall reimburse the Stafford Township Planning Board for all professional fees extended or expended with regard to this application within thirty (30) days of the date of this Resolution.

9. The applicant shall obtain all other necessary approvals required by any federal, state, county, or municipal agency having regulatory jurisdiction of this matter. Upon receipt of all such approvals, the applicant shall supply the Planning Board with a copy of the permit, or, if applicable, the other written indication of approval. If any other agency requires a change in the plans approved by the Board, the applicant must reapply to the Board for approval of that change.


ANNEMARIE SILLITOE, SECRETARY
Stafford Township Planning Board


BRIAN ABBEY, CHAIRMAN
Stafford Township Planning Board

CERTIFICATION

I certify that the foregoing application was duly approved by the Stafford Township Planning Board at its regular meeting held on September 21, 2016, and that the approval of the application was thereafter memorialized in this Resolution by a vote of the Stafford Township Planning Board at its regular meeting held on October 5, 2016, a quorum being present and voting in the majority.


ANNEMARIE SILLITOE, SECRETARY
Stafford Township Planning Board

DATED: 10/5/16

1. Perry's Lake sec agreement L/M

1.1 PERRY'S LAKE LOW / MODERATE SEC AGREEMENT

SECURITY AGREEMENT

THIS AGREEMENT, between PERRY’S LAKE, L.L.C., Davis and Assoc. L.L.C. A New Jersey Corporation having an office located at The Corporate Center at Sagemore, 8000 Sagemore Drive, Suite #8201, Marlton, New Jersey 08053 (hereinafter referred to as “Developer”) and <<Tenants (Financially Responsible)>>

having an address at

<<Unit Address>>

(hereinafter referred to as the “Homeowner”).

BACKGROUND

Pursuant to an agreement with the Township of Stafford, persons of low and moderate income are eligible to purchase manufactured homes at the Perry’s Lake Manufactured Home Community in Manahawkin, New Jersey at a price substantially below the fair market value of the manufactured homes being offered for sale. However, persons including the Homeowner, purchasing such manufactured homes (“Manufactured Home”) buy them subject to certain restrictions, as set forth below.

AGREEMENT

IN CONSIDERATION of the sale of a Manufactured Home to Homeowner, the Homeowner agrees as follows:

1. To abide by the terms of the lot lease between Perry’s Lake, L.L.C. and Homeowner

dated <<Lease Start Date>>

2. To abide by the terms of the sales/purchase agreement between Perry’s Lake, L.L.C. and Homeowner

dated <<Lease Signed Date>>

2A. Unless sooner terminated in accordance with the terms thereof, the terms of this Security Agreement shall terminate on March 9, 2028 without the necessity for notice. Low and Moderate income lot rents and sale of homes will be at market rate at time of termination.

3. To grant to the Township of Stafford a first priority lien and security interest in the Homeowner’s manufactured home and appurtenances only junior to a valid first loan on the manufactured home and appurtenances, not to exceed 90% of the original sales prices. This lien of the Township of Stafford to be noted on any and all certificates of title for the manufactured home.

4. Homeowner’s right to possess and occupy the manufactured home is expressly conditioned and contingent upon the Home-owner fulfilling its obligations, both monetary and non-monetary, with respect to the Lease.

5. Homeowner will not lease the Manufactured Home.

6. As per UHAC 5:80-26.6: The maximum resale price for a restricted ownership unit, if the resale occurs prior to the one-year anniversary of the date on which title to the unit was first transferred to a certified household is the initial purchase price. If the resale occurs on or after such anniversary date, the maximum resale price shall be consistent with the regional income limits most recently published by COAH and calculated pursuant to N.J.A.C. 5:94-7.2(b). The administrative agent shall approve all resale prices, in writing and in advance of the resale, to assure compliance with the foregoing standards.

As per UHAC 5:80-26.9: Upon the resale of a restricted ownership unit, all items of property that are permanently affixed to the unit or were included when the unit was initially restricted (for example, refrigerator, range, washer, dryer, dishwasher, wall-to-wall carpeting) shall be included in the maximum allowable resale price. Other items may be sold to the purchaser at a reasonable price that has been approved by the administrative agent at the time of signing the agreement to purchase. The purchase of central air conditioning installed subsequent to the initial sale of the unit and not included in the base price may be made a condition of the unit resale provided the price, subject to 10-year, straight-line depreciation, has been approved by the administrative agent. Unless otherwise approved by the administrative agent, the purchase of any property other than central air conditioning shall not be made a condition of the unit resale. The owner and the purchaser must personally certify at the time of closing that no unapproved transfer of funds for the purpose of selling and receiving property has taken place at resale.

The unit is restricted under the Council on Affordable Housing Uniform Housing Affordability Controls until March 9, 2028.

6A. The purchaser shall pay an administrative fee to Perry's Lake, L.L.C. or other authorized agent by separate check in the amount of \$3.55. This fee shall increase automatically on January 1 of each year by the increase in the All Items – CPI for the Philadelphia Region; unless a specific re-evaluation of the fee is requested by either the Township or Perry's Lake, L.L.C.

7. Any sale, conveyance or in any manner transfer of the manufactured home must be accomplished through PERRY'S LAKE, L.L.C. or other authorized agent operating under these resale provisions.

8. Homes originally sold to low income buyers must be resold to low income buyers, and homes sold to moderate income buyers must be sold either to low income or moderate income buyers, unless a qualified buyer cannot be found within ninety (90) days after the property is offered for sale. The following procedure will be followed:

A. Perry's Lake, L.L.C. will provide the Township with written notice that a low or moderate income unit is for sale, within the 90 day notice period commencing from the date of such notice.

B. Housing Services, Inc. will maintain a waiting list of eligible and interested potential low and moderate income buyers to be utilized in the event such a unit becomes available. The list will include the time, day and date of the inquiry, the name(s) of those who inquired along with their address and phone number, and the number of occupants, their age and sex.

C. In the event that no buyer is forthcoming from the Perry's Lake list after 45 days, a second notice will be sent to the Township such that the Township would provide a list of potential buyers from a waiting list it may wish to maintain.

D. After the expiration of the 90 day period, the expiration of the 45 day period following the Township's receipt of the second notice referred to in Paragraph C above, and the exhaustion of the two waiting lists, the seller may offer a low income housing unit to a moderate income household, or a moderate income housing unit to a household earning in excess of 80 percent of the median. In no case shall the seller be permitted to receive more than the restricted affordable maximum price permitted. In no case shall a sale eliminate the resale controls on the unit, or permit any subsequent seller to convey the unit except in full compliance with these terms.

9. Any non-compliance with any of the terms of this agreement will be considered a default by the Homeowner.

10. In the event of Default, The Developer may immediately declare due and payable all sums due and owing under the Lease and shall have and may exercise with respect to the manufactured home all of its rights and remedies provided in the Lease, the Sales Documents and any other documents relating to the sale of the manufactured home and any other rights and remedies available under the Uniform Commercial Code.

11. If the Homeowner does not perform his obligations imposed by law or the lease agreement, or this contract, in addition to whatever other legal remedies the Developer may have, the Developer reserves the right to re-enter and take possession of the home site. The Developer must first obtain a Court Order. In the event of such re-entry, Developer may, but is not required to remove the home from the property and charge the Homeowner(s) as additional rent, for the cost of such removal. If the Developer does re-enter, or if the Homeowner(s) voluntarily abandons the rented property or the home on the property, the Developer may collect the remainder of the rent due for the balance of the lease from the Homeowner(s), or from the proceeds from the sale of the home, as well as costs and expenses.

12. The Developer may waive or delay any Event of Default or may remedy any Event of Default in any reasonable manner without waiving such default and without waiving any other prior or subsequent Event of Default.

13. The Homeowner will execute any financing statements or other agreements the Developer/Township of Stafford may require from time to time to confirm the intent and lien of this Agreement. Without limiting the foregoing, the Homeowner hereby irrevocably appoints the Developer/Township of Stafford as the attorney-in-fact for the Homeowner to execute, deliver and file such instruments for and on behalf of the Homeowner.

14. This Agreement shall be binding upon and shall inure to the benefit of the parties and their respective successors, assigns and heirs.

15. This Agreement shall be governed by and construed in accordance with the laws of the State of New Jersey. Wherever possible, each provision of this Agreement shall be interpreted in such manner as to be effective and valid under applicable New Jersey law, but if any provision of this Agreement shall be prohibited by or invalid or unenforceable under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity without invalidating the remainder of such provision or the remaining provisions of this Agreement.

16. This Agreement constitutes and expresses the whole agreement of the parties.

17. This Agreement may not be modified, altered, amended or changed except in writing duly and validly executed by the parties.

X

Date Signed

New Jersey Housing Opportunities for Municipal Equity and Success NJHOMES

Launchpad Request For Proposals (RFP)

The NJHOMES Launchpad initiative will provide education, technical assistance and funding to support municipalities in meeting the goals of the NJHOMES Initiative:

- Adopting policies and practices to make it easier, more attractive and faster to create affordable housing in communities
- Creating and fostering a wide array of housing models
- Supporting and empowering municipalities to meet their goals and fulfill their obligations with access to experts and technology tools
- Funding the gaps in the system to bring homes online quickly

NJHOMES focuses on 100% affordable lifecycle housing – affordable housing designed to meet the needs of households at all stages of life. The NJHOMES Launchpad seeks municipalities who plan to bring affordable housing units online within 24 months and who would like to explore innovations in housing models, zoning or policy changes, and/or using housing development as a platform for neighborhood and economic revitalization.

The Launchpad will provide:

EDUCATION:

NJHOMES will provide a training curriculum, both online and in-person, that is tailored to the municipal perspective and addresses all aspects of development including community planning and building support, fostering partnership for development, planning and zoning to facilitate development, and utilizing housing development for neighborhood and economic revitalization. Applicants will also participate in a learning cohort of peers who are encountering similar challenges and participating in NJHOMES Launchpad. Successful applicants must commit one FTE to participate fully in the training curriculum and to serve as the municipal lead for NJHOMES projects.

TECHNICAL ASSISTANCE:

Participants will be partnered with a team of experts from the Department of Community Affairs and its consultants with a wide range of expertise, from financing and development, land use and planning, neighborhood revitalizations, creating public/private partnership, community development and engagement, and other areas as needed. These experts will assist participants in identifying needs and overcoming obstacles to creating affordable housing. Participants will be assigned a team based on their identified needs and individual plans that will provide one-on-

one assistance to assist municipalities in meeting whatever challenges arise during their development process.

FUNDING:

The Launchpad will provide a total of \$100,000 over two years to each selected municipality to support staffing costs for an employee to serve as the municipal lead for NJHOMES projects.

In addition, municipalities who partner with non-profit developers on projects will receive access to the Launchpad Predevelopment Fund, a \$10 million fund to support predevelopment expenses in the preliminary phases to help projects get off the ground quickly. These funds will be available on a rolling, first come first served basis only to participants in the NJHOMES Launchpad.

FIRST COHORT PRIORITY INNOVATION: ACCESSORY DWELLING UNITS

This RFP will set aside a minimum of 20% of funding for applicants who want to explore the usage of accessory dwelling units to meet their affordable housing obligations. Applicants to the priority innovation set-aside must indicate their intent to participate in the set-aside in their Letter of Intent, along with their vision of the use of ADUs in their municipality.

NJHOMES Launchpad Letter of Intent

The NJHOMES Launchpad is a competitive opportunity for municipalities that will provide a learning community offering enhanced technical assistance, mentorship, and funding to support staffing capacity and pre-development to implement affordable housing planning and projects. It takes all that NJHOMES has to offer and provides it in an intensive collaborative model with support for experts to accelerate a municipality's ability to develop their much-needed affordable housing that fits into and is supported by the community.

The initial cohort will include approximately 10 municipalities that must commit to developing at least one (1) affordable housing project within a 12 to 24-month timeframe. To apply for this opportunity, each municipality must provide a Letter of Intent that provides the following information:

1. Names, titles and contact information for the municipal team who will participate in NJHOMES Launchpad. The team should include key decision makers for affordable housing development, and should designate a position that will serve as the Launchpad Municipal Lead that will be supported through funds from this RFP. If this position is not yet filled, please indicate that.

2. Number of units that will be developed within 24 months through participation in this initiative.
3. What type of strategies would you like to employ to meet your affordable housing obligation and create life cycle housing in your community:
 - a. Accessory Dwelling Units (ADUs) – Applicants to the Priority Innovation set-aside must indicate their interest in ADUs and their vision for usage of ADUs in their community
 - b. Planning and Zoning changes
 - c. Non-profit developer partnerships
 - d. Special Needs housing
 - e. Family housing: 2- and-3-bedroom units
 - f. Economic development and neighborhood revitalization
 - g. Other: please describe
4. What type of municipal commitments will the community make towards development (funds, land, in-kind resources)?
5. A brief narrative that includes:
 - a. Goals your municipality seeks to accomplish through participation in the Launchpad
 - b. Chief obstacles your municipality faces in affordable housing development
 - c. Areas in which you would like technical assistance from the Launchpad team of experts, which can include but is not limited to housing models, zoning and land use, funding, development of public/private partnerships, housing as a driver of economic development
 - d. Any other information that will support participation in the Launchpad.

DCA will select participants for the first cohort based on responses to this RFP, along with data on municipal progress and capacity in affordable housing development, commitment of leveraged funding where available, and geographic distribution throughout the State.

Submissions are due by July 1, 2025 at 5:00 PM. Submissions should be emailed to:

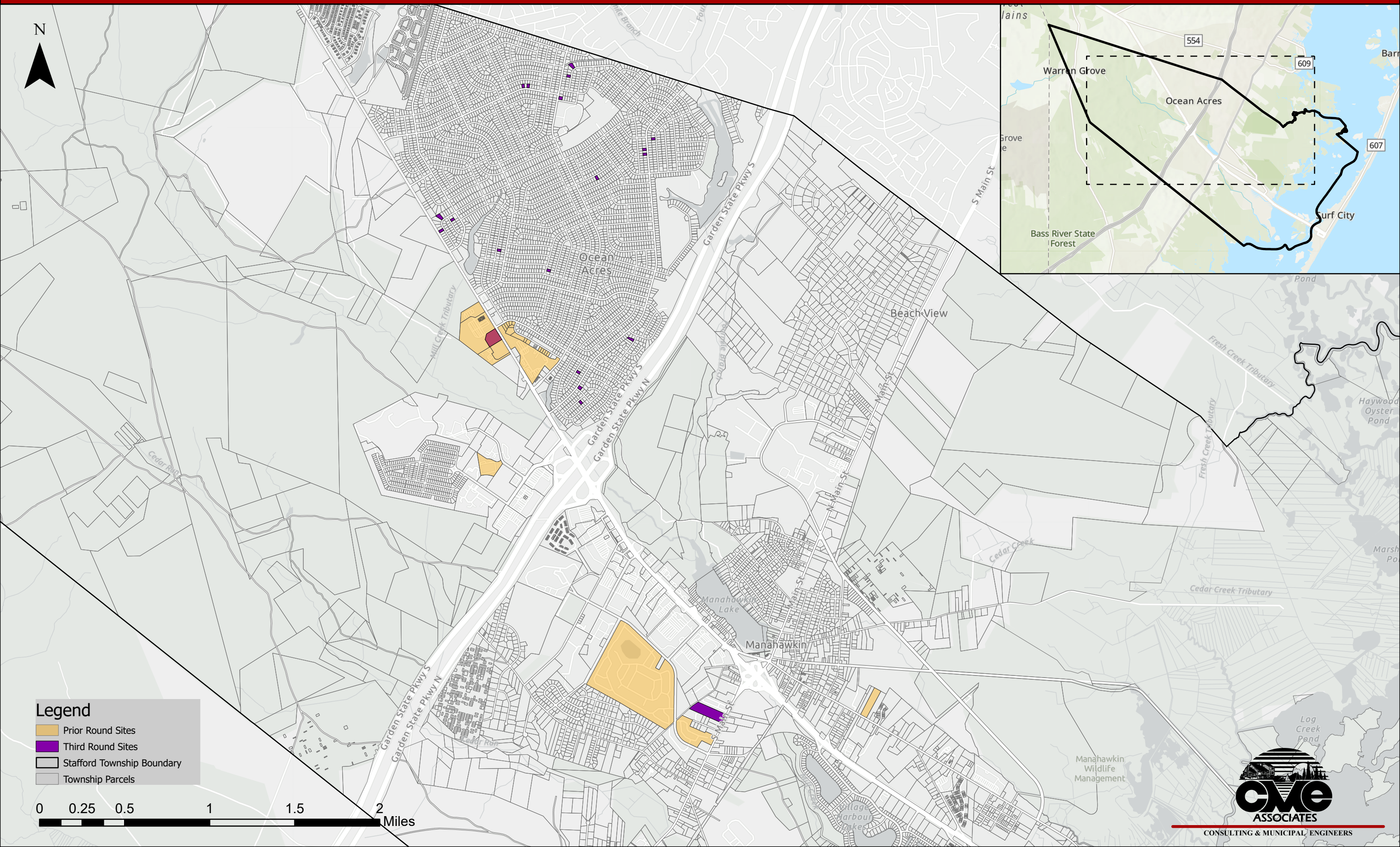
colleen.velez@dca.nj.gov

Awards will be announced by August 15, 2025, with an initial kickoff meeting scheduled for September 2025.

Questions may be submitted to colleen.velez@dca.nj.gov by June 15, 2025. Questions and responses will be posted on DCA's website.

PRIOR ROUND HOUSING SITES

STAFFORD TOWNSHIP, N.J.

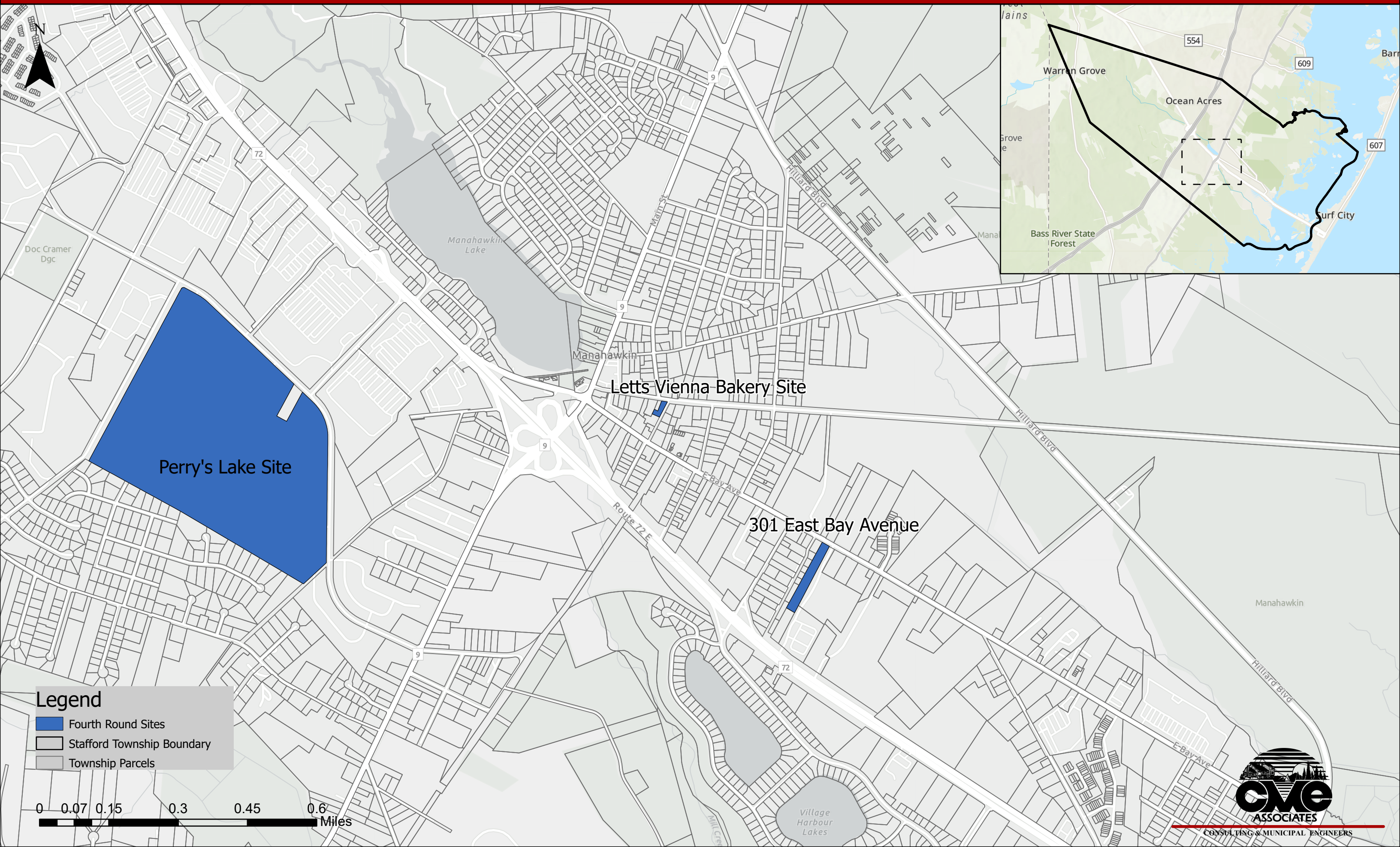


Legend

- Prior Round Sites
- Third Round Sites
- Stafford Township Boundary
- Township Parcels



CONSULTING & MUNICIPAL ENGINEERS






Perry's Lake Site

Letts Vienna Bakery Site

301 East Bay Avenue

Legend

-  Fourth Round Sites
-  Stafford Township Boundary
-  Township Parcels

