

***AMENDMENT TO THE HOUSING PLAN ELEMENT
AND
FAIR SHARE PLAN
BOROUGH OF EATONTOWN
MONMOUTH COUNTY, NEW JERSEY***

DECEMBER 2008

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Adopted December 22, 2008 by the Borough of Eatontown Planning Board

Endorsed December 22, 2008 by the Borough Council of Eatontown

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

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Summary of Amendment to the Housing Plan Element and Fair Share Plan *Borough of Eatontown Master Plan Amendment ~ 2008*

AFFORDABLE HOUSING OBLIGATION

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

Rehabilitation Obligation ¹	32 units
1987 to 1999 New Construction Obligation	503 units
2004 to 2018 Projected Growth Share Obligation (adjusted)	238 units
- The Borough’s 2004 to 2018 projected growth share is based on a projection of residential and non-residential development in the Borough to 2018. The State projection has been adjusted downward by applying a procedure specified in the New Jersey Council on Affordable Housing regulations (COAH) for employment and housing projections based upon the vacant developable land within the Borough. The actual growth share obligation is determined by the actual growth from new construction at the ratio of one affordable dwelling for every four market rate units and one affordable unit for every sixteen jobs.

1987 TO 1999 RESPONSIBILITIES

The Borough must continue to implement its Court approved plan addressing the balance of its 1987 to 1999 housing obligation. The Borough seeks a change in the Court approved compliance plan that will add Pine Tree Mobile Home Park as credit to the 1987 to 1999 responsibilities and move Meadowbrook II into the 2004 to 2018 growth share compliance plan.

Summary of Compliance, Total Remaining Obligation from Prior Rounds, 1987-1999

Total Remaining Obligation from Prior Rounds	
Total Remaining Obligation from Prior Rounds	503
Compliance	
Prior Cycle Credits	
Meadowbrook I	196
Credits without Controls	6
Alternative Living Arrangements	
CPC Group Home	5
Collaborative Group Home	4
Transitional Homeless Facility	7*
Alternative Living Arrangement Rental Bonuses	16
Existing Affordable Units	
Stony Hill	132
Rental Bonuses	59
Proposed Municipal/Non-Profit Construction	
Pine Tree Mobile Home Park	100
Total Credits	525
Surplus Credits	22*

¹ Based on COAH calculation derived from US Census.

* Note: The transitional facility at Spring House was expanded to nine (9) bedrooms. As a result, the surplus credits from the prior rounds will be twenty-four (24).

**Summary of Amendment to the
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REHABILITATION SHARE

The Borough's rehabilitation share is thirty two (32) units. The Borough has entered into an agreement with the County of Monmouth to rehabilitate dwelling units. This will address the Borough rehabilitation share.

GROWTH SHARE RESPONSIBILITIES AND PLAN FOR 2004 TO 2018

The 238 unit growth share obligation will be addressed by providing affordable units as follows:

**Summary of Compliance,
Growth Share Obligation**

Growth Share Obligation	
Projected Growth Share Obligation	238
Compliance	
Spring House Expansion	8
Second Round Surplus	3
Pine Tree Mobile Home Park Surplus	19
Core Business District Redevelopment Plan	29
Meadowbrook II	59
Growth Share (Millpond)	13
Fort Monmouth	55
Pine Tree Mobile Home Park II	30
Subtotal	216
Compliance Bonuses	
Compliance Bonus for Millpond	13
Redevelopment Bonus for CBD Redevelopment Plan	9
Total Credits	238

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BACKGROUND TO THE 2008 HOUSING PLAN ELEMENT AND FAIR SHARE PLAN AMENDMENT

Borough of Eatontown, Monmouth County, has prepared this amendment to the Borough Master Plan Housing Plan Element and Fair Share Plan in accordance with the New Jersey Municipal Land Use Law and the State Fair Housing Act.

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

This amendment to the Borough Housing Plan Element and Fair Share Plan, as originally adopted in 2000 and subsequently revised in 2002, 2004, and 2008, is a further revision that addresses the planning requirements of the Substantive Rules of the New Jersey Council on Affordable Housing for the period beginning on December 20, 2004 (N.J.A.C. 5:97 et seq.), as subsequently amended through October 20, 2008. It also takes into account the State Fair Housing Act as amended through July, 2008.

On November 2, 2005, Judge Robert A. Coogan, J.S.C., issued a Final Judgement of Compliance and Repose to the Borough pursuant to a settlement of *Mount Laurel II* litigation in the matter of Weston Associates, LLC, et. al. vs. Borough of Eatontown.¹ The Court reviewed the Borough Housing Element and Fair Share Plan as amended in November 2004 and concluded that the

¹ Weston Associates, L.L.C., et al., Plaintiffs, vs. Borough of Eatontown, County of Monmouth, et al., Defendants. Superior Court of New Jersey Law Division: Monmouth County Docket No.: L 5794-99. Civil Case (*Mount Laurel II*). Final Judgement of Compliance and Repose. November 2, 2005.

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Borough plan fully discharged and satisfied Eatontown's first and second round (the prior round) fair share obligation for affordable housing for the period 1987 to 1999. The Court further determined that the Borough plan created a surplus of three dwelling units that could be applied to the Borough third round obligation for the period from 2004 to 2014. The Court granted repose to the Borough from further *Mount Laurel* litigation until December 20, 2005, during which time the Borough would address the conditions of the Final Judgment. During that time the Borough would also prepare a plan to address the Borough third round affordable housing obligation for the period from 2004 to 2014 pursuant to the *Substantive Rules of the New Jersey Council on Affordable Housing for the Period Beginning on December 20, 2004* (N.J.A.C. 5:94).

The Borough adopted a plan on November 28, 2005, as a further amendment to the Court-approved 2004 Borough Master Plan Housing Element and Fair Share Plan in order to address N.J.A.C. 5:94. This 2008 amendment supersedes and replaces the 2005 Borough Housing Element and Fair Share Plan amendment to address the Borough third round affordable housing obligation based upon the new COAH third round regulations N.J.A.C. 5:97 as adopted and amended by COAH through October 20, 2008 and the State Fair Housing Act as amended July, 2008.

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 community’s demographic, housing, and economic characteristics. In fulfillment of this requirement, the following sections profile the Borough of Eatontown with information obtained from the U.S. Census Bureau and the New Jersey Department of Labor and Workforce Development.

Eatontown’s Demographics

At the time of the 2000 U.S. Census, the Borough of Eatontown had a population of 14,008 residents (Table 1). This figure represents a 1.5 percent increase from the population of 13,800 residents that was reported in 1990. In comparison, the population of Monmouth County grew by 11.2 percent during the same time period. The Borough and the County will continue to grow, reaching respective populations of 14,458 and 694,189, by the year 2025. Based on these projections, the Borough can expect to increase its population by approximately 3.3 percent over the next quarter-century, slower than the County’s growth rate of 15.9 percent.

Table 1: Population Trends, 1990-2005

	1990	2000	2006	2025	% Change 1990-2000	% Change 2000-2005	% Change 2000-2030
Borough of Eatontown	13,800	14,008	14,340	14,458	1.5	1.9	3.3
Monmouth County	553,124	615,301	650,036	694,189	11.2	3.9	15.9

Source: US Census Bureau, Monmouth County Planning Board

According to the 2000 U.S. Census, the Borough of Eatontown’s population is composed of 5,780 households, with an average household size of 2.35 members (Table 2). The average household size is smaller than both the State of New Jersey’s average of 2.68 and the County’s average of 2.70 persons per household. The Borough’s percentage of population aged 65 years and over, 13.3 percent, is higher than the County and the State. The median household income in Eatontown is lower than the County and State median.

Table 2: Demographic Indicators, 2000

	Number of Households	Average Household Size	Median Age	% of Population ≥ 65 years	Median Household Income
Borough of Eatontown	5,780	2.35	36.6	13.3	\$53,833
Monmouth County	224,236	2.70	37.7	12.5	\$64,271
New Jersey	3,064,645	2.68	36.7	13.2	\$55,146

Source: US Census Bureau

According to the 2000 U.S. Census, the Borough's median age of 36.6 years is slightly lower than both the statewide median age of 36.7 years and the County's median age of 37.7 years (Table 2). As shown in Table 3, there were 958 pre-school age residents in 2000, or 6.8 percent of the Borough's population. School age children accounted for 2,495 residents, or 17.8 percent of the total population. Working age persons accounted for 62 percent of the Borough's population, with 8,688 individuals. Seniors aged 65 years and older accounted for 13.3 percent of Eatontown's population.

Table 3: Population by Age, 2000

	Number	% of Total
Pre-School Age		
Under 5 Years	958	6.8
School Age		
5 to 9 Years	913	6.5
10 to 14 Years	894	6.4
15 to 19 Years	688	4.9
Working Age		
20 to 24 Years	735	5.2
25 to 34 Years	2,377	17.0
35 to 44 Years	2,532	18.1
45 to 54 Years	1,932	13.8
55 to 59 Years	675	4.8
60 to 64 Years	437	3.1
Senior Age		
65 Years and Older	1,867	13.3

Source: US Census Bureau

Eatontown's Housing Stock

According to the 2000 U.S. Census, Eatontown had a total of 6,341 housing units (Table 4). This was an increase of 248 units since the 1990 U.S. Census. Of this total, 5,780 units (91.2 percent) were listed as occupied in 2000; owners occupied 49.2 percent of these units and renters occupied 50.8 percent. This is twice the rate of renter-occupied units in Monmouth County, which reported that 25.4 percent of all occupied housing units were occupied by renters.

Of the total 5,780 households, the average household size was 2.35 persons and the average family size was 3.08 persons. These figures are smaller than the County and State figures. Of the total number of households, family households accounted for 3,447 (59.6 percent) and non-family households² or 2,333 (40.4 percent). Householders 65 years of age or older were present in 576 (10 percent) of households.

A total of 31.9 percent of the Borough's housing stock was constructed before 1960. The median year of construction, 1968, is newer than the County's median of 1967 and the State median year of 1962. The Borough's housing stock has increased by approximately 4.1 percent from 1990 to 2000.

Table 4: Housing Characteristics, 2000

	Number	% of Total
I. Housing Units		
Number of units	6,341	100.0
Occupied Housing Units	5,780	91.2
Vacant Housing Units	561	8.8
Number of units (1990)	6,093	100.0
II. Occupancy/Household Characteristics		
Number of Households	5,780	100.0
Persons Per Household	2.35	N/A
Family Households	3,447	59.6
Non-Family Households	2,333	40.4
Householders 65 and over	576	10.0

Source: US Census Bureau

Table 4: Housing Characteristics, 2000 (Continued)

² A non-family household consists of a householder living alone or where the household shares the home exclusively with people to whom he or she is not related.

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	Number	% of Total
III. Year Structure Built		
1999 to March 2000	40	0.6
1995 to 1998	198	3.1
1990 to 1994	357	5.6
1980 to 1989	1,090	17.2
1970 to 1979	1,156	18.3
1960 to 1969	1,474	23.3
1940 to 1959	1,451	22.9
1939 or earlier	567	9.0
IV. Condition of Units		
Lacking complete plumbing facilities	31	0.5
Lacking complete kitchen facilities	6	0.1
V. Home Value (Owner Occupied Units)		
\$500,000 and up	29	1.2
\$300,000 - \$499,999	211	9.0
\$200,000 - \$299,999	650	27.6
\$150,000 - \$199,000	760	32.3
\$100,000 - \$149,000	599	25.4
\$50,000 - \$99,999	55	2.3
\$0 - \$50,000	51	2.2
Median Value	\$178,200	10.2
VI. Gross Rental Value (Renter Occupied Units)		
\$1,500 and up	54	1.8
\$1,000 - \$1,499	314	10.7
\$750 - \$999	1,097	37.3
\$500 - \$749	956	32.5
\$200 - \$499	171	5.8
Less than \$200	109	3.7
No cash rent	239	8.1
Median Gross Rent	\$766	N/A

Source: US Census Bureau

The housing stock in Eatontown had only a limited number of substandard units at the time of the 2000 U.S. Census, which indicates that the Borough had 31 units lacking complete plumbing facilities and 6 units lacking complete kitchen facilities. In addition, only 212 of the Borough's housing units (3.7 percent) exhibited overcrowded conditions (1.01 persons or more per room).

The 2000 median value of the owner-occupied housing units in Eatontown was \$178,200. This is higher than the State median home value of \$170,800, but lower than the Monmouth County median home value of \$203,100. Eatontown's median gross rent of \$766 is higher than the County and State median gross rents of \$759 and \$751, respectively.

Housing units that have a monthly cost of less than 30 percent of gross household income are considered affordable. In Eatontown, 1,713 specified³ owner-occupied units (72.8 percent of all owner-occupied units) and 1,873 renter-occupied units (63.7 percent of all rental units) are considered affordable (Table 5).

Table 5: Housing Affordability as a Percentage of 1999 Household Income

	Number	% of Total
Selected Monthly Owner Costs		
< 15%	713	30.3%
15% to 19%	402	17.1%
20% to 24%	391	16.6%
25% to 29%	207	8.8%
30% or more	628	26.7%
Gross Rent		
< 15%	650	22.1%
15% to 19%	562	19.1%
20% to 24%	405	13.8%
25% to 29%	256	8.7%
30% or more	797	27.1%

Source: US Census Bureau
 Compiled by: T&M Associates

³ Specified owner-occupied units do not include residences where a business activity (i.e., professional offices as an accessory use) takes place.

Eatontown’s Employment Characteristics

At the time of the 2000 US Census, 7,511, of Eatontown’s residents (68.0 percent) aged 16 years and over were employed in the civilian labor force (Table 6). Slightly less than half of the civilian labor force was involved in management, professional, and related occupations, while approximately 28.5 percent of those employed in the civilian labor force were employed in sales and office-related occupations. Service occupations employed 13.3 percent of Eatontown residents that were employed in the civilian labor force. Construction, extraction and maintenance-related occupations employed 5.3 percent of the Borough’s residents, whereas production, transportation, and material moving occupations employed 8.1 percent of the Borough’s residents that were employed in the civilian labor force.

Table 6: Occupation of Employed Civilian Population Aged 16 and Over, 2000

	Number	% of Total
Management, Professional, and Related	3,215	44.8%
Service	958	13.3%
Sales and Office	2,046	28.5%
Farming, Fishing, and Forestry	0	0.0%
Construction, Extraction, and Maintenance	384	5.3%
Production, Transportation, and Material Moving	579	8.1%

Source: US Census Bureau
 Compiled by: T&M Associates

In 1999, the median household income in Eatontown was \$58,833, up \$21,969 from the 1989 household income of \$36,864 (Table 7). After adjusting for inflation, however, this represents an increase in household income of just 15.8 percent. In 2000, per capita income was \$26,965, which places the Borough at 276 out of 566 municipalities (New Jersey Department of Labor and Workforce Development).

Table 7: Household Income, 1999

	Number	% of Total
Less than \$10,000	364	6.3%
\$10,000 to \$14,999	285	4.9%
\$15,000 to \$24,999	442	7.6%
\$25,000 to \$34,999	689	11.9%
\$35,000 to \$49,999	895	15.4%
\$50,000 to \$74,999	1,250	21.5%
\$75,000 to \$99,999	850	14.6%
\$100,000 to \$149,999	729	12.6%
\$150,000 to \$199,999	210	3.6%
\$200,000 or More	93	1.6%
Median Household Income (Dollars)	\$53,833	N/A

Source: US Census Bureau

Compiled by: T&M Associates

With regard to the number of jobs that are located within the Borough, the New Jersey Department of Labor indicates that there was an average of 14,416 jobs located within the municipality in 2006, which is the latest available data. This is up 1,438 jobs (11.1 percent) over the 2004 average of 12,978 jobs. The Department of Labor's basis for this information is the number of jobs that are covered by public unemployment and disability insurance.

In the fall of 2005, Fort Monmouth in Eatontown was officially designated as an Army base that would be permanently closed by 2011. The closure of Fort Monmouth will result in a substantial loss in the number of jobs within the Borough.

MUNICIPAL AFFORDABLE HOUSING OBLIGATION

COAH's substantive rules specify that the Borough affordable housing obligation consists of three components. These include: the rehabilitation share, which is a measure of overcrowded and deficient housing that is occupied by low and moderate income households; the prior round obligation for the period from 1987 to 1999; and, the municipal "growth share" need for the period from 2004 through 2018. The growth share links the actual production of affordable housing to municipal development and growth.

Rehabilitation Obligation

Appendix B of NJAC 5:97 indicates that Eatontown's rehabilitation obligation is 32 units.

The Borough's rehabilitation obligation will be addressed in its Fair Share Plan.

Prior Round Obligation

Appendix C of NJAC 5:97 indicates that the Borough's total remaining obligation is 504 units. However, the Borough prior round obligation, as approved by the Court in 2005, is 503 units. The Borough's total remaining obligation will be addressed in its Fair Share Plan.

Growth Share

COAH projects a municipality's growth share based upon the household and employment projections of Appendix F of NJAC 5:97. However, as applied to Eatontown, these projections are grossly inaccurate and overstate the development potential of the Borough. COAH's projections overstate the vacant developable land within the Borough and do not take into account the substantial job loss that will result in Eatontown from the closure of Fort Monmouth. Consequently, the Borough of Eatontown has taken an adjustment of the municipal housing and employment growth projections under the provisions of N.J.A.C. 5:97-5.6.

The Borough has prepared an analysis of existing vacant, developable land in accordance with the provisions of N.J.A.C. 5:97-5.6 to adjust COAH's housing and employment growth

projections. Because the reuse of land within Fort Monmouth is controlled by the reuse plan adopted by the Fort Monmouth Economic Revitalization Planning Authority (FMERPA) pursuant to the Fort Monmouth Economic Revitalization Authority Planning Act, the Borough adjustment analysis is for the area of the Borough that lies outside Fort Monmouth and is subject to the Borough zone plan. The projection from the Borough analysis is presented and compared with COAH projections of Appendix F of N.J.A.C. 5:97 below:

Table 8: Household and Employment Projections

	COAH Projection	Adjusted Projection
Household Growth Projection	278	111
Employment Growth Projection	6,955	3,449

Source: Borough of Eatontown and Appendix F of N.J.A.C. 5:97

As shown above, COAH’s projections of household and employment growth for the Borough of Eatontown drastically overstate the Borough’s development potential. COAH’s household growth projection overstates the Borough-adjusted household growth projection by more than 250 percent. Additionally, COAH’s employment growth projection overstates the Borough-adjusted employment growth projection by more than 200 percent. In consideration of the above, the COAH projections should be adjusted downward.

Appendix A provides full details of the steps taken to adjust the Borough’s household and employment growth projections in accordance with COAH’s rules.

In accordance with the provisions of N.J.A.C. 5:97-2.4, the municipal growth share obligation is calculated from COAH’s household and employment growth projections, as adjusted by the Borough of Eatontown (see Table 8).

COAH’s substantive rules indicate that municipalities shall have a residential growth share obligation of one affordable housing unit among five residential units for the period from January 1, 2004 through December 31, 2018. Additionally, the substantive rules indicate that one affordable housing unit shall be provided for every sixteen jobs created for the same period.

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Thus, the residential growth share obligation is calculated by applying the relationship of one affordable housing unit for every four market rate housing units to the adjusted housing growth projection of 111 units. Similarly, the non-residential growth share obligation is calculated by applying the relationship of one affordable housing unit for every 16 new jobs created to the adjusted employment growth projection of 3,449 jobs. The growth share obligation resulting from this obligation is shown in Table 9.

Table 9: Proposed Growth Share Obligation

	Adjusted Projection	→	Growth Share Obligation
Calculation of Household Growth Share Obligation	111	÷ 5 =	22.2
Calculation of Employment Growth Share Obligation	3,449	÷ 16 =	215.56
Total Growth Share Obligation:			237.76 → 238

MUNICIPAL ABILITY TO ACCOMMODATE AFFORDABLE HOUSING OBLIGATION

The plan includes a determination of the municipality's present and prospective fair share for low and moderate income housing and an analysis of how existing or proposed zoning will provide adequate capacity to accommodate residential and non-residential growth projections.

Anticipated Land Use Patterns

The Borough of Eatontown is a developed community located in State Planning Area 1, Metropolitan Planning Area. Approximately 11% of the Borough land area is located within Fort Monmouth whose future land use is governed by the Fort Monmouth Reuse and Redevelopment Plan adopted by FMERPA. It is anticipated the land use patterns within the Borough will conform to the adopted land use and zone plan of the Borough and to the Fort Monmouth plan.

Anticipated Demand for Types of Uses Permitted by Zoning Based on Present and Anticipated Future Demographic Characteristics

The Borough of Eatontown had a population of 14,008 persons in 2000 and is projected to have a population of 14,458 persons in the year 2025. The Borough is a developed community. Therefore, the projected growth will be a result of limited infill and redevelopment efforts. With the closure of Fort Monmouth and current economic conditions, the Borough anticipates that there will be reduced demand in the near term of the 2008-2018 planning period. It is anticipated that the Borough's future development characteristics will be similar to the existing demographic characteristics and changes will be shaped, in part, by the implementation of the Fort Monmouth reuse plan.

Availability of Existing and Planned Infrastructure

The Borough has an existing developed infrastructure. Although some improvement upgrades may be required, the water and sewer system within the Borough is believed to have adequate capacity to handle the limited growth and redevelopment anticipated by the Borough.

Economic Development Policies

The Borough of Eatontown seeks to maintain a balance between conserving desirable community features and continuing residential and non-residential development to maintain a stable community. Specifically, the Borough is seeking to foster commercial, office, and other non-residential development along the Route 35 corridor and the Route 36 corridor. Outside of the Route 35 corridor and the Route 36 corridor, residential and suburban neighborhood patterns should be maintained. The Borough also recognizes the need for revitalization at Fort Monmouth pursuant to the Fort Monmouth Economic Revitalization Planning Authority Act.

Constraints on Development

The Borough of Eatontown is a developed community located entirely within State Planning Area 1, Metropolitan Planning Area. The constraints on development within the Borough include stream corridors, flood plains, wetlands, traffic congestion, and a lack of vacant developable land.

Identification of Proposed Affordable Housing Sites

The Borough plan for the third round includes suitable affordable housing sites proposed by interested developers. The Borough has included as part of its housing plan Block 3801, Lot 13 which is 9.8 acres, located on Route 35 and Industrial Way, which was approved and rezoned pursuant to a Master Plan amendment adopted in 2006 and required a setaside for affordable housing which has been constructed.

The Borough, as part of this plan, also incorporates the Spring House Expansion at Block 1401, Lot 32 on South Street. Spring House was part of the 2005 plan amendment to provide eight rental lower-income units to be developed and operated by the Homing Corporation in conjunction with the existing alternative living arrangement at that location. The Borough has allocated funds from its Affordable Housing Trust Fund to support this development.

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The Borough, as part of this plan, also includes the Pine Tree Mobile Park which was proposed by the Affordable Housing Alliance to protect an existing mobile park and place 100 of its units under affordability controls to ensure the continued use of this location for affordable housing.

In response to developer requests, the Borough considered Old Orchard Country Club (Block 82, Lots 3.01, 8, 9, and 10) as a development site with an inclusionary component. The Country Club site is subject to development constraints from wetlands and flooding associated with Turtle Mill Brook. The site is an active golf course and has been designated in the Master Plan for many years as a proposed park site. In considering the development proposals for this site, the Borough concluded that none provided for the requisite growth share for affordable housing in the Borough, nor was the site appropriate to any of the development proposals. Consequently, no change is proposed to the Borough plan for the Old Orchard Country Club.

FAIR SHARE PLAN

Components of the Fair Share

Pursuant to COAH's third round regulations, a municipality's fair share responsibility is based upon three components: (1) the rehabilitation obligation; (2) the total remaining obligation from the prior round for 1987 to 1999; and, (3) the growth share obligation for 2004 to 2018 based on the actual growth within the Borough.

COAH's methodology defines the rehabilitation share of a municipality's affordable housing obligation as the number of substandard or deteriorated units that are occupied by low or moderate income households based on 2000 Census data. As previously noted, COAH has assigned Eatontown a rehabilitation obligation of thirty two (32) units.

The total remaining obligation assigned to the Borough by COAH's regulations is five hundred four (504) units, as indicated in Appendix C of N.J.A.C. 5:97. The Borough, however, has secured a Judgment of Repose and approval of its prior round plan based upon an obligation of five hundred three (503) dwelling units.

According to COAH, the Borough's projected growth share for the period 2004 to 2018 is four hundred seventy (470) units. However, the Borough seeks an adjustment to COAH's population and employment projections. Appendix A of this document provides the adjustment and presents the data compiled by the Borough to recalculate the projected growth share pursuant to N.J.A.C. 5:97-5.6.

The adjustment sought by the Borough applies only to those areas of the Borough located outside of the boundary of Fort Monmouth. The revitalization plan for Fort Monmouth is being implemented by the Fort Monmouth Economic Revitalization Planning Authority (FMERPA). The Fort Monmouth Reuse and Redevelopment Plan, which outlines the revitalization and reuse of the Fort in Eatontown, was approved on October 15, 2008. The Fort Monmouth reuse plan is the subject of a draft memorandum of agreement between FMERPA and COAH by which

FMERPA shall create realistic opportunities for the host municipalities, which include Eatontown, to address the projected affordable housing need in the Fort Monmouth reuse and development area.

Consequently, FMERPA will provide for the fair share of affordable housing need associated with the FMERPA reuse plan for that portion of the Fort that is located in Eatontown. Eatontown also anticipates a surplus of affordable units will be generated at Fort Monmouth to address the Borough obligation related to any growth that occurs outside of Fort Monmouth.

Rehabilitation Share

The Borough's rehabilitation share is thirty two (32) units. The Borough has an agreement with the County of Monmouth to rehabilitate dwelling units within Eatontown. The November 2004 Borough plan proposed the rehabilitation of twenty-seven (27) dwelling units based on COAH's 1987 to 1999 need estimate. The Borough will continue to satisfy its rehabilitation obligation through the County program. The Borough collects affordable housing development fees and will use the Borough Affordable Housing Trust Fund to fund the rehabilitation of thirty two (32) units. The interlocal agreement between the Borough and the County will need to be amended to reflect the change in the Borough's rehabilitation obligation.

Total Remaining Obligation from Prior Rounds (1987-1999)

With regard to the fulfillment of the Borough's total remaining 503-unit obligation from prior rounds, the Borough, with the exception of Meadowbrook II, will maintain the compliance mechanisms that were presented in its November 22, 2004 Amended Housing Element and Fair Share Plan and approved pursuant to the Judge Coogan's Final Judgement of Compliance and Repose. The Borough is seeking, as part of this plan amendment, to move the construction of Meadowbrook II to its third round growth share obligation to address the Borough growth share. To satisfy its prior round obligation, the Borough has advanced the Pine Tree Mobile Home Park into the prior round. The amended prior round compliance measures are summarized in Table FS-1.

**Table FS 1: Summary of Compliance,
 Total Remaining Obligation from Prior Rounds,
 1987-1999**

Total Remaining Obligation from Prior Rounds	
Total Remaining Obligation from Prior Rounds	503
Compliance	
Prior Cycle Credits	
Meadowbrook I	196
Credits without Controls	6
Alternative Living Arrangements	
CPC Group Home	5
Collaborative Group Home	4
Transitional Homeless Facility	7*
Alternative Living Arrangement Rental Bonuses	16
Existing Affordable Units	
Stony Hill	132
Rental Bonuses	59
Proposed Municipal/Non-Profit Construction	
Pine Tree Mobile Home Park	100
Total Credits	525
Surplus Credits	22

As shown above, the credits in the Borough’s prior obligation compliance plan will exceed the total remaining obligation of 503 units by a total of twenty-two (22) units. This twenty-two (22)-unit surplus will be applied to the Borough growth share obligation.*

Pine Tree Mobile Home Park

The Pine Tree Mobile Home Park is being added as a prior round compliance mechanism. The Pine Tree Mobile Home Park, located in the southwest quadrant of Eatontown, is one of three mobile parks in the Borough. Forty-four percent are very low income and a total of 93% qualify as lower income under COAH’s guidelines. Pine Tree needs upgraded units as well as infrastructure improvements.

* **Note:** The transitional facility at Spring House was expanded to nine (9) bedrooms. As a result, the surplus credits available from the prior rounds will be twenty-four (24).

The Affordable Housing Alliance, a nonprofit housing developer with headquarters in Eatontown, purchased Pine Tree Mobile Home Park in January of 2007 to protect the Mobile Home Park from developer takeover and conversion to other uses. Developer takeover and conversion is one of the biggest threats to this form of affordable housing in Monmouth County.

The Borough of Eatontown supports the efforts of the Alliance to preserve Pine Tree Mobile Home Park as affordable housing. The Borough has agreed to include the reconstruction and improvement of the Mobile Home Park as part of the Borough Housing Element and Fair Share Plan to address the Borough prior round housing obligation. The Borough will allocate funds from the Borough Housing Trust Fund to help upgrade Pine Tree and maintain it as an affordable housing resource. As a consequence of the acquisition by the Affordable Housing Alliance and State and local funding to help improve the Park, of the potential 138 dwelling units in Pine Tree, 100 units will become subject to affordability controls. Ten of the units will be rental units owned by the Alliance. The other 90 units will be owner-occupied or will be existing units resold to income-certified applicants.

Pine Tree Mobile Home Park will provide the Borough with prior round credit for 100 units, including 10 rentals, toward the Borough prior round obligation.

Growth Share Obligation and Compliance Plan

The detailed calculations of Eatontown's adjusted growth share are included as Appendix A as part of this Housing Element and Fair Share Plan amendment. As shown by the calculations, the Borough's adjusted growth share obligation is two hundred thirty eight (238) units. According to the requirements of N.J.A.C. 5:97-3.3, at least one hundred nineteen (119) of these units must be affordable to low income households, and up to one hundred nineteen (119) units must be affordable to moderate income households. In addition, N.J.A.C. 5:97-3.10 allows no more than fifty-nine (59) units of the 238-unit obligation be age-restricted. Moreover N.J.A.C. 5:97-3.4 requires that at least 25% of the obligation, or sixty (60) of the 238 units, shall be addressed by rental housing. The rental obligation shall be provided in proportion to the growth share obligation generated by the actual growth of the Borough as monitored at the third, fifth, and

eight year anniversary review pursuant to N.J.A.C. 5:96-10.

The Borough will address its projected growth share obligation with surplus credits from its prior round obligation; with credits from the growth share ordinance that was enacted in accordance with N.J.A.C. 5-94 requiring the construction of affordable housing by developers; by the construction of additional age-restricted housing; by a compliance bonus; by the expansion of supportive and special needs housing; by adopting and implementing a redevelopment plan for the Borough's Core Business District that will include an affordable housing component; by a redevelopment bonus; by affordable units developed at Fort Monmouth in Eatontown; by the creation of additional affordable units at Pine Tree Mobile Home Park.

Surplus Credits

The Borough will apply surplus affordable housing credits from its prior round to its third round growth share. Nineteen (19) credits will come from the Pine Tree Mobile Home Park project, and three (3) credits will come from an existing prior round surplus. This will satisfy a new third round new construction obligation of twenty-two (22) affordable dwelling units.

Growth Share Ordinance

The Borough adopted a land use ordinance in reliance upon N.J.A.C. 5:94 to require that residential and mixed-use development address the growth share obligation generated by the development. This requirement resulted in the new construction of least thirteen (13) affordable dwelling units as part of the Millpond development at Block 3801, Lot 13, between Industrial Way East and Route 35.

Compliance Bonus

The Borough is entitled to a compliance bonus of thirteen (13) affordable units for the Millpond development pursuant to N.J.A.C. 5:97-3.17.

Expansion of Spring House

Spring House is an alternative living arrangement located at 155 South Street at Block 1401, Lot 32. Spring House provides transitional housing for single women with children and is part of the Borough housing plan to provide affordable housing to meet the Borough fair share obligation. The location has been developed, occupied and operated as a transitional housing facility by the Homing Corporation and receives funding from the County of Monmouth. Currently, Spring House serves to provide a transitional residence for homeless women with children. The residence opened in 1990 as a seven-bedroom facility. The residence currently has nine bedrooms providing transitional housing for single women and was approved for credit as part of the prior round plan.

The Spring House property is approximately 1.41 acres in area located south of the intersection of South Street and Buttonwood Avenue. The property is adjacent to residential uses, including the Susan Manor Apartments and Mary Ann Apartments to the north and south, respectively. To the east, the site borders the Huskey Brook and the commercial uses at Lowes Home Center.

The Borough's Amended Master Plan Housing Plan Element and Fair Share Plan, adopted on November 28, 2005, recommended that residential development at the Spring House site be expanded to include eight new apartment units to provide affordable housing for single women with children. The 2005 recommendation is being incorporated into this 2008 plan. The eight apartment units will be independent living, each with individual kitchens and bathrooms, and will provide permanent housing that will supplement the existing transitional housing at the site. The new apartment units will earn the Borough additional credit that can be applied to the Borough's third round fair share housing obligation.

The Master Plan Map was amended to identify the site as a special housing zone for affordable housing, and the Borough land use plan and zoning regulations have been amended to implement the Master Plan and permit the expanded use and development of the Spring House site for affordable housing in accordance with the Borough Housing Plan Element and Fair Share Plan.

Core Business District Redevelopment Plan

The Borough has designated its Core Business District as an area in need of redevelopment. The Borough is preparing, but has not yet adopted, a redevelopment plan for the area.

The final redevelopment plan that is adopted by the Borough will include an affordable housing component to address the growth share generated by the redevelopment. In fulfillment of this commitment, the Borough will require set-asides for affordable housing in its redevelopment plan.

The redevelopment will address its growth share and will require at least twenty-nine (29) affordable units.

Redevelopment Bonus

The Borough will earn a redevelopment bonus of 9 units for its Core Business District Redevelopment Plan pursuant to N.J.A.C. 5:97-3.19.

Meadowbrook II

Meadowbrook II is an age-restricted rental housing project made for low and moderate income households that originally was planned to satisfy the Borough's prior round obligation as part of the Court-approved 2004 housing plan. The Borough has zoned the site and granted subdivision approval to advance the project. However, Meadowbrook II has not yet proceeded to construction and the Borough now proposes to include Meadowbrook II to fulfill a portion of the Borough's growth share obligation with the development of at least fifty-nine affordable age-restricted units at the Meadowbrook II site on Wyckoff Road.

Fort Monmouth

The Borough anticipates that the Fort Monmouth reuse plan will generate at least fifty-five (55) affordable units that will be credited toward the Borough fair share obligation. The units will be

produced as part of the Howard Commons Redevelopment and as part of the residential component on the main base.

Pine Tree Mobile Home Park II

As part of a second phase of improvements, the Borough anticipates that the Monmouth Housing Alliance will add an additional thirty (30) affordable units that will be subject to affordability controls.

Summary of Growth Share Compliance

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

Table FS 2: Summary of Compliance, Growth Share Obligation

Growth Share Obligation	
Growth Share Obligation	238
Compliance	
Spring House Expansion	8
Second Round Surplus	3
Pine Tree Mobile Home Park Surplus	19
Core Business District Redevelopment Plan	29
Meadowbrook II	59
Growth Share (Millpond)	13
Fort Monmouth	55
Pine Tree Mobile Home Park II	30
Subtotal	216
Compliance Bonuses	
Compliance Bonus for Millpond	13
Redevelopment Bonus for CBD Redevelopment Plan	9
Total Credits	238

Right to Additional Credits

The Borough reserves its right to identify and claim any additional credits against its fair share obligation to which it may be entitled pursuant to COAH rules and regulations and the applicable law.

Fee Ordinance

The Borough will amend and continue to apply its affordable housing fee ordinance to generate

revenue to support affordable housing activity in accordance with the applicable rules and regulations.

Implementation Schedule

The Borough will be subject to biennial plan evaluations upon substantive certification of the Borough Housing Element and Fair Share Plan. The purpose of the plan evaluation will be to verify that the construction or provision of affordable housing has been in proportion to the actual residential growth and employment growth in the Borough and to determine that the mechanisms addressing the projected growth share obligation continue to present a realistic opportunity for the creation of affordable housing.

The Borough will provide for the rehabilitation, construction and reconstruction and required documentation of affordable units in accordance to the implementation schedule to be prepared by the Borough.

Low Income Housing Requirement

At least 50 percent of the units addressing the Borough fair share obligation will be affordable to low income households in accordance with the applicable COAH rules and regulations governing affordable housing.

In addition, P.L. 2008, c. 46, creates a requirement that at least 13 percent of affordable housing units be reserved for occupancy by very low income households with a gross household income equal to 30% or less of the regional household income. The very low income requirement is not project specific.

The Borough will meet its 13% very low income housing requirement at projects to be determined by the Borough.

Rental Obligation

The Borough has a projected rental obligation of sixty (60) rental units, of which thirty (30) are to be family rentals. The Borough will meet its rental obligation with thirty (30) age-restricted rentals at Meadowbrook II; eight (8) family rentals at Spring House; and twenty-two (22) family rentals to be apportioned by the Borough in other eligible projects, including Fort Monmouth.

APPENDIX A: Adjusted Growth Share

Summary of Adjusted Growth Share Projection Based On Land Capacity

(Introduction to Workbook C)

Municipality Name:

This workbook contains two separate worksheets to be used for determining the projected Municipal Growth Share Obligation. Worksheet A must be completed by all municipalities. The Worksheet is a tool that allows the user to enter COAH-generated Growth Projections included in Appendix F(2) of the revised Third Round Rules to determine the projected Growth Share Obligation after applying exclusions permitted by N.J.A.C. 5:97-2.4. Municipalities that accept the COAH-generated Growth projections need only use Worksheet A.
[Click Here to complete Worksheet A](#)

Municipalities seeking to request a downward adjustment to the COAH-generated growth projections may do so by providing a detailed analysis of municipal land capacity. After completing this analysis, the growth projections may be lowered if the resulting growth share obligation results in a figure that is at least 10 percent lower than the projected Growth Share Obligation that would result from the COAH-generated growth projections. Actual growth must first be determined using the Actual Growth worksheet. A growth projection adjustment may only apply to any remaining growth.

[Click Here to Enter Actual Growth to Date](#)

[Click Here to Complete the Residential Parcel Inventory and Capacity Analysis](#)

[Click Here to Complete the Non-residential Parcel Inventory and Capacity Analysis](#)

Summary Of Worksheet Comparison

	COAH Projected Growth Share (From Worksheet A)	Growth Share Based on Municipal Capacity (From Worksheet C)
Residential Growth	278	211
Residential Exclusions	100	100
Net Residential Growth	178	111
Residential Growth Share	35.60	22.15
Non-Residential Growth	6,955	3,449
Non-Residential Exclusions	0	0
Net Non- Residential Growth	6,955	3,449
Non-Residential Growth Share	434.69	215.58
Total Growth Share	470	238

The Municipal land capacity analysis results in a reduction to the COAH-generated growth projection. Please file Workbook C and use a Residential Growth Share of 22.15 plus a Non-residential Growth Share of 215.58 for a total Growth Share Obligation of 238 affordable units

Growth Projection Adjustment - Actual Growth

Municipality Name: **Borough of Eatontown**

		Actual Growth 01/01/04 to Present			
Residential COs Issued		110			
Non-residential CO's by Use Group		Square Feet Added (COs Issued)	Square Feet Lost Demolition Permits Issued)	Jobs/1,000 SF	Total Jobs
B		188339	11906	2.8	494.01
M		159742	15663	1.7	244.93
F		34060	0	1.2	40.87
S		21537	13914	1.0	7.62
H		0	0	1.6	0.00
A1		0	0	1.6	0.00
A2		2752	2480	3.2	0.87
A3		798	0	1.6	1.28
A4		0	0	3.4	0.00
A5		0	0	2.6	0.00
E		0	0	0.0	0.00
I		0	0	2.6	0.00
R1		89616	0	1.7	152.35
Total		496844	43963		942

[Return to Growth Projection Adjustment Summary Screen](#)

[Proceed to Inventory of Vacant Residential Land](#)

[Proceed to Inventory of Non-residential Land](#)

Borough of Eatontown Growth Projection Adjustment - Residential Parcel Inventory

Block	Lot	Address	Owner	SDRP Planning Area	Urban Center (Y/N)	Sewer Service Area (Y/N)	HUC 11 NO3 Density*	Total Acreage	Constrained Acreage	Constraint Description	Buildable Acreage	Density (Units/Ac)	Capacity (Units)
1101	22	275 BROAD ST	KROLL, EILEEN M	1	N	Y		0.18	0.00		0.18	8.00	1.47
1103	11	PARK AVE	FORGACH, PETER	1	N	Y		0.22	0.00		0.22	8.00	1.74
1104	14	PARK AVENUE	ROTH, RAY D & S	1	N	Y		0.07	0.00		0.00	8.00	0.00
1105	31	VILLA PLACE	CHRISTENSEN, C	1	N	Y		0.09	0.00		0.00	8.00	0.00
1109	7	WATSON PL	SCHLITSEY, PAUL	1	N	Y		0.07	0.00		0.00	8.00	0.00
1401	26	SOUTH STREET	CHASEY, A. & C. C	1	N	Y		0.235227	0.120889377	WETLAND AN	0.00	8.00	0.00
1401	27	SOUTH STREET	CHASEY, A. & C. C	1	N	Y		0.238241	0.131357987	WETLAND AN	0.00	8.00	0.00
1401	28	SOUTH STREET	CHASEY, A. & C. C	1	N	Y		0.256419	0.085585231	WETLAND AN	0.17	8.00	1.37
1401	30	SOUTH ST	LOWE'S HOME CE	1	N	Y		0.467982	0.131487507	WETLAND AN	0.34	8.00	2.69
1502	1	BUTTONWOOD A	MENZEL, NORMAN	1	N	Y		0.198899	0		0.20	8.00	1.59
1601	23	CHURCH STREET	SHARMA, KANWA	1	N	Y		0.181137	0		0.18	8.00	1.45
1601	37	GRANT AVENUE	MORRIS, FRENEL	1	N	Y		0.041968	0		0.00	8.00	0.00
1601	39	GRANT AVE	GATEWAY EATON	1	N	Y		0.076368	0		0.00	8.00	0.00
1601	40	GRANT AVE	GATEWAY EATON	1	N	Y		0.135443	0		0.14	8.00	1.08
1601	41	GRANT AVE	GATEWAY EATON	1	N	Y		0.027847	0		0.00	8.00	0.00
1601	43	GRANT AVENUE	TAYLOR, GERALD	1	N	Y		0.182723	0		0.18	8.00	1.46
1601	46	GRANT AVE	UNKNOWN, C/O H	1	N	Y		0.167552	0.130761877	WETLAND AN	0.00	8.00	0.00
1601	47	GRANT AVE	ARDEN HOLDING	1	N	Y		0.156618	0.000401543	WETLAND AN	0.16	8.00	1.25
1601	48	GRANT AVENUE	TAYLOR, ELLA C	1	N	Y		0.156319	0.072016877	WETLAND AN	0.00	8.00	0.00
1601	49	GRANT AVENUE	ARDEN HOLDING	1	N	Y		0.618403	0.249073648	WETLAND AN	0.37	8.00	2.95

Subtotal This Page	17.05
Subtotal Page 2	72.03
Subtotal Page 3	11.67
Subtotal Page 4	0.00
Subtotal Add'l Pages	0.00
Grand Total	100.75

[Click Here to Return to Workbook C Summary](#)

[Add More sheets](#)

[Click Here to Proceed to Non-residential Parcel Inventory and Capacity Analysis](#)

* Note: Hyperlink to GIS files requires GIS software. Files must be downloaded first and then opened in a GIS Viewer.

Borough of Eatontown Growth Projection Adjustment - Non-Residential Parcel Inventory

Block	Lot	Address	Owner	SDRP Planning Area	Urban Center (Y/N)	Sewer Service Area (Y/N)	HUC 11 NO3 Density *	Total Acreage	Constrained Acreage	Constraint Description	Remaining Buildable Acreage	Density (Jobs/Ac)	Capacity (Jobs)
1001	16	HIGHWAY 35 REA	4735 ASSOCIATES	1	N	Y		0.24	0.23	WETLAND AND/C	0.00	80.00	0.00
1001	20	HIGHWAY 35	EATONTOWN LAN	1	N	Y		2.26	1.54	WETLAND AND/C	0.71	80.00	57.16
1001	23	REAR BROAD ST	DALY, ANGELA	1	N	Y		0.47	0.46	WETLAND AND/C	0.02	80.00	1.39
1401	14	HIGHWAY 35	136 EATON ASSO	1	N	Y		4.02	0.05	WETLAND AND/C	3.97	80.00	317.56
1401	9	HIGHWAY 35	RK & KS K.SCHWA	1	N	Y		0.33	0.00		0.33	80.00	26.40
2401	54	HIGHWAY 36	JOHN SCHMELZ F	1	N	Y		10.00	1.40	WETLAND AND/C	8.60	80.00	688.12
2801	1.04	PARKER ROAD	PARKER ROAD RE	1	N	Y		2.50	0.00		2.50	80.00	200.18
2801	10.0	PARKER ROAD	JTV ASSOC. LLC C	1	N	Y		2.42	0.00		2.42	80.00	193.74
2902	5.02	PARKER ROAD	DCH INVESTMEN	1	N	Y		1.01	0.00		1.01	80.00	80.42
301	12	THROCKMORTON	GOETZ, WILLIAM	1	N	Y		0.18	0.00		0.18	80.00	14.27
301	20	THROCKMORTON	HUSSELMAN, JOH	1	N	Y		0.34	0.01	WETLAND AND/C	0.33	80.00	26.15
304	3	THROCKMORTON	NAPPEN FAMILY	1	N	Y		0.09	0.00		0.09	80.00	7.45
3501	2	WYCKOFF ROAD	SIMON, BETTY, T	1	N	Y		2.17	0.63	WETLAND AND/C	1.54	80.00	123.58
3505	2	SHARK RIVER RO	WOLF, WILLIAM	1	N	Y		0.28	0.00		0.28	80.00	22.24
3505	5	INDUSTRIAL WAY	FERREIRA, ALCID	1	N	Y		0.93	0.00		0.93	80.00	74.25
3701	16.0	11 MERIDIAN RO	550 REALTY COR	1	N	Y		4.01	0.00		4.01	80.00	320.77
3702	16	300 HIGHWAY 35	S&C REALTY EAT	1	N	Y		0.14	0.00		0.14	80.00	11.17
3702	8	EATON RD	WOBITO, RUDY &	1	N	Y		0.17	0.00		0.17	80.00	13.77
3801	12	INDUSTRIAL WAY	UNKNOWN	1	N	Y		0.01	0.00		0.00	80.00	0.00
3801	17	HIGHWAY 35 & IN	LAUREL ASSOC. C	1	N	Y		3.74	1.76	WETLAND AND/C	1.98	80.00	158.35
3801	22	HIGHWAY 35	CP PLAZA 35 LLC	1	N	Y		0.47	0.00		0.47	80.00	37.97
3901	6	284 OLD DEAL RD	EATONTOWN RE	1	N	Y		1.25	0.00		1.25	80.00	99.98

[Click Here to Return to Workbook C Summary](#)

[Click Here to Proceed to Residential Parcel Inventory and Capacity Analysis](#)

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Subtotal This Page	2,474.93
Subtotal Page 2	32.39
Subtotal Page 3	0.00
Subtotal Page 4	0.00
Grand Total	2507.32

* Note: Hyperlink to GIS files requires GIS software. Files must be downloaded first and then opened in a GIS Viewer.

Worksheet A: Growth Share Determination Using Published Data
(Appendix F(2), *Allocating Growth To Municipalities*)

<p>COAH Growth Projections</p> <p>Must be used in all submissions</p>
--

Municipality Name: Borough of Eatontown

Enter the COAH generated growth projections form Appendix F(2) found at the back of N.J.A.C. 5:97-1 et seq. on Line 1 of this worksheet. Use the Tab at the bottom of this page or the links within the page to toggle to the exclusions portion of this worksheet. After entering all relevant exclusions, toggle back to this page to view the growth share obligation that has been calculated based on COAH's growth projections.

	Residential	Non-Residential
1 Enter Growth Projections From Appendix F(2)*	278	6,955
2 Subtract the following Residential Exclusions pursuant to 5:97-2.4(a) from "Exclusions" tab	Click Here to enter Prior Round Exclusions	
COs for prior round affordable units built or projected to be built post 1/1/04		
Inclusionary Development	0	
Supportive/Special Needs Housing	0	
Accessory Apartments	0	
Municipally Sponsored or 100% Affordable	100	
Assisted Living	0	
Other	0	
Market Units in Prior Round Inclusionary development built post 1/1/04	0	
3 Subtract the following Non-Residential Exclusions (5:97-2.4(b))		
Affordable units	0	
Associated Jobs		0
4 Net Growth Projection	178	6,955
5 Projected Growth Share (Conversion to Affordable Units Divide HH by 5 and Jobs by 16)	35.60 Affordable Units	434.69 Affordable Units
6 Total Projected Growth Share Obligation		470 Affordable Units

[Click Here to return to Workbook C Summary](#)

* For Residential Growth, See Appendix F(2), Figure A.1, Housing Units by Municipality. For Non-residential Growth, See Appendix F(2), Figure A.2, Employment by Municipality

Affordable and Market-Rate Units Excluded from Growth

Municipality Name: Borough of Eatontown

Prior Round Affordable Units NOT included in Inclusionary Developments Built Post 1/1/04

Development Type	Number of COs Issued and/or Projected
Supportive/Special Needs Housing	
Accessory Apartments	
Municipally Sponsored and 100% Affordable	100
Assisted Living	
Other	
Total	100

Market and Affordable Units in Prior Round Inclusionary Development Built post 1/1/04 N.J.A.C. 5:97-2.4(a)

(Enter Y for yes in Rental column if rental units resulted from N.J.A.C. 5:93-5.15(c)5 incentives)

Development Name	Rentals? (Y/N)	Total Units	Market Units	Affordable Units	Market Units Excluded
		0			0
		0			0
		0			0
		0			0
		0			0
Total		0	0	0	0

Jobs and Affordable Units Built as a result of post 1/1/04 Non-Residential Development N.J.A.C. 5:97-2.4(b)

Development Name	Affordable Units Provided	Permitted Jobs Exclusion
		0
		0
		0
		0
Total	0	0

[When finished, click here to return to Worksheet A](#)

Borough of Eatontown Growth Projection Adjustment - Residential Parcel Inventory Page 2

Block	Lot	Address	Owner	SDRP Planning Area	Urban Center (Y/N)	Sewer Service Area (Y/N)	HUC 11 NO3 Density*	Total Acreage	Constrained Acreage	Constraint Description	Buildable Acreage	Density (Units/Ac)	Capacity (Units)
1601	65	VICTOR PI	SMOCK, L	1	N	Y		0.19	0.00		0.19	8.00	1.53
1601	66	VICTOR PI	SMOCK, L	1	N	Y		0.15	0.00		0.15	8.00	1.19
1601	71	VICTOR PI	HONEYCU	1	N	Y		0.16	0.00		0.16	8.00	1.28
1801	16	WYCKOFF	BRAZEE, C	1	N	Y		0.08	0.07	WETLAND A	0.00	8.00	0.00
1801	18	WYCKOFF	RUIZ, ANT	1	N	Y		0.11	0.06	WETLAND A	0.00	8.00	0.00
2001	1	GRANT AV	HOWARD,	1	N	Y		0.077652	0		0.00	8.00	0.00
2002	1	WYCKOFF	OCEAN VE	1	N	Y		2.419678	0.07184446	WETLAND A	2.35	8.00	18.78
2002	2	WYCKOFF	OCEAN VE	1	N	Y		6.300083	3.57565728	WETLAND A	2.72	8.00	21.80
201	34	TINTON A	N J NATUF	1	N	Y		0.021524	0		0.00	8.00	0.00
2402	1	MALIBU D	BROOKWC	1	N	Y		0.069266	0		0.00	8.00	0.00
2803	46	WALL STR	ROZBERN	1	N	Y		1.145969	0		1.15	8.00	9.17
3201	27	WINDSOR	JBL ENTEI	1	N	Y		0.914564	0		0.91	8.00	7.32
3309	32	PAUL AVE	BARONE,	1	N	Y		0.057423	0		0.00	8.00	0.00
3312	22	SHARK RI	WILLS, MA	1	N	Y		0.05588	0		0.00	8.00	0.00
3313	12	PAUL AVE	NOWICKI,	1	N	Y		0.057988	0		0.00	8.00	0.00
3501	4	SHARK RI	ROMANOV	1	N	Y		0.093178	0		0.00	8.00	0.00
3901	18	OLD DEAL	BOROUGH	1	N	Y		0.409893	0		0.41	8.00	3.28
4001	8	WALL ST	ANTONELI	1	N	Y		0.239519	0		0.24	8.00	1.92
4001	9	WALL STR	VUOCOLA	1	N	Y		0.247874	0		0.25	8.00	1.98
4004	13	GEORGET	ABSATZ, M	1	N	Y		0.474015	0		0.47	8.00	3.79
Total Page 2											72.03		

[Add More Sheets](#)

[Residential Inventory Main Page](#)

* Note: Hyperlink to GIS files requires GIS software. Files must be downloaded first and then opened in a GIS Viewer.

Borough of Eatontown Growth Projection Adjustment - Non-Residential Parcel Inventory - Page 2

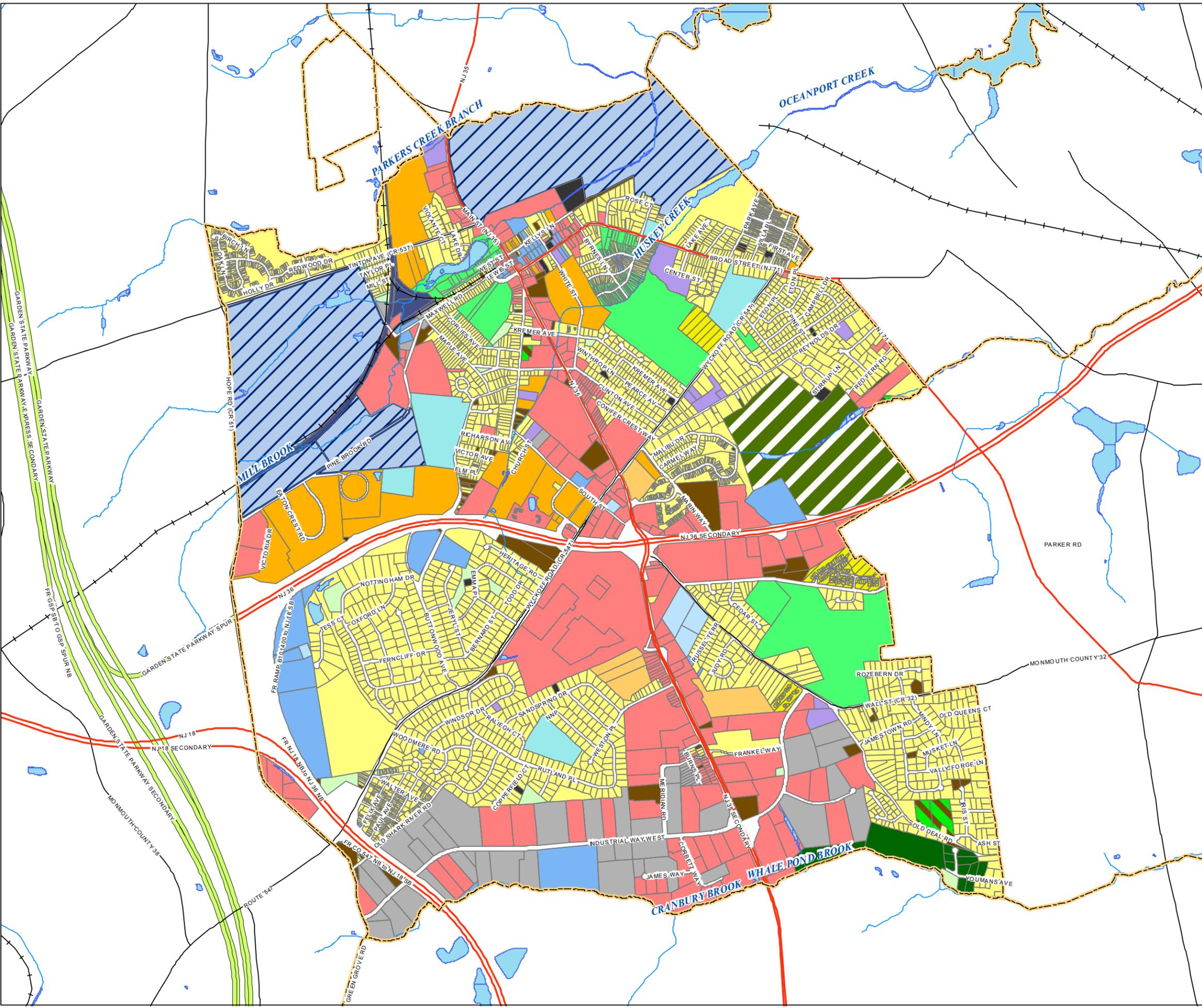
Block	Lot	Address	Owner	SDR Planning Area	Urban Center (Y/N)	Sewer Service Area (Y/N)	HUC 11 NO3 Density *	Total Acreage	Constrained Acreage	Constraint Description	Remaining Buildable Acreage	Density (Jobs/Ac)	Capacity (Jobs)
801	3	LEWIS ST	BOROUGH	1	N	Y		1.86	1.86	WETLAND A	0.00	80.00	0.00
802	2	MAPLE AVE & LEPROVIDEN		1	N	Y		1.25	0.84	WETLAND A	0.40	80.00	32.39
Subtotal This Page												32.39	

[Add More Sheets](#)

[Non-Residential Main Page](#)

* Note: Hyperlink to GIS files requires GIS software. Files must be downloaded first and then opened in a GIS Viewer.

Existing Land Use Borough of Eatontown Monmouth County, New Jersey



- Vacant Land (Incl. Borough-Owned)
- Residential (1-4 family)
- Age Restricted Housing
- Mobile Home Park
- Farmland
- Commercial
- Industrial
- Apartment (5 or more families)
- Railroad Property
- School Property
- Public Property
- Church/Charitable
- Cemeteries
- Other Exempt
- Golf Course
- Municipal Park
- County Park
- Open Space
- Federal Land (Ft. Monmouth)
- Tax Parcels
- Toll Route
- State Route
- County Route
- Rail Line
- Stream
- Municipal Boundary

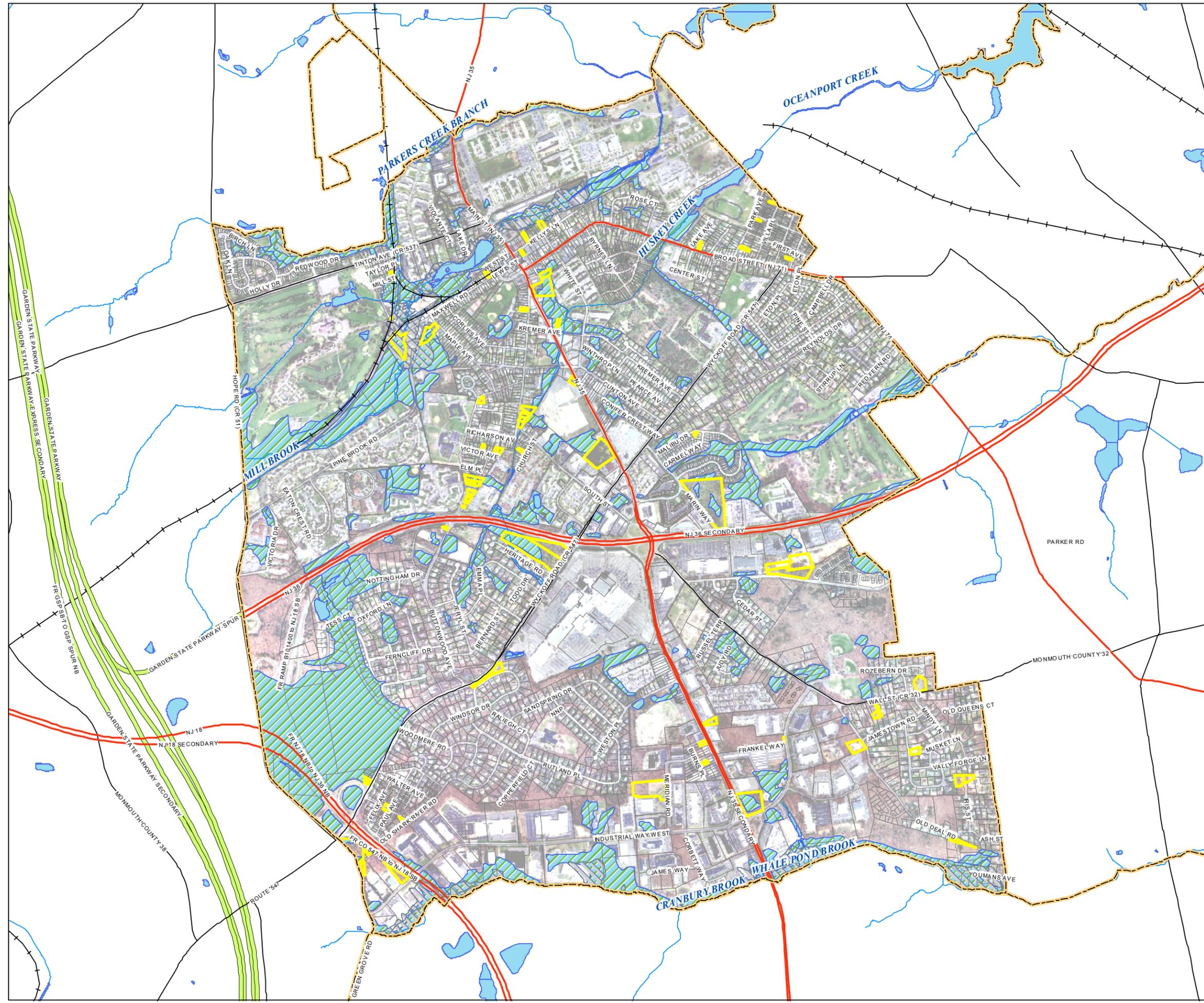


NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

Prepared by: STK, December 11, 2008
 Source: NJDEP; NJDOT; Monmouth County GIS;
 Eatontown Tax Assessor's Office
 File Path: H:\ETPL\00050\Correspondence\
 HousingPlanExistingLUTabloid.mxd

Vacant Lands Borough of Eatontown Monmouth County, New Jersey

-  Vacant Land (Incl. Borough-Owned)
-  Tax Parcels
-  Toll Route
-  State Route
-  County Route
-  Rail Line
-  Wetlands
-  Floodplain
-  Stream
-  Municipal Boundary



NOTE: This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDEP and is not State-authorized.

Prepared by: STK, December 11, 2008
 Source: NJDEP; NJDOT; Monmouth County GIS;
 Eatontown Tax Assessor's Office
 File Path: H:\ETPL\00050\Correspondence\
 HousingPlanVacantLandTabloid.mxd

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