HOUSING ELEMENT

Borough of Tinton Falls
Monmouth County, New Jersey

December, 2008

Prepared By:

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Paul Gleitz P.P. # 5802

TABLE OF CONTENTS

INTRODUCTION 4

DEMOGRAPHIC CHARACTERISTICS 9

EXISTING HOUSING CHARACTERISTICS 15

EMPLOYMENT DATA 20

DETERMINING FAIR SHARE OBLIGATION 26

ZONING ANALYSIS 28

CREDITS & ADJUSTMENTS 52

AMENDED FAIR SHARE PLAN 55

INTRODUCTION

In the case of Southern Burlington County NAACP v. the Township of Mount Laurel, (commonly known as Mount Laurel I), the New Jersey Supreme Court established the doctrine that developing municipalities in New Jersey have a constitutional obligation to provide a realistic opportunity for the construction of low and moderate income housing in their communities. In its Mount Laurel decision, decided on January 20, 1983 (Mount Laurel II), the Supreme Court expanded the Mount Laurel doctrine by stating that this constitutional responsibility extended to all municipalities in New Jersey. The Court also established various remedies, including the "builder remedy" or court-imposed zoning, to ensure that municipalities actually addressed this obligation.

In response to the Mount Laurel II decision, the New Jersey Legislature adopted the Fair Housing Act in 1985 (Chapter 222, Laws Of New Jersey, 1985). The Fair Housing Act established a Council on Affordable Housing (COAH) as an administrative alternative to the courts. COAH was also given the responsibility of establishing various housing regions in the state, determining regional and municipal fair share affordable housing obligations and adopting regulations establishing the guidelines and approaches that municipalities may use in addressing their affordable housing need.

Under COAH's regulations, low income households are defined as those with incomes no greater than 50 percent of the median household income, adjusted for household size, of the housing region in which the municipality is located, and moderate-income households are those with incomes no greater than 80 percent and no less than 50 percent of the median household income, adjusted for household size, of the housing region. For the Borough of Tinton Falls, the housing region is defined by COAH as Region 4 and is comprised of Mercer, Monmouth and Ocean counties. In Region 4 the median income for a four-person household is $84,566, the moderate-income level is $67,653 and low-income is $42,283.

Pursuant to both the Fair Housing Act and the Municipal Land Use Law (MLUL), municipalities in New Jersey are required to include a housing element in their master plans. The principal purpose of the housing element is to provide for methods of achieving the goal of access to affordable housing to meet the municipality's low and moderate income housing needs. The statutory required contents of the housing element are:

a. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated;

b. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;

c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;

d. An analysis of the existing and probable future employment characteristics of the municipality;

e. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing; and

f. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.

COAH THIRD ROUND METHODOLOGY

Unlike the previous two rounds, the Third Round methodology determines a municipality's affordable housing need based on the growth of the municipality. The need for affordable housing in a municipality is calculated through the sum of the following:

- Existing Deficient housing units within the municipality occupied by low and moderate income households which is referred to as rehabilitation share;

- Remaining Prior Round (1987 – 1999) Obligation assigned to a municipality by the Council or the court for the period 1987 through 1999; and

- The share of the affordable housing need generated by a municipality's actual growth (2004 – 2018) based upon the number of new housing units constructed and the number of new jobs created as a result of non-residential development.

The rehabilitation share for affordable housing is the number of existing housing units as of April 1, 2000 that are both deficient and occupied by households of low or moderate income and is calculated by COAH. The Remaining Prior Round (1987 – 1999) Obligations from the first and second fair share rounds have been recalculated to include data from the 2000 Census and are also provided by COAH.

With the Third Round Rules, the Council has implemented a growth share approach to affordable housing, thereby linking the actual production of affordable housing with municipal development and growth, based upon the number of new housing units constructed and the number of new jobs created as a result of non-residential development.

When developing a Housing Element and Fair Share Plan to provide affordable housing between 2004 and 2018, municipalities may rely on the COAH Growth Projections as the baseline for potential growth over the 2004-2018 period. However, the official growth share obligation accrued by each municipality as calculated by 2018 will be based on actual residential and non-residential growth, not COAH projections.

Projected growth from COAH is converted into the affordable housing obligation which the municipality must plan for by applying the following ratios:

- For every five residential units constructed, the municipality shall be obligated to include one affordable unit (i.e. 1 affordable unit in every 5 residential units for inclusionary development or 1 affordable unit for every four market rate units).

- For every 16 jobs created, the municipality shall be obligated to provide one affordable unit. (i.e. 1 affordable unit for every 16 jobs created).

The projected growth share obligation will be converted into an actual growth share obligation when the ratios above are applied to market-rate units and newly

constructed and expanded non-residential development receive permanent certificates of occupancy.

MUNICIPAL SUMMARY

Tinton Falls is a large suburban community located in eastern Monmouth County. The Borough, 15.6 square miles in size, is unique in shape, measuring approximately 9 miles in length and 1¾ miles in width. Due to its unusual shape and length, the Borough is bordered by nine other municipalities including Middletown Township and Red Bank Borough to the north; Colts Neck Township to the west; Wall Township to the west and south; and Neptune Township, Ocean Township, Eatontown Borough, Shrewsbury Borough and Shrewsbury Township to the east.

Tinton Falls contains scattered residential neighborhoods and commercial development as well as several large public land uses, including Naval Weapons Station Earle, Fort Monmouth, and the Monmouth County Reclamation Center Landfill. Several watercourses pass through the Borough including Lafretras Brook and Jumping Brook, and several other waterways (Swimming River, Shark River, and Pine Brook) form portions of Borough's border along its southern and western sides. The Garden State Parkway traverses the Borough in a north-south direction and Route 18, which runs east-west, bisects the Borough.

Tinton Falls had a population of 15,053 in 2000. Tinton Falls has a population density of 966 persons per square mile, well below the Monmouth County average of 1,304 persons per square mile. Tinton Falls grew older between 1990 and 2000, with a 1990 median age of 32.1 and a 2000 median age of 36.8 years of age. The Borough's median household income ($68,697) was higher than both that of the County ($64,271) and the State ($55,146).

The housing stock in Tinton Falls is generally divided into two different unit types. In 2000, there were 3,417 (54.9%) single-family detached homes and 1,401 (22.5%) single-family attached houses. In the guidelines established by COAH, Tinton Falls Borough is located in affordable housing Region 4 which is comprised of Monmouth, Mercer, and Ocean Counties.

According to the Third Round rules Tinton Falls has a Rehabilitation obligation of 26 units and a Prior Round obligation (1987-1999) of 622 units. According the COAH growth projections, it is expected the Borough will grow by approximately 665 residential units and 5772 jobs.

COAH is currently reviewing a Memorandum of Agreement with the Fort Monmouth Economic Revitalization Planning Authority (FMERPA) regarding coordination of the two agencies on various issues. The MOA and various communications from COAH and FMERPA indicate that FMERPA will be responsible for the planning and implementation of any affordable housing obligation generated by the Fort Monmouth Redevelopment Plan. COAH recognizes FMERPA as a unique regional planning authority and therefore this plan does not include accommodating any additional affordable housing obligations generated through the Fort Monmouth redevelopment process within the remainder of the Borough.

This report constitutes the Housing Element/Fair Share Plan of the Borough of Tinton Falls. It consists of seven parts, as follows:

PART I.	DEMOGRAPHIC CHARACTERISTICS
PART II.	EXISTING HOUSING CHARACTERISTICS
PART III.	EMPLOYMENT DATA
PART IV.	FAIR SHARE DETERMINATION
PART V.	ZONING ANALYSIS
PART VI.	CREDITS AND ADJUSTMENTS
PART VII.	AMENDED FAIR SHARE PLAN

I. DEMOGRAPHIC CHARACTERISTICS

POPULATION

In 2000, the Borough of Tinton Falls had a total population of 15,053. This number represented a significant increase (2,692 individuals or 21.8%) from 1990 in which the total population was 12,361 individuals. Tinton Falls has experienced a sharp increase in population in the past 50 years since its incorporation from Shrewsbury Township in 1950. The Borough's population increased in every decade except the 1970's, with particularly sharp increases between 1950 and 1960 and between 1980 and 1990. Although the population of the Borough continues to rise, the 2000 population of 15,053 represented only 2.4% of the total population of Monmouth County. The U.S. Census Bureau has not released any updated census information since 2000; therefore, the following statistics are based on the 2000 U.S. Census. The total population pattern for both Tinton Falls and Monmouth County are detailed below.

Populations Trends, 1930 to 2000

	Tinton Falls			Monmouth County			New Jersey		
		Change			Change			Change	
Year	Population	Number	Percent	Population	Number	Percent	Population	Number	Percent
1930	NA	-	-	147,209	-	-	4,041,334	-	-
1940	NA	-	-	161,238	9.50%	14,209	4,160,165	118,831	2.86%
1950	3,783	-	-	225,327	39.70%	64,089	4,835,329	675,164	13.96%
1960	7,313	3,530	93.3%	334,401	48.40%	109,074	6,066,782	1,231,453	20.30%
1970	8,395	1,082	14.8%	461,849	38.10%	127,448	7,171,112	1,104,330	15.40%
1980	7,740	-655	-7.8%	503,173	8.90%	41,324	7,365,011	463,899	6.30%
1990	12,361	4,621	59.7%	553,124	9.90%	49,951	7,730,188	365,177	4.72%
2000	15,053	2,692	21.8%	615,331	11.24%	62,207	8,414,350	684,162	8.13%

Source: U.S. Census Bureau

- **POPULATION COMPOSITION BY AGE**

The age composition of Tinton Falls shifted noticeably since 1990. According to the 2000 Census, significant changes occurred in many age groups. While the number of children under five years of age decreased by 1.7%, the number of children aged 5 to 14 increased by more than 48.2%. The population of young adults in the 25 to 34 year old range decreased markedly (26.8% decline). The greatest percentage increase occurred in the 85 years and older cohort, which increased by 139%. The increase in the 45 to 54 years cohort was also quite large (104.4%).

Tinton Falls Change in Age 1990 - 2000					
	1990		2000		Percent Change
	Number	Percent	Number	Percent	
Total	12,361	100%	15,053	100%	21.8%
Under 5	1,204	9.7%	1,184	7.9%	-1.7%
5 to 9	893	7.2%	1,139	7.6%	27.5%
10 to 14	710	5.7%	1,052	7.0%	48.2%
15 to 19	578	4.7%	662	4.4%	14.5%
20 to 24	620	5.0%	578	3.8%	-6.8%
25 to 34	3,174	25.7%	2,324	15.4%	-26.8%
35 to 44	2,211	17.9%	3,151	20.9%	42.5%
45 to 54	1,044	8.4%	2,134	14.2%	104.4%
55 to 59	452	3.7%	666	4.4%	47.3%
60 to 64	466	3.8%	530	3.5%	13.7%
65 to 74	673	5.4%	846	5.6%	25.7%
75 to 84	251	2.0	584	3.9%	133.0%
85 years and older	85	0.7%	203	1.3%	139.0%

Source: 1990 & 2000 U.S. Censuses

Monmouth County also experienced shifts in the age make-up of its population. The County experienced a significant decrease in its young adult population. The 25 to 34 year old cohort lost 17.5% and the 15 to 24 year age cohort also experienced a moderate loss of 6.75%. The greatest increase in population was experienced among those of age 45 to 54 (a 44.8% increase), and the 5 to 14 year old cohort's population rose by 26.4%.

Population by Age, 1990 and 2000, Monmouth County						
	1990		2000		Change, 1990 to 2000	
Population	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Under 5	38,969	7.05%	42,231	6.86%	3,262	8.37%
5 to 14	73,795	13.34%	93,308	15.16%	19,513	26.44%
15 to 24	72,282	13.07%	67,406	10.95%	-4,876	-6.75%
25 to 34	91,357	16.52%	75,308	12.24%	-16,049	-17.57%
35 to 44	92,488	16.72%	111,681	18.15%	19,193	20.75%
45 to 54	63,691	11.51%	92,239	14.99%	28,548	44.82%
55 to 64	50,155	9.07%	56,235	9.14%	6,080	12.12%
65 and over	70,387	12.73%	76,923	12.50%	6,536	9.29%
Total	**553,124**	**100.00**	**615,331**	**100.00**	**62,207**	**11.25**

Source: 1990 & 2000 U.S. Censuses

Between 1990 and 2000 the median age of Tinton Falls residents increased from 32.1 to 36.8 years of age. This trend is consistent with the general graying of America as the

'Baby Boom Generation' population continues to age. Between 1990 and 2000 the median age of Monmouth County increased from 36.8 to 37.7 years of age, which roughly corresponded to the pattern of the State (34.4 to 36.7). The median age of Tinton Falls' 2000 population (36.8) is slightly younger than Monmouth County (37.7) and roughly equivalent to New Jersey (36.7).

Median Age Tinton Falls, Monmouth County and New Jersey 1990 & 2000			
Year	**Tinton Falls**	**Monmouth County**	**New Jersey**
1990	32.1	36.8	34.4
2000	36.8	37.7	36.7

Source: 1990 & 2000 U.S. Censuses

HOUSEHOLDS

A household is defined as one or more persons, either related or not, living together in a housing unit (i.e. rental apartments, condominiums, houses, etc.) In 2000, there were a total of 5,883 households in Tinton Falls, a majority of which were occupied by one or two persons. The average number of persons per household for the Borough was 2.51, a number significantly lower than the County's average of 2.70. For Tinton Falls, the highest percent of households were two-person households (31.7%) and one-person households (27.2%). For Monmouth County, the highest percent of households were one-person households (23.8%) and two person households (29.9%).

Household Characteristics Tinton Falls & Monmouth County 2000				
	Tinton Falls		**Monmouth County**	
Household Size	**Number**	**Percent**	**Number**	**Percent**
1 person	1,602	27.2%	53,456	23.8%
2 person	1,865	31.7%	67,002	29.9%
3 person	990	17.0%	38,119	17.0%
4 person	904	15.4%	38,946	17.4%
5 person	361	6.1%	17,941	8.0%
6 or more persons	161	2.7%	8,772	3.9%
Total	5,883	100%	224,236	100%
Average Household Size				
1990	2.76	-	2.74	-
2000	2.51	-	2.70	-
Average Family Size				
1990	3.15	-	3.24	-
2000	3.11	-	3.24	-

Source: 2000 U.S. Censuses

Family households are defined as two or more persons living in the same household, related by blood, marriage or adoption. A majority of households in Tinton Falls were families, comprising 67.6% of all households. The average family size was 3.11. In providing more detail of American households, the 2000 Census included sub-groups of non-traditional households: 'Other family' and 'Nonfamily' households. 'Other family' households have two or more residents with no married couple present. Only 10.57% of Tinton Falls family households were other family households. Non-family households are defined as households that consist of a householder sharing the home exclusively with people with whom he/she is not related Non-family households represent only 5.48% of all Tinton Falls households. Of the 1-person households, the majority consisted of female households. There were 1,602 1-person households, 27.17% of the total households in Tinton Falls.

Household Size and Type **Tinton Falls**		
	Total	**Percent**
Total Households	**5,896**	**100**
1-person household:	1,602	27.17%
Male householder	586	9.94%
Female householder	1,016	17.23%
2 or more person household:	**4,294**	**72.83%**
Family households:	3,971	67.35%
Married-couple family:	3,348	56.78%
With own children under 18 years	1,794	30.43%
No own children under 18 years	1,554	26.36%
Other family:	**623**	**10.57%**
Male householder, no wife present:	115	1.95%
With own children under 18 years	56	0.95%
No own children under 18 years	59	1.00%
Female householder, no husband present:	508	8.62%
With own children under 18 years	223	3.78%
No own children under 18 years	285	4.83%
Non-family households:	**323**	**5.48%**
Male householder	197	3.34%
Female householder	126	2.14%

Source: 2000 U.S. Censuses

INCOME

Tinton Falls experienced a nominal 53% increase in per capita income between 1990 and 2000, greater than that experienced by Monmouth County (51.5%) or the State (44.3%)

over the same period. Comparatively, the Consumer Price Index increased by 27% between 1990 and 1999. In 2000, the per capita income in Tinton Falls was $31,520, which is roughly equivalent to the County per capita income of $31,149 and more than the State per capita income of $27,006.

In 2000, the average median household income in Tinton Falls was $68,697. This average was more than both the County average of $64,271 and the State average of $55,146.

Per Capita Income, Median Household Income Tinton Falls, Monmouth County & New Jersey 1990 & 2000						
	1990 Per Capita Income	**2000 Per Capita Income**	**Nominal Percent Increase**	**1990 Median Household Income**	**2000 Median Household Income**	**Nominal Percent Increase**
Borough	$20,597	$31,520	53.0%	$51,988	$68,697	32.1%
County	$20,565	$31,149	51.5%	$45,912	$64,271	40.0%
State	$18,714	$27,006	44.3%	$27,006	$55,146	104.2%

Source: 1990 & 2000 U.S. Censuses

The income distribution between the Borough and the County is very similar, with the bulk of incomes for both the Borough (57.3%) and the State (49.4%) being between $50,000 and $150,000. Households in Tinton Falls earned less than households in Monmouth County and the State of New Jersey in 1999. The median income in Tinton Falls was $23,081, approximately $32,000 less than the state median and more than $41,000 less than the Monmouth County median household income. Between 1990 and 2000, the median household income increased 11.2%, also much less than the 40% growth rate experienced in Monmouth County and the 104.2% increase for the State as a whole.

Household Income Distribution 2000 Tinton Falls & Monmouth County				
	Tinton Falls		**Monmouth County**	
Income	**Number of Households**	**Percent**	**Number of Households**	**Percent**
Less than $10,000	160	2.7%	12,292	5.5%
$10,000 - $14,999	155	2.6%	9,194	4.1%
$15,000 - $24,999	390	6.6%	17,684	7.9%
$25,000 - $34,999	501	8.5%	19,394	8.6%
$35,000 - $49,000	765	13.0%	28,030	12.5%
$50,000 - $74,999	1,343	22.8%	43,074	19.2%
$75,000 - $ 99,999	958	16.2%	32,229	14.4%
$100,000 - $149,999	1,078	18.3%	35,533	15.8%
$150,000 or more	546	9.3%	27,017	12.0%
Total	**5,896**	**100.0%**	**224,447**	**100.0%**

Source: 2000 U.S. Census

POVERTY STATUS

In 2000, less than 3% of all families in Tinton Falls reported incomes less than the poverty level. This total is less than Monmouth County, which reported only 4.5% of all families below the poverty level.

Families in Poverty 1999 Tinton Falls & Monmouth County				
	Tinton Falls		Monmouth County	
Number in Poverty	**Number below poverty level**	**Percent**	**Number below poverty level**	**Percent**
Number of Families	105	2.6%	7,311	4.5%
With related children under 18 years of age	74	-	5,641	-
With related children under 5 years of age	27	-	2,649	-
Female householder– no husband present	43	-	3,596	-

Source: U.S. Census Bureau

HOUSEHOLD COSTS

The tables below show the expenditures for housing for those who owned and rented in Tinton Falls in 2000. The first table shows the housing costs of owner occupants as a percentage of total income. A total of 1,227, or 30.2%, were spending over 30% of their incomes for housing costs. The State affordability threshold for housing as a percent of income suggests that, not more than 28% of the gross income should be allocated for housing costs. The second table shows rental costs as a percentage of household income. A total of 309 households, or 30.7%, were spending over 30% of their incomes on rent. The State affordability threshold for housing as a percent of income suggests that, not more than 30% of gross income should be allocated for rent.

Monthly Owner Costs as a Percentage of Household Income 1999 Tinton Falls		
	Number	**Percent**
Less than 20%	1,633	40.2%
20% - 29%	1,197	29.4%
30% or more	1,227	30.2%

Source: U.S Census Bureau

Gross Rent as a Percentage of Household Income 1999 Tinton Falls		
	Number	**Percent**
Less than 20%	219	21.8%
20% - 29%	258	25.7%
30% or more	309	30.7%
Not Computed	219	21.8%

Source: U.S Census Bureau

II. EXISTING HOUSING CONDITIONS

HOUSING UNIT DATA

Tinton Falls' housing stock is moderately old and predominantly owner occupied. According to the 2000 Census, the Borough had a total of 5,883 occupied housing units. Most units (82.8%) were owner-occupied, while 17.2% were renter-occupied. Housing construction has slowed since the 1980s. Most of the housing structures (30.7%) were built between 1980 and 1989.

Housing Unit Data, 2000 Tinton Falls		
	Number	Percent
Total Occupied	**5,883**	**100%**
Owner Occupied	4,873	82.8%
Renter Occupied	1,010	17.2%
Year Structure Built		
Total Units	**6,221**	**100%**
1999 - March 2000	243	3.9
1995 - 1998	742	11.9%
1990 - 1994	954	15.3%
1980 - 1989	1,912	30.7%
1970 - 1979	250	4.0%
1960 - 1969	654	10.5%
1950-1959	1,030	16.6%
1940 - 1949	267	4.3%
1939 or earlier	169	2.7%

Source: U.S Census Bureau

HOUSING TYPE AND SIZE

The housing stock in Tinton Falls is generally divided into two different unit types. 54.9% of all units were single-family detached homes while 22.5% were single-family attached homes. In 2000, there were 3,417 single-family detached homes and 1,401 single-family attached houses. There were also 3.5 structures with more than 20 units, representing 3.5% of the total housing units.

The median number of rooms per unit within housing structures in the Borough was 5.8, with the largest percentage of structures (56%) having six or more rooms. Nearly 80% of the structures had between 5 or more rooms.

Housing Unit Data, 2000 Tinton Falls		
Characteristics	**Number**	**Percent**
Units in Structure		
One-detached	3,417	54.9%
One -attached	1,401	22.5%
Two	77	1.2%
Three or Four	231	3.7%
Five to Nine	636	10.2%
Ten to Nineteen	240	3.9%
Twenty or More	219	3.5%
Total	**6,221**	**100%**
Number of Rooms		
One	6	0.1%
Two	80	1.3%
Three	258	4.1%
Four	985	15.8%
Five	1,410	22.7%
Six or More	3,482	56.0%

Source: U.S Census Bureau

OCCUPANCY

There were 328 vacant housing units in Tinton Falls in 2000, of which approximately 14% were for rent. According to the 2000 Census, out of the 6,211 units in Tinton Falls, 5,883 units or 94.7% were occupied, while 328 units or 5.3% were vacant. Of those units that were vacant, 14% were for rent. Other prominent vacant uses included non-specified vacancies (67.1%), and units that were for sale (7%).

Housing Units by Occupancy Status -2000		
	Number of units	**Percent**
Occupied housing units	5,883	94.7%
Vacant housing units	328	5.3%
Total	6,211	100%

Vacant Housing Units- 2000		
Vacant Housing Units	**Number**	**Percentage**
For rent	46	14.0%
For sale only	23	7.0%
Rented or sold, not occupied	24	7.3%
For seasonal, recreational, or occasional use	15	4.6%
For migrant workers	0	-
Other	220	67.1%
Total	328	100%

Source: U.S Census Bureau

HOUSING VALUES AND CONTRACT RENTS

According to the 2000 Census, most housing units in Tinton Falls were valued between $150,000 and $299,999. Housing values for owner-occupied housing units are listed in the table below along with mortgage status data. No owner occupied housing units in Tinton Falls were worth less than $50,000. The median value of a housing unit was $187,900. 3,389 of those owner occupied housing units were financed by mortgage. 16.67% of owner occupied housing units had no mortgage.

VALUE FOR ALL OWNER-OCCUPIED HOUSING UNITS		
Tinton Falls		
	Total	**Percent**
Less than $50,000	0	0%
$50,000 - $99,000	212	5.20%
$100,000 - $149,999	875	21.50%
$150,000 - $199,000	1,186	29.20%
$200,000 - $299,999	1,367	33.60%
$300,000 - $499,000	404	9.90%
$500,000 - $999,999	7	0.20%
$1,000,000 or more	16	0.40%
Total	**4,067**	**100.00%**
Median Value ($)	**$187,900**	

Mortgage Status	**4,067**	**100.00%**
Housing units with a mortgage, contract to purchase, or similar debt:	3,389	83.33%
With either a second mortgage or home equity loan, but not both:	549	13.50%
Second mortgage only	249	6.12%
Home equity loan only	300	7.38%
Both second mortgage and home equity loan	20	0.49%
No second mortgage and no home equity loan	2,820	69.34%
Housing units without a mortgage	678	16.67%

Source: U.S Census Bureau

Of the renter-occupied units, most cost between $500 and $1,499 a month. The median contract rent in Tinton Falls in 2000 was $1,046. The most common contract rent (39.2% of all rentals) cost between $1,000 and $1,499 a month. Only 68 units or 6.8% percent of contract rents in 2000 were less than $500.

CONTRACT RENT 2000 Tinton Falls		
	Total	**Percent**
Less than $200	0	0%
$200 - $299	0	0%
$300 - $499	68	6.80%
$500 - $749	156	15.50%
$750 - $999	128	12.70%
$1,000 - $1,499	394	39.20%
$1,500 or more	49	4.90%
No Cash Rent	210	20.90%
Total	1,005	100.00%
Median Contract Rent ($)	$1,046	

Source: U.S Census Bureau

HOUSING CONDITIONS

According to the 2000 Census, overcrowding (more than one person per room) was not a problem, nor were there problems concerning complete plumbing and kitchen facilities. The table below details the condition of housing within Tinton Falls based on heating fuel, plumbing facilities, kitchen facilities, telephone service and overcrowding. These factors are utilized in determining housing deficiency and general housing problems. According to the data, only 1.6% of occupied housing units experienced over-crowding. There were 41 units lacking in complete plumbing facilities, 17 units lacking in complete kitchen facilities, and 0 .5% of all occupied housing units had no telephone service.

Indicators of Housing Conditions, 2000 Tinton Falls		
	Number	**Percent**
Status of Plumbing Facilities	_	_
Lacking complete plumbing facilities	41	0.7%
Status of Kitchen Facilities	_	_
Lacking complete kitchen facilities	17	0.3%
Lacking telephone service	31	0.5%
Occupied Units By Persons Per Room	_	_
1.00 or less	5,796	98.4%
1.01 - 1.50	70	1.2%
1.51 or More	22	0.4%

Source: U.S Census Bureau

III. EMPLOYMENT DATA

Resident labor force and employment in Tinton Falls have steadily increased in the last ten years. The following tables detail changes in employment characteristics from 1994 to 2007 for Tinton Falls, Monmouth County, and New Jersey. Trends in the Tinton Falls unemployment rate have mirrored those seen on the County, State, and Federal levels. The lowest unemployment rate in Tinton Falls was 2.9% in 1999 and 1998, and the highest point was 5.2% in 2003. Both the County and the State of New Jersey saw increases in labor force and employment over the same time span, as well as rising unemployment rates since 2000.

Yet, unemployment rarely fully explains employment trends because the unemployment rate often undercounts the number of people without work. Two factors make unemployment rates inaccurate. The first factor is underemployed workers, those who take jobs simply to earn money but are not employed at a level commensurate with their skills. Secondly, as workers remain unemployed, they may stop looking, become discouraged with the job market, and stop being counted in either the total labor force or the officially unemployed. Therefore, to fully understand the employment dynamics in Tinton Falls, one must also look at the changes in the total labor force. Therefore, while the 2004 unemployment rate of 4.3% shows a dramatic improvement over the 5.2% of 2003, the declines seen both in the total labor force, indicate that perhaps the number of citizens without work is being undercounted.

Employment and Labor Force, 1994 - 2007, Borough of Tinton Falls				
	Labor Force	**Employment**	**Unemployment**	**Unemployment Rate**
1994	6,902	6,614	288	4.2
1995	7,031	6,754	277	3.9
1996	7,199	6,924	275	3.8
1997	7,319	7,086	233	3.2
1998	7,205	6,995	210	2.9
1999	7,348	7,137	211	2.9
2000	8,391	8,133	258	3.1
2001	8,444	8,138	306	3.6
2002	8,567	8,135	432	5.0
2003	8,553	8,110	443	5.2
2004	8,531	8,163	369	4.3
2005	8,599	8,252	347	4.0
2006	8,624	8,268	357	4.1
2007	8,617	8,295	322	3.7

Employment and Labor Force, 1994 - 2007, Monmouth County				
	Resident Labor Force	Resident Employment	Unemployment	Unemployment Rate
1994	297,451	280,350	17,101	5.7
1995	302,703	286,268	16,435	5.4
1996	309,831	293,483	16,348	5.3
1997	314,216	300,366	13,850	4.4
1998	308,958	296,502	12,456	4.0
1999	315,072	302,527	12,545	4.0
2000	318,121	307,939	10,182	3.2
2001	320,222	308,130	12,092	3.8
2002	325,073	308,029	17,044	5.2
2003	324,577	307,087	17,490	5.4
2004	323,615	309,076	14,539	4.5
2005	328,107	315,126	12,981	4.0
2006	331,129	317,518	13,611	4.1
2007	330,899	318,562	12,337	3.7

Employment and Resident Labor Force, 1994 - 2007, New Jersey				
	Resident Labor Force	Resident Employment	Unemployment	Unemployment Rate
1994	4,067,500	3,790,000	277,500	6.8
1995	4,111,800	3,846,300	265,500	6.5
1996	4,184,100	3,925,800	258,300	6.2
1997	4,257,400	4,031,000	226,400	5.3
1998	4,242,400	4,047,100	195,300	4.6
1999	4,284,600	4,092,700	191,800	4.5
2000	4,286,700	4,129,100	157,600	3.7
2001	4,295,800	4,111,500	184,200	4.3
2002	4,371,600	4,117,600	253,900	5.8
2003	4,371,000	4,115,100	255,900	5.9
2004	4,388,000	4,176,200	211,800	4.8
2005	4.430,400	4,235,900	194,500	4.4
2006	4,492,800	4,283,600	209,200	4.7
2007	4,466,300	4,276,600	189,700	4.2

CLASS OF WORKER AND OCCUPATION

The majority of workers (76.4%) living in Tinton Falls were a part of the private wage and salary worker group---including people who worked for wages, salary, commission, tips, etc., for a private for-profit employer or a private not-for-profit, tax-exempt, or charitable organization. The second largest category was government worker (18.3%) followed by those who were self –employed (5%).

Class of Worker, 2000		
Tinton Falls		
	Number	**Percent**
Total	**7,757**	**100**
Private wage and salary worker	5,927	76.4
Government worker	1,422	18.3
Self-employed worker	386	5
Unpaid family worker	22	0.3

Those that worked within the private wage field were concentrated in three occupational categories: management /professional positions (46%), service occupations (11.2%), and sales & office occupations (30.9%), together totaling almost 90% of all employees. The other notable occupation was production, transportation & material moving, which comprised 6.8% of all employees in Tinton Falls.

Occupation, 2000 **Tinton Falls**		
	Number	**Percent**
Employed civilian population 16 years and over	**7,757**	**100**
Management, professional, and related occupations	3,570	46
Service occupations	869	11.2
Sales and office occupations	2,396	30.9
Farming, fishing, and forestry occupations	22	0.3
Construction, extraction, and maintenance occupations	376	4.8
Production, transportation, and material moving occupations	524	6.8

COMMUTING TO WORK

In 2000, Tinton Falls contained a total of 7,852 people who were employed. Of this total, 872 persons or 11.1% worked inside the Borough and 6,980 people or 88.9% commuted outside of the Borough to work. The majority (66.2%) of residents are employed within Monmouth County. A number of residents (26.2%) commute outside of Monmouth County, and an even smaller number (7.6%) commute outside of the State.

Tinton Falls Residents Place of Employment		
	Number	**Percent**
Total workers	**7,852**	**100%**
Worked in Tinton Falls	872	11.1%
Worked Outside Tinton Falls	6,980	88.9%

Total Workers	**7,852**	**100%**
Worked in Monmouth County	5,197	66.2%
Worked outside Monmouth County	2,055	26.2%
Worked out of State	600	7.6%

The majority of residents, (89.2%) drive to work. Of these, 90.2% drove alone and 9.8% carpooled. Public transportation accounts for 6.1% of all commuting trips for Borough residents. Half of these trips, (50.3%) are by rail and over a third, (37.4%) are by bus.

Tinton Falls Commuting Characteristics 2000		
	Number	**Percent**
Total workers	7,852	100%
Drove to work alone	6,317	80.5%
Drove to work - carpooled	684	8.7%
Public Transit to work	481	6.1%
Walked to work	86	1.1%
Biked to work	11	0.1%
Worked at home (no commute)	227	2.9%
Commute via Other means	46	0.6%

A total of 61.8% of the Borough's commuter residents have a commute of less than 30 minutes each way. Nearly twenty percent (18.7%) have a commute of greater than one hour each way. A small number (7.7%) of Borough residents have commutes of 90 minutes and longer.

Travel Time to Work Tinton Falls, 2000		
	Number	**Percent**
Total workers	**7,852**	**100%**
Worked at home	227	2.9%
Commuters	7,625	97.1%
Total Commuters	**7,625**	**100%**
Less than 5 minutes	145	1.9%
5 to 9 minutes	664	8.7%
10 to 14 minutes	1,260	16.5%
15 to 19 minutes	1,245	16.3%
20 to 24 minutes	1,021	13.4%
25 to 29 minutes	375	4.9%
30 to 34 minutes	469	6.2%
35 to 39 minutes	116	1.5%
40 to 44minutes	153	2.0%
45 to 59 minutes	749	9.8%
60 to 89 minutes	838	11.0%
90 or more minutes	590	7.7%

COVERED EMPLOYMENT

There is currently very limited information available on actual job opportunities within municipalities. The Department of Labor collects information on covered employment, which is employment and wage data for employers covered by unemployment insurance. The table below provides a snapshot of private employers located within Tinton Falls. The first table reflects the number of jobs covered in private employment from 2004 through 2006.

Private Wage Covered Employment* 2004-2006, Borough of Tinton Falls			
Year	**Number of Jobs**	**# Change**	**% Change**
2004	6,439	-	-
2005	6,610	171	2.65
2006	6,553	-57	-0.8

*Third Quarter Numbers

Using third quarter data, the most dominant industry was wholesale trade, which paid the highest wages of all the industries. The construction industry ranked second, averaging an annual salary of $63,658.

Private Employment & Wages 2003, Borough of Tinton Falls							
Municipality/ Industry Classification	**March**	**Jun.**	**Sept.**	**Dec.**	**Avg.**	**Weekly**	**Annual**
TINTON FALLS							
Agriculture, forestry, fishing and hunting	.	.	.	.	.	.	.
Utilities	.	.	.	.	.	.	.
Construction	344	440	442	421	407	$1,224	$63,658
Manufacturing	477	486	491	592	503	$935	$48,644
Wholesale trade	306	328	335	339	328	$1,428	$74,236
Retail trade	272	280	277	268	276	$667	$34,663
Transportation and warehousing	.	.	.	.	.	.	.
Information	.	.	.	.	.	.	.
Finance and insurance	306	318	299	302	307	$1,077	$55,994
Real estate and rental and leasing	113	112	109	107	108	$598	$31,104
Professional and technical services	756	747	768	777	755	$1,159	$60,262
Management of companies and enterprises	.	.	.	.	.	.	.
Administrative and waste services	324	342	431	465	393	$1,096	$56,982
Educational services	.	.	.	.	.	.	.
Health care and social assistance	1,027	1,079	1,059	1,062	1,051	$685	$35,611
Arts, entertainment, and recreation	75	73	74	76	75	$574	$29,832
Accommodation and food services	404	408	404	454	411	$313	$16,277
Other services, except public administration	107	155	218	170	149	$535	$27,818
Unclassified entities	13	18	21	25	19	$664	$34,524
PRIVATE SECTOR MUNICIPALITY TOTAL	5,586	5,836	5,994	6,287	5,868	$890	$46,284
FEDERAL GOVT MUNICIPALITY TOTAL	10	10	10	10	10	$1,382	$71,847
LOCAL GOVT MUNICIPALITY TOTAL	980	1,002	788	870	874	$830	$43,159

IV. DETERMINING FAIR SHARE OBLIGATION

The need for affordable housing in New Jersey is divided into three components.

- Rehabilitation share
- Prior Round Obligation; and
- Growth Share

The rehabilitation share for affordable housing is the number of existing housing units as of April 1, 2000 that are both deficient and occupied of households of low or moderate income. The prior round obligation is the cumulative 1987-1999 fair share obligation. The growth share obligation is the obligation created through a municipality's actual market-rate residential and non-residential growth from January 1, 2004 through December 31, 2018. Growth occurring during this fifteen year period is converted into a growth share obligation by applying a ratio of one affordable unit among five residential units and one affordable unit for every sixteen jobs.

Rehabilitation Share and Prior Round Obligation

As per Appendices B and C of NJAC 5:97, Tinton Falls' rehabilitation share is 26 units and prior round obligation is 622 units.

Tinton Falls Obligation	
Rehabilitation Share	26
Prior Round Obligation	622
Growth Share	450

Growth Share Obligation

While the growth share obligation for Tinton Falls will be accrued through actual market-rate residential and non-residential growth from January 1, 2004 - December 31, 2008, COAH has provided projections of household and employment growth in Appendix F of NJAC 5:97. The projected obligation for a municipality in Appendix F may be modified based on the exclusions citied in NJAC 5:97-2.4. The attached Worksheet A details the projected growth share obligation for Tinton Falls based on Appendix F of the amended COAH regulations. As shown in Worksheet A, which incorporates exclusions, if any, the projected total obligation for the Borough of Tinton Falls is 1,098 units, inclusive of the 26 unit rehabilitation obligation, the 622 unit prior round obligation and the 450 unit growth share obligation. Though the Growth Share obligation projected by COAH is 494 units,

the Borough is taking into account an exclusion of 44 units on the Avalon Bay rental development resulting in a revised growth share of 450 units.

Tinton Falls Borough Obligation	
Rehabilitation Share 1999-2018	26
1987-1999 Prior Round Obligation	622
Growth Share	450
Total Obligation	**1,098**

V. ZONING ANALYSIS

A zoning analysis, as required in the new Third Round regulations, is utilized to help determine how the Borough will meet its expected growth and affordable housing need. This analysis covers Tinton Falls' existing zoning and planned zoning changes, and how the changes provide adequate capacity to accommodate residential and non-residential growth projections. The following are included:

- An analysis of the available existing and planned infrastructure
- The anticipated demand for types of uses permitted by zoning based on present and anticipated future demographic characteristics of the Borough and anticipated land use patterns
- The Borough's economic development policies and constraints on development with existing or planned measures to address constraints

Infrastructure

Water and Sewer

Water service for the entire Borough is provided by the New Jersey-American Water Company. The entire Borough currently lies within an approved sewer service area. However, portions of Tinton Falls remain unsewered, particularly in the southern half of the Borough. The Borough is served by two entities – the Two River Water Reclamation Authority serves the northern half of Tinton Falls and the Township of Neptune Sewerage Authority serves the southern half of the Borough. The northern half of the Borough is essentially built-out and has sewer capacity. The southern half of Tinton Falls, however, has sewer capacity issues, and a scarce resource restraint was recently placed on the Borough. However, the Borough has purchased enough sewer capacity to complete affordable housing and future development in the southern half of Tinton Falls.

Anticipated Demand and Land Use Patterns

The Borough of Tinton Falls contains scattered residential neighborhoods and commercial development as well as several large public land uses, including Naval Weapons Station Earle, Fort Monmouth, and the Monmouth County Reclamation Center Landfill. According to the COAH projections, Tinton Falls is forecasted to have increases in both household and employment growth (665 households, 5772 jobs). This anticipated

demand for residential and employment growth, based on the analyses completed, can be met through the current redevelopment planning and zoning for the Borough.

EXISTING LAND USE

Residential Uses

Residential use is the second largest category of land use in Tinton Falls after public property. Over 25% of Tinton Falls' total area (2,576 acres) is devoted to residential use, the largest proportion of which is single-family residential development. The majority of the single-family housing in the Borough is located in relatively recent subdivisions, featuring curvilinear layouts and cul-de-sacs; the major exception is the northeast corner of the Borough, which is developed with single-family homes in a traditional grid pattern. There are also a number of age-restricted developments in the Borough, the largest of which is Seabrook Village, with over 1,000 units. The Borough also contains a number of large residential projects, which include affordable housing.

Commercial Uses

Tinton Falls does not have a high concentration of commercial retail and office uses. Commercially used parcels constitute 679 acres or nearly 7% of Tinton Falls' total area. There is a small concentration of commercial uses in the northeast section of the Borough, and scattered commercial uses throughout the central and southern section of Tinton Falls. Larger scale commercial uses are located in the Shrewsbury Avenue corridor.

Industrial Uses

Industrially used parcels comprise only 143 acres or 1.4% of the Borough's total area. Industrial uses are concentrated in the southwest section of Tinton Falls. This quadrant also includes the landfill and a number of approved industrial projects.

Public and Quasi-Public Uses

Public parcels represent the single largest land category including 3,249 acres or nearly 33% of Tinton Falls' total land area. The three largest publicly owned sites are Naval

Weapons Station Earle (approximately 1200 acres), Fort Monmouth (approximately 170 acres) and the Monmouth County Reclamation Center (approximately 900 acres). Other publicly owned parcels such as schools and open space parcels are scattered throughout the Borough.

Vacant Lands

Vacant lands represent the fourth largest land use category in Tinton Falls, accounting for 1,104 acres or 11.1% of the Borough's total area. Although there is vacant land scattered throughout the Borough, the majority of the large remaining vacant parcels are in the southern portion of Tinton Falls.

Agricultural Lands

Agricultural lands account for 345 acres or 3.5% of the Borough's total area. The few remaining tracts of farmland are dispersed throughout Tinton Falls, with the largest remaining agricultural area in the southwest quadrant of Tinton Falls.

Streets/Rights of Way

Streets and rights of way constitute the third largest category of land use in Tinton Falls, covering nearly 1,740 acres, or over 17% of the Borough's land area. The large amount of land area dedicated to streets can be attributed to the presence of the Garden State Parkway, other major thoroughfares such as Routes 18, 66, and 33 and County routes, as well as a high number of roads within subdivisions.

The following table summarizes the existing land use based upon 2006 MOD IV tax assessment data and County GIS data.

Tinton Falls Existing Land Use 2006		
Property Class	**Total (Acres)**	**Percent of Total**
Vacant Land	1104.4	11.1%
Residential	2501.7	25.1%
Apartment	74.6	0.7%
Commercial	679.1	6.8%
Industrial	143	1.4%
Public School Property	148.2	1.5%
Other School Property	81.8	0.8%
Public Property	2989.4	29.9%
Farm (Regular)	147.5	1.5%
Farm (Qualified)	197.3	2.0%
Cemeteries	64.6	0.6%
Church & Charitable	68.1	0.7%
Other Exempt	43.7	0.4%
Rights-of-way	1740.6	17.4%
Total*	9984	100%

* Total may not add to 100% due to rounding

EXISTING ZONING

At the present time, Tinton Falls' Land Development Regulations include 26 zoning districts, including several overlay districts and two redevelopment areas. The zoning and redevelopment areas are shown on the accompanying Existing Zoning Map.

Residential Zones

R-1 and R-2 Residential Districts

The R-1 and R-2 zones permit detached single family homes; agricultural uses and farms; public library, parks and playgrounds owned and operated by either the Borough or homeowners' associations; churches and places of religious worship; utility services;

schools, excluding boarding schools; and temporary sales office/model homes. Conditional uses include child care centers, hospitals, and cemeteries. There is also one portion of an R-2 district which permits age-restricted development as a conditional use. This is known as the "R-2 with Senior Citizen Option", and it is located in the middle of the Borough, east of the Garden State Parkway and south of Wykoff Road.

There are six R-1zones and seven R-2 zones in Tinton Falls. Most of the R-1 and R-2 zones are concentrated in the northern half of the Borough; others are located in the eastern portion of the Borough where it borders Ocean Township, and in the southern portion of the Borough.

There are several sets of bulk standards within the R-1 and R-2 zone districts. Single-family detached dwellings require a minimum lot size between 20,000 and 60,000 square feet, depending on whether or not sewer is available and whether the lot is part of a standard subdivision or lot size averaging/cluster development is used. There are also separate bulk standards and lot size requirements for each of the other permitted uses (agriculture, churches, cemeteries, various types of schools, etc.)

R-3 and R-4 Residential Districts

The R-3 and R-4 zones permit a variety of dwelling types; agricultural uses and farms; public library, parks and playgrounds owned and operated by either the Borough or homeowners' associations, other Borough uses, firehouses and first aid station; churches and places of religious worship; utility services; schools, excluding boarding schools; and temporary sales office/model homes. Conditional uses include childcare centers and hospitals. There is also one portion of an R-4 district which permits age-restricted development as a conditional use. This is known as the "R-4 with Senior Citizen Option", and it is located on the border with Shrewsbury Township.

There are four R-3 zones and six R-4 zones located throughout Tinton Falls.
There are numerous sets of bulk standards within the R-3 and R-4 zone districts. Each of the permitted dwelling types (detached single family, both cluster and non-cluster, townhomes, garden apartments, duplex and other flex buildings, and various types of senior citizen units) each has its own bulk standards. Provided that sewer is available, density in the R-3 zone ranges from 3 to 4.2 units/acre, and density in the R-4 zones

ranges from 3.5 to 5 units per acre. The maximum density in each zone is permitted provided that affordable housing is included. For development of over 100 units, the R-3 and R-4 zones contain specific unit mix requirements. There are also separate bulk standards and lot size requirements for each of the other permitted uses (agriculture, churches, cemeteries, etc.) as well as separate standards for different types of schools (elementary, middle school, high school, etc.).

R-5 Affordable Housing Zone

The purpose of the R-5 Affordable Housing Zone is to create affordable housing within a multi-family community. The R-5 zone permits apartments and townhomes on a minimum tract size of 30 acres with a maximum density of 8.5 units per acre. There is one R-5 zone in Tinton Falls, located south of Route 33 and west of the Garden State Parkway.

Active Adult Community Zone

The stated purpose of the AARC is to address the needs of a growing number of households that would be seeking to live in a community that offers relatively maintenance-free housing and a package of amenities. It is envisioned that this zone will help address the needs of a growing segment of the population that are fifty-five years and over. The AARC permits townhouses within an active adult community, and agricultural uses and farms.

There is one AARC zone in the Borough, located on the east side of Hance Avenue. The AARC requires a minimum tract size of 50 acres.

Commercial Zones

SO-15A and SO-15B Special Office Districts

The SO-15A and SO-15B zones permit detached single-family dwellings; offices, (except real estate offices) in the SO-15A zone; family day care homes; childcare centers; and utility services.

There is one SO-15A zone located in the northern edge of the Borough along Newman Springs Road, and two SO-15B zones, one located on the west side of Hope Road on the

border with Eatontown, and one located west of the Parkway and north of Pine Brook Road.

There are several sets of bulk standards within the SO-15A and SO-15B zone districts. Single-family detached dwellings must comply with the requirements of the R-3 zone. There are separate bulk standards for offices; the SO-15B zone permits a maximum FAR of 0.15, and the SO-15A permits a maximum FAR of 0.15 or 3,000 square feet, whichever is less.

VC Village Commercial District

The VC zone permits shopping centers, offices, libraries, child care centers, and utility services. Gas stations are permitted as a conditional use.

There are two VC zones in the Borough – one located on the north side of Pine Brook Road and the other on the east side of Shafto Road. The minimum lot area in the VC zone is 5 acres, the maximum lot area is 10 acres, and the maximum FAR is 0.20.

C-1 Neighborhood Retail Commercial District

The C-1 zone permits residences as permitted in the R-3 zone; the retail sale of general merchandise; the retail sale of personal services; office and veterinary hospitals; restaurants, restaurants with bars, and nightclubs; theaters, bowling alleys, gymnasiums, weight rooms, exercise centers, training and instructional classes, and instructional centers; library and other Borough uses; utility services. Automobile services stations are permitted as a conditional use.

There are three C-1 zones – two along the west side of Shrewsbury Avenue, and one along Sycamore Avenue.

In the C-1 zone, the minimum lot size is 12,000 square feet, and the maximum FAR is 0.30.

C-2 Shopping Center District

The C-2 zone permits the retail sale of general merchandise; the sale of personal services; offices; theaters, bowling alleys, library, weight rooms, gymnasiums, exercise centers, and

training and instructional classes, and instruction centers; Borough uses; child care centers; utility services; restaurants, restaurants with bars, delicatessens, and specialty food/drink facilities. One automobile service station and fast food restaurants are permitted as conditional uses. The Borough zoning map also indicates that a portion of the C-2 zone on the east side of Shafto Road has an overlay known as the "C-2 with Senior Citizen Option".

There are two C-2 zones in Tinton Falls – one at the intersection of Shafto Road and Route 18, and another in the southeastern portion of the Borough, on the border with Neptune Township.

The minimum lot size in the C-2 zone is 5 acres, maximum lot size is 15 acres, and the maximum floor area ratio is 0.20.

C-3 Highway Business and Office District

The C-3 zone permits motels/hotels; new car and truck dealers; shopping centers with C-2 principal uses and with a lot area of at least 10 acres and meeting all other standards of the C-2 regulations; offices; uses permitted in the IOP District in accordance with the IOP District regulations; mortuary; veterinary hospital; swim clubs, tennis courts, theaters, bowling alleys, gymnasiums, weight rooms, exercise centers, and training and instructional classes, and instructional centers; child care centers; utility services; Borough uses. Conditional uses include automobile service stations; car washes; golf driving ranges, miniature golf and par-3 golf courses; fast food restaurants; wet bars, refrigerators, and microwave ovens in motel/hotel rooms.

There are four C-3 zones in Tinton Falls – two located in the northeast portion of the Borough on the west side of Shrewsbury Avenue, and two in the southern portion of the Borough north of Route 33.

There are separate bulk standards for each of the permitted uses in the C-3 zone, with minimum lot areas ranging from 1 to 5 acres, and minimum floor area ratios ranging between 0.15 and 0.33.

C-4 Office and Regional Shopping District

The C-4 zone permits offices; research facilities; hospitals; motels and hotels; shopping centers with C-2 principal uses and with a lot area of at least ten acres and meeting all other standards in the C-2 District; restaurants, restaurants with bars, utilities, new auto and truck sales, and Borough uses; child care centers; and swim clubs and tennis centers. Conditional uses include fast food restaurant and automobile service station; automobile car wash; warehousing, manufacturing, fabrication and assembly operations; permitted warehousing, manufacturing, fabrication and assembly operations may be permitted accessory and incidental to retail outlets; golf driving range, miniature golf and par-3 golf course; wet bars, refrigerators, and microwave ovens in hotel/motel rooms.

There is one C-4 zone in Tinton Falls, located in the southernmost portion of the Borough along Route 33. The minimum lot size in the C-4 zone is 4 acres, and the maximum floor area ratio is 0.20 (or 0.225 under certain circumstances.)

C-5 Regional Shopping Center District

There is one C-5 zone in the Borough, located east of Essex Road and north of Route 66. Although the C-5 zone still appears in the Borough ordinance and on the zoning map, the area zoned C-5 is now a redevelopment area, and the C-5 zoning has been superseded by the Route 66 Redevelopment Plan.

IOP Industrial/Office Park Districts (IOP-10, IOP-15, IOP-20, IOP-25, IOP-35, and IOP-50)

The IOP zones permit offices; hotels and motels; research facilities; hospital; veterinary hospitals; utilities; restaurants; restaurants with bar; manufacturing; fabrication and assembly operations; agricultural uses but not "farms"; tennis courts, gymnasiums, weight rooms and exercise centers; instructional centers; golf courses, parks, and other open space uses; elementary, middle and high schools offering academic instruction with curriculums approved by the elementary and/or regional boards of education; retail/warehouse uses, lumber yards, and home improvement centers; Borough uses; child care centers; automobile car wash in the IOP-15, IOP-20 and IOP-25 districts; utility services; a continuing care retirement community (CCRC) under the provisions of a general development plan and certain requirements; and an active adult community in the IOP-35 zone. Conditional uses include automobile service stations; permitted office,

research, hospital, warehousing, manufacturing, fabrication and assembly operations shall be permitted limited accessory and incidental to retail outlets; warehousing; residence inns; outdoor equipment storage; commercial radio and other communications towers; a limited recycling operation in the IOP-20 district only; and assisted living residences.

The majority of the IOP zones are located in the center of the Borough, including Fort Monmouth and Naval Weapons Station Earle. Several other smaller IOP zones are located in different sections of the Borough. The vast majority of the one IOP-50 zone in the Borough is now zoned AARZ Active Adult Redevelopment Zone as part of the CECOM Property Redevelopment Area.

Each of the six IOP districts has a different maximum floor area ratio requirement, which is indicated by the district name (i.e. the IOP-10 district has a maximum FAR of 0.10). The IOP-10, IOP-15, IOP-20, and IOP-25 zones also are permitted to have an additional FAR of 0.025 under certain circumstances. There are separate bulk standards for each of the permitted uses.

SI Special Industrial District

The SI zone permits single-family detached dwellings; church; child care centers; and utility services. Conditional uses include principal uses permitted in the IOP district and principal and conditional uses permitted in the C-2 district.

There is one SI zone in Tinton Falls, located on the south side of Asbury Avenue.

Single-family detached dwellings in the SI zone must comply with the R-2 district. The minimum lot size for nonresidential uses in the SI zone is 3 acres, and the maximum floor area ratio is 0.20.

MFG Manufacturing District

The MFG zone permits offices; research, testing and experimentation; warehouse, shipping and receiving; manufacturing, fabrication, assembly and flex-space buildings; utility services and Borough uses; open space, and child care centers. Conditional uses include commercial radio and other communications towers; permitted office, research,

hospital, warehousing, manufacturing, fabrication and assembly operations may be permitted accessory and incidental to retail outlets; and resource recycling facility.

There is one large MFG zone in Tinton Falls, located in the southwestern portion of the Borough. This zone includes the Monmouth County Reclamation Center.

The minimum lot area in the MFG zone is 2 acres, and the maximum floor area ratio is 0.20. There are separate bulk standards for utilities.

Redevelopment Areas

CECOM Redevelopment Area (Active Adult Redevelopment Zone)

As stated above, the 39-acre CECOM Redevelopment Area (located on the west side of Tinton Avenue) was found to be an area in need of redevelopment in October 2004 and a redevelopment plan was prepared in November 2004. Subsequently, the Active Adult Redevelopment Zone was created, which permits an active adult community of single-family detached housing and uses incidental and accessory to an active adult use. Single-family detached dwellings have a minimum lot area requirement of 5,000 square feet. Litigation on this site is pending.

Route 66 Redevelopment Area

The 63 acre Route 66 Redevelopment Area (located north of Route 66 and east of the Garden State Parkway) was found to be an area in need of redevelopment in October 2004 and a redevelopment plan was prepared in November 2004. A +/- 450,000 square foot retail complex has been approved for this site.

DEVELOPMENT TRENDS

Residential

Recent residential development trends in Tinton Falls have been in line with existing zoning, and include several approved higher density developments with an affordable component (i.e. Traditions and Avalon Bay). These developments, combined with the smaller Parkview Townhomes and Meadows at Tinton Falls developments, will result in well over 500 new residential units. Greenbriar Falls, a new active adult community

currently under construction, will contain 168 residential units. In addition, many of the larger residential developments in the Borough, such as Fox Chase, The Pines, and Seabrook, are beginning their final phases of development and will reach their full build-out potential.

There is also a steady flow of smaller subdivisions that have been approved under the Borough's zoning standards.

Non-Residential

By far the largest non-residential development planned in Tinton Falls is the Jersey Shore Premium Outlets (Chelsea Outlets), which will contain approximately 450,000 square feet of retail space. Infrastructure construction has already begun on the outlets, which will be located just off the Garden State Parkway at Exit 100 along Essex Road and Route 66. There are a number of other smaller-scale non-residential developments that have been approved, including a WaWa convenience store and gas station. The Tinton Falls Towne Centre, which will contain approximately 24,000 square feet of retail space, has recently been completed

In general, there is a steady stream of smaller-scale non-residential development (e.g. office, warehousing) being approved in Tinton Falls, particularly within the MFG and IOP zones.

Environmental Constraints

There are areas with significant environmental constraints within Tinton Falls. The Environmental Constraints indicate that there are wetlands and floodplains throughout the Borough, particularly in areas along the Borough's waterways (Jumping Brook, Shark River, Pine Brook, and Lafretras Brook) and tributaries of those waterways. There are other wetland areas throughout Tinton Falls, particularly within the southern half of the Borough. Development within environmentally constrained areas must conform to New Jersey Department of Environmental Protection (NJDEP) and Borough regulations.

An additional environmental constraint is the presence of C-1 category streams within the Borough. The NJDEP recently amended its regulations by expanding which waterways are defined as C1 streams, and establishing a 300 foot buffer area around C1 streams; the buffers must be preserved and maintained in their natural state. As identified on the C1 Streams Map, there are several C1 streams located at the southern end of the Borough. The change in regulations and establishment of the 300 foot buffer may limit new development in the affected areas of the Borough.

The Available Land Map as included in the 2007 Master Plan shows all vacant parcels and farms overlain onto the environmental constraints mapping. The Available Land Map indicates that a number of the larger vacant tracts remaining in the Borough, particularly in the southern portion of Tinton Falls, are constrained by wetlands and/or floodplains.

The DEP Landscape Project Habitat Ranking Map shows critical habitat areas, or areas that are designated as suitable for plant or animal species which are listed as threatened or endangered either in New Jersey or nationwide as defined by the NJDEP. As the map indicates, Tinton Falls contains a number of large areas and many smaller areas which either contain or are suitable to contain state and/or federal threatened and endangered species. Larger areas include Naval Weapons Station Earle as well as areas associated with Swimming River and Pine Brook. The map also shows various smaller habitat areas throughout the Tinton Falls, particularly in the southern end of the Borough.

Finally, the NJDEP Known Contaminated Sites Map displays the location of all sites currently listed as Known Contaminated Sites by NJDEP. The inventory of contaminated sites was most recently updated in Spring 2006. Tinton Falls contains two types of contaminated sites – sites with "on-site source(s) of contamination", where on-site contamination of soil and/or ground water is confirmed through sampling and remedial activities are required, and sites with "closed case(s) and restrictions", where engineering and/or institutional controls are used as part of a remedial action to address the soil and/or ground water contamination.

Others

Open Space

By far the largest open space area in the Borough is Naval Weapons Station Earle, which is listed as federal open space. A small amount of county open space, in the form of Shark River Park, is located at the far southern end of the Borough. There are several municipal parks shown on the map, including Pine Brook Park, Hockhockson Park, Reeds Road Park, and Water Street Park.

Historic

The Old Mill at Tinton Falls and the area encompassed by the local historic district overlay are the only historic sites/districts on both the National and State Registers. Several sites, including the Macedonian Zion AME Church, Reeveytown African Methodist Episcopal Zion Church, Camp Charles Wood Radar Antenna Shelters, as well as the Garden State Parkway Historic District and Naval Weapons Station Earle Historic District, have a SHPO opinion.

Known Contaminated Sites

The NJDEP Known Contaminated Sites Map displays the location of all sites currently listed as Known Contaminated Sites by NJDEP. The inventory of contaminated sites was most recently updated in Spring 2006. Tinton Falls contains two types of contaminated sites – sites with "on-site source(s) of contamination", where on-site contamination of soil and/or ground water is confirmed through sampling and remedial activities are required, and sites with "closed case(s) and restrictions", where engineering and/or institutional controls are used as part of a remedial action to address the soil and/or ground water contamination.

Land Ownership

The following table summarizes the existing land use based upon 2006 MOD IV tax assessment data and County GIS data. Vacant lands represent the fourth largest land use category in Tinton Falls, accounting for 1,104 acres or 11.1% of the Borough's total area. Although there is vacant land scattered throughout the Borough, the majority of the large remaining vacant parcels are in the southern portion of Tinton Falls.

Tinton Falls Existing Land Use 2006		
Property Class	**Total (Acres)**	**Percent of Total**
Vacant Land	1104.4	11.1%
Residential	2501.7	25.1%
Apartment	74.6	0.7%
Commercial	679.1	6.8%
Industrial	143	1.4%
Public School Property	148.2	1.5%
Other School Property	81.8	0.8%
Public Property	2989.4	29.9%
Farm (Regular)	147.5	1.5%
Farm (Qualified)	197.3	2.0%
Cemeteries	64.6	0.6%

Regional Planning

Monmouth County

Growth Management Guide

Monmouth County has been divided into 5 regions. Plans for the Western Monmouth and Bayshore regions have been adopted and are considered elements of the County's 1995 Growth Management Guide, which is the overall policy guidance document for the County. A plan for the Coastal region is currently being prepared. Plans for the Panhandle region and the Central region, of which Tinton Falls is a part, have yet to be prepared. For regions where plans have yet to be adopted, the 1995 Growth Management Guide continues to serve as the County Master Plan. The Tinton Falls Master Plan is substantially consistent with the Growth Management Guide and the following goals of the Growth Management Guide, in particular:

- Promote land use planning that encourages the use of transit, walking and cycling, and the creation of centers in order to improve air quality by reducing automobile trips and congestion.
- To promote comprehensive planning among all levels of government as well as the private sector by sharing information and developing a continuing dialogue on regulations, plans, policies, and issues.
- To promote managed growth by providing a suitable long-term economic climate and preserving and enhancing the quality of life in Monmouth County for the attraction of new businesses and the retention of new businesses.
- To preserve the valuable historic, cultural, natural and scenic resources of Monmouth County.
- To provide housing opportunities for all residents of Monmouth County.
- To provide environmental and economically sound long-term disposal capacity for all Monmouth County municipalities, while conserving existing landfill space through cost-effective waste prevention and recycling programs.
- To provide all of Monmouth County with a safe and pollution-free water environment, and conserve valuable water-oriented resources.

Monmouth County Scenic Roadway Plan

Adopted in 2001, the Monmouth County Scenic Roadway Plan is an Element of the Monmouth County Growth Management Guide. The purpose of the Scenic Roadway Plan is to identify and offer alternative design guidelines for County roadways or sections of County roadways that possess a high degree of visual quality. The Scenic Roadway Plan identifies a half-mile portion of County Route 537 (Tinton Avenue) in Tinton Falls as a Scenic Roadway. The Monmouth County Scenic Roadway Plan contains 14 Scenic Roadway Policies which encourage and offer various ways for municipalities to preserve, enhance and promote their scenic roadways.

Monmouth County Open Space Plan

The Monmouth County Open Space Plan was prepared in May 2006. The Plan proposes four new County park sites, two of which are proposed in Tinton Falls:

- The Jumping Brook Site, approximately 345 acres, which is proposed as a Conservation Area
- The Shafto Road Site, approximately 120 acres, which is proposed as a Special Use Area suitable for model airplanes and ATV's.

The Open Space Plan also recommends a County-wide greenway system. One of the proposed greenways – Shark River Tributaries west of Remsen Mill Road – is located in Tinton Falls as well as Neptune Township. This greenway is a proposed "Tier 2" greenway, which means that the County and the host municipalities would share responsibility for the implementation and management of the greenway.

Monmouth County Solid Waste Management Plan

The Tinton Falls Master Plan is consistent with the goals of the Solid Waste Management Plan of Monmouth County. Tinton Falls utilizes the county owned landfill and has recycling requirements consistent with that of the County. The Monmouth County Reclamation Center is located in the southwestern portion of the Borough, where it will remain for the foreseeable future.

NJ State Development and Redevelopment Plan (SDRP)

The current State Development and Redevelopment Plan (State Plan) was adopted on March 1, 2001. On April 28, 2004, the New Jersey State Planning Commission approved the release of the Preliminary State Development and Redevelopment Plan and the Preliminary State Plan Policy Map. This action launched the third round of Cross-acceptance, a process designed to encourage consistency between municipal, county, regional, and state plans to create a meaningful, up-to-date and viable State Plan. Through Cross-acceptance, negotiating entities work with local governments and residents to compare their local master plans with the State Plan and to identify potential changes that could be made to achieve a greater level of consistency with statewide planning policy. Subsequent to the release of the Preliminary State Plan and related mapping in 2004, additional Cross Acceptance mapping was approved by the State Planning Commission on July 19, 2006 and updated on August 1, 2006.

The current State Plan Policy Map places the Borough within four different planning areas: the northeast section of the Borough is within the Metropolitan Planning Area 1 (PA1);the majority of Tinton Falls, consisting of portions of the southeastern, central, and northwestern portions of the Borough, is within the Suburban Planning Area (PA2); a portion of the southwest section of the Borough is within the Fringe Planning Area (PA3); the remainder of the Borough, including Naval Weapons Station Earle, is within the Environmentally Sensitive Planning Area (PA5); in addition, there are several areas of County Park land.

The 2004 Preliminary State Plan Policy Map included several significant changes to the Borough's planning areas. All existing PA5 areas were changed to Sewered PA 5 (previous mapping did not make this distinction). Two areas in the south end of the Borough, currently within PA2, as well as the entire PA3 area (also in the south end of the Borough), were changed to Sewered PA5. A portion of a PA2 area on the north end of the Borough was also changed to Sewered PA5. In addition, several areas of the Borough were labeled as Potential Critical Environmental Sites.

Based on additional GIS information, a revised Preliminary State Plan Policy Map was released in August 2006. With regard to Tinton Falls, the new 2006 Preliminary State Plan Policy Map was essentially the same as the 2004 Preliminary State Plan Policy Map; the few minor differences were related to sewer availability. Whereas the 2004 Map showed all PA5 areas within Tinton Falls as sewered, the 2006 Map shows only northern portions of the PA5 as sewered. In addition, the 2006 Map changed the southern portion of the PA2 area to unsewered PA2.

The Monmouth County Cross Acceptance Report was submitted in November, 2004. In March, 2005, the Borough prepared and forwarded to the Office of Smart Growth a "Response to Monmouth County Acceptance Report". In the response report, the Borough disagrees with the reclassification of Planning Area 3 and portions of Planning Area 2 to Planning Area 5 designation. The Borough's response report indicates that it is the Borough's preference that the entire Borough be designated Planning Area 2; the response report requests this change because the Borough believes that a PA2 designation is warranted based on the Planning Area criteria that provide for PA2 designation if infrastructure systems are "reasonably anticipated" to be in place by 2020. The response report notes that the entire Borough currently lies within an approved sewer service area. In addition, the response report notes that the southern section of the Borough most significantly impacted by the proposed change to PA5 is traversed by major highways and has been zoned for manufacturing and office uses.

The Comparison Phase of the Cross Acceptance process has ended and the Negotiation Phase is currently underway. This plan recommends that the Borough work with the County throughout the Negotiation Phase in order to ensure that the best interests of the Borough are served in the preparation of the new State Plan.

Proposed Land Use Designations

The Master Plan's land use designations have been substantially revised over prior planning and zoning efforts. In addition, recommendations have been made within these designations for zone changes and limitations on principal uses in many of the zones.

RA Residential Agricultural

This category has been created to recognize and preserve those areas of the Borough that have historically had substantially larger lot sizes than the minimum permitted by the R-1 zone. This category is intended to permit single-family detached dwellings on individual lots of 80,000 square feet or more. The properties recommended for this category include those on both sides of the Parkway in the vicinity of Riverdale Avenue, properties along the east side of Hope Road, and properties along the north side of Tinton Avenue.

R-1 Single-Family Residential

This R-1 single-family designation anticipates single-family residential developments at a density of approximately 1 unit per acre. The minimum recommended lot areas for the R-1 district is 60,000 square feet for lots that rely on onsite septic and 40,000 square feet for properties that have access to both central water and central sewer. The boundaries of the R-1 designation have been modified somewhat. The new boundaries include areas previously designated as R-2 or R-3.

R-2 Single-Family Residential

The R-2 designation corresponds to existing developed areas of the Borough where the predominant lot sizes are between 20,000 square feet and 40,000 square feet. These areas are scattered throughout all four quadrants of the Borough. The cluster option of 20,000 square foot lots should only be used where both sanitary sewer and a central source of potable water are provided.

R-3 Residential

The designated R-3 residential areas are fairly limited. They generally correspond to the existing areas of development where the established lot size is less than 15,000 square

feet. These include a subdivision on the west side of Wayside Road in the northwest quadrant, a subdivision on Green Grove Road in the southeast quadrant, an area of existing small lot development in the vicinity of Squankum Road and the development fronting on Tinton Avenue.

R-4 Residential

The R-4 residential designation corresponds in large part to previously approved large scale residential developments. This includes projects such as Park Place and Tinton Pines as well as Fox Chase and Traditions. Winding Brook and Society Hill in the northeastern quadrant are also within the R-4 designation.

AR Age Restricted Housing

The age restricted housing designation identifies sites which are either approved, built, or anticipated to be built with active adult communities or assisted living facilities. These include the Lennar project on Hance Avenue in the northeast quadrant, the existing assisted living facility on Apple Street, the Twin Brook Golf Center in the southeast quadrant and the property north of West Park Avenue, west of the Garden State Parkway, east of Shafto Road and south of Tornillo Way.

AH Affordable Housing (including age restricted)

This land use category includes inclusionary development either existing or proposed consistent with the Borough's Affordable Housing Plan. There are affordable housing tracts located in all four quadrants of the Borough. Some of the larger projects include Society Hill in the northeast quadrant, and Fox Chase, Park Place, and Traditions in the southwest quadrant. There have been several requests for reconsideration of the zoning on some of the identified inclusionary sites however, no changes have been recommended at this time.

NC Neighborhood Commercial

The Neighborhood Commercial designated properties are scattered throughout the Borough. They include properties along Newman Springs Road and Sycamore Avenue in the northwest quadrant, a neighborhood commercial zone along Pine Brook Road, and several neighborhood commercial nodes along Shafto Road in the southwest quadrant.

HCC Highway/Community Commercial

The HCC designation is a community commercial designation. These areas are located along Shrewsbury Avenue, Asbury Avenue, Route 33, and Route 66. This commercial designation anticipates larger scale and more intensive retail uses than are permissible in the neighborhood commercial areas. The average lot size is greater and the properties are accessible to higher volume arterials and state highways.

IOP Industrial/Office Park

The IOP Industrial Office Park district designation has proven to be the most controversial land use category in Tinton Falls Borough. Historically, a wide spectrum of inherently incompatible uses were permitted as a matter of right in the zone. The original intent was that a broad spectrum of uses would be permitted and their intensity would be limited through the use of varying floor area ratios. However, impacts vary much more widely with use than they do with the range of floor area ratios permitted. The boundary changes include the following:

- Proposed rezoning of the northern portion of the current MFG zone in the southwest quadrant along Shafto Road to IOP.
- The proposed rezoning of the Twin Brook Golf Center to Age Restricted Housing.
- The proposed rezoning of the property north of West Park Avenue to Age Restricted Housing.

MFG Manufacturing

The Manufacturing designation includes the southern portion of the existing Manufacturing zone. This area currently contains a number of recycling facilities and other heavy industrial uses. This area is recommended to remain in a manufacturing category. The uses anticipated in the Manufacturing area include those which may involve some level of outdoor activity and storage. Performance and design standards should be established based upon the permitted uses in order to adequately protect surrounding residential uses and environmentally sensitive areas.

CCRC Continuing Care Retirement Community with Affordable Housing

The Continuing Care Retirement Community with Affordable Housing designation is limited to the Seabrook Village property. This includes the existing development as well as its proposed expansion.

OSGU Open Space/Government Use

The Open Space Government Use designation represents a new land use category for Tinton Falls. This designation includes the County Park south of Route 33 and the County owned parcels on the east side of Wayside Road. This category also includes those large publicly held parcels including Fort Monmouth, Naval Weapons Station Earle, and the County Reclamation Center. The intent of this designation is to allow the existing activities on the properties as a matter of right while not committing to a specific zone assuming the properties become available for development.

Fort Monmouth

Of all the properties identified as OSGU or Open Space Government Use, the only one whose availability is imminent is Fort Monmouth. The base is likely to be closed within the short run and reuse is likely within the near future. Given the statutory circumstances surrounding the property, the Borough has limited ability to regulate the land use of the parcel.

Redevelopment Areas

The Borough has designated two areas as areas in need of redevelopment one in the southeast quadrant and one in the northwest. The southeast redevelopment area is under construction as a large scale outlet mall. The northeast redevelopment area is proposed for the former CECOM site. The plan calls for high density age restricted housing. The project is the subject of pending litigation. The Borough should reconsider the scope and extent of the project in addition to the environs.

Rehabilitation/Planned Development Overlay

The Rehabilitation/Planned Development overlay is intended to be an option within the area identified on the Land Use Plan map. The primary purpose of this land use category is to encourage the comprehensive replanning and development of the area north and south of Route 18. Currently, the area is a haphazard mix of heavy industrial uses, commercial and residential uses, which is intersected by Route 18, a rail line and Shafto Road.

In order to use this option, a minimum of 100 acres would be required. A key component of this option is the relocation of the two heavy industrial uses (i.e. Marpal and the concrete plant) from their existing locations on the north side of Route 18 to an MFG zone on the south side of Route 18. Principal permitted uses in this MFG area would include asphalt and concrete plants and recycling facilities. The area identified as retail on the concept plan is proposed for large scale planned retail. The approximately 9 acre vacant wooded site west of the railroad right-of-way which is located in the R-2 zone should be preserved as open space. The Stavola Corporate Headquarters is proposed to be part of the MFG zone, where the remaining area to the south should remain as IOP.

The R-3 and NC zoned areas should be subject to a rehabilitation program intended to upgrade the neighborhood.

A detailed analysis of off tract infrastructure improvements (e.g. roads) would be required. The phasing and timing of relocation and construction is key to the future success of the comprehensive replanning of the area. Finally, detailed design standards are necessary in order to address aesthetic considerations.

Two tools are possibly available to implement this vision for the area. Rehabilitation in accordance with the Local Redevelopment and Housing Law and Planned Development in accordance with the Municipal Land Use Law.

The Local Redevelopment and Housing Law allows municipalities to designate areas which they believe are in need of rehabilitation. The use of this statutory provision allows municipalities to prepare redevelopment/rehabilitation plans for areas in which more than half of the housing stock is in excess of 50 years old; or in areas where the water and sewer infrastructure is in excess of 50 years old and is in need of repair.

The area in the vicinity of the intersection of Route 18, the Garden State Parkway, Wayside Road and Drift Road could very well meet these criteria. There is a pattern of development of older homes on smaller lots, a number of which are boarded up. There is a mix of intense industrially used properties and underutilized properties. There is a church and a neighborhood commercial area. The area includes a large number of property owners, some large, some small.

Both tools which may have merit to replan the area, rehabilitate existing housing stock, improve the neighborhood's infrastructure, relocate incompatible users and develop underutilized parcels. The plan could include realignment of the road network and vacation of certain streets to improve the overall circulation of the area and to separate heavy vehicle traffic from residential neighborhoods.

It should be noted that the rehabilitation statute does not allow for the use of eminent domain and only a short term tax abatement may be used. The governing body could designate an area as in need of rehabilitation by resolution which would be referred to the Planning Board for their review and recommendation. A plan for rehabilitation would be prepared and subsequently adopted.

VI. CREDITS and ADJUSTMENTS

The Borough of Tinton Falls received Second Round certification in 2004. At that point, the Township had a rehabilitation obligation of twelve (12) units and a new construction obligation of six hundred and twenty two (622) units.

According to the COAH Compliance Report prepared by Sean Thompson, dated November 24, 2004, the Borough of Tinton Falls Housing Element and Fair Share Plan submitted on March 16, 1999 was found to be in compliance with the standards for substantive certification. As part of the certification the following measures were taken.

Prior Round Credits

As part of the Borough's Prior Round certification, the following mechanisms were adopted:

- RCA with the City of Trenton(50 units)
- Two (2) group homes managed by ARC of Monmouth County

Regional Contribution Agreement

As part of the Second Round Plan, the Borough of Tinton Falls entered into a Regional Contribution Agreement (RCA) with the City of Trenton for fifty (50) units. The RCA was approved by COAH in January 2005.

Supportive and Special Needs Housing (Alternative Living Arrangements)

The Borough of Tinton Falls applied for twenty-four (24) credits for twenty-four (24) bedrooms in two (2) group homes located at 1150 Wayside Avenue. The group homes are owned and administered by ARC of Monmouth County. The group homes were established in December of 1990 and have been in existence for more than twenty (20) years.

Post -1986 Credits

As part of the Borough's Second Round certification, the following mechanisms were adopted:

- Family Rental Units (including 25% obligation)
- Supportive and Special Needs Housing (Alternative Living Arrangements)
- Senior Rental Units
- Family- for- sale Units
- Bonuses

Family Rental Units (including 25% obligation)

The Borough applied seventeen (17) credits for non- age- restricted rental units constructed at Tinton Pines. The units have been constructed and are occupied with a 30-year control on affordability. Additionally, the Borough applied for twelve (12) credits for Meadow Brook Apartments/ The Pines II, and, thirty-three (33) credits for Avalon Bay, both of which qualify as family rental facilities.

Supportive and Special Needs Housing (Alternative Living Arrangements)

The Borough applied twenty-nine (29) credits for twenty-nine (29) apartments established in February 1991, known as the Linkages. This development is licensed as a transitional facility by the New Jersey Department of Community Affairs (NJDCA) and provides housing for homeless welfare adults with children. Additionally, the Borough applied for two (2) credits for a group home located at 8 Stirrup Court, containing two (2) bedrooms; three (3) credits for a three (3) bedroom group home located at 24 Stirrup Court; two (2) credits for a group home established in December 1998 and located at 12 Stirrup Court, and, two (2) credits each for two (2) group homes located at 114 Springdale and 11 William Street, respectively.

Senior Rental Units

Tinton Falls applied for credits for Senior Rental facilities as part of their post-1986 credits. Two (2) senior rental facilities, namely, Tinton Falls Senior and the Pines-I, each applied for 120 and 34 credits, respectively.

Family- for-sale Units

Society Hill, a low and moderate non-age restricted facility, applied for eighty (80) credits. The development was included in the 1991 judgment and has a 30-year control on affordability. Another family-for-sale facility known as Fox Chase applied for ninety-five (95) credits in the second round. This development was included in the 1991 judgment and also has a 30 year control on affordability.

Bonuses

The Borough applied additional bonuses for the provision of family rental units, supportive and special needs housing units and senior rental units. The Borough received one-for-one bonuses for family rental units, resulting in sixty-two (62) bonuses in total for three (3) developments, namely, the Tinton Pines, Meadow Brook Apartments/The Pines-II and Avalon Bay. Additionally, the Borough received 1:1 rental bonuses for forty (40) supportive and special needs units, and, fifteen (15) senior rental bonuses, resulting in a total of 117 bonus credits.

PRIOR ROUND OBLIGATION		**622**
Credits/Reductions		
RCA Credits (50 Total)		
Trenton		50
Prior Cycle Round Credits		
1150 Wayside Road- Alternative Living Arrangement		24
Post-1986 Credits		
Family rental credits (including 25% obligation)		62
	Tinton Pines	*17*
	Meadow Brook Apts. The Pines II	*12*
	*Avalon Bay **	*33*
Allowable Rental Bonus (Family)		62
Alternative Living Arrangements		40
	4261 Route 33	*29*
	8 Stirrup Court	*2*
	24 Stirrup Court	*3*
	12 Stirrup Court	*2*
	114 Springdale	*2*
	11 William Street	*2*
Allowable Rental Bonus (Alternative)		40
Senior Rental		154
	Tinton Falls Senior	*120*
	The Pines I (61 remain)	*34*
Allowable Rental Bonus (Senior)		15
Family For-Sale Credits		175
	Society Hill	*80*
	Fox Chase (15 remain)	*95*
	Total Credits/Reductions	**622**
	Prior Round Obligation:	**622**
	Remaining Prior Round Obligation:	**0**
	Prior Round Obligation Excess	**0**

VII. AMENDED AND REVISED THIRD ROUND FAIR SHARE PLAN

Since the adoption of a Third Round Housing Element and Fair Share Plan on December 14, 2004 for substantial certification, as previously mentioned, the affordable housing regulations were amended and the growth share approach revised to incorporate independent household and employment growth projections. In response to the amended regulations, this 2008 Third Round Housing Element and Fair Share Plan is being proposed.

As stated in the Amended Third Round regulations, a Fair Share Plan shall include at least the following requirements:

- Descriptions of any credits intended to address any portion of the fair share obligation.
- Descriptions of any adjustments to any portion of the fair share obligation.
- Descriptions of any mechanisms intended to address the prior round obligation, the rehabilitation share, and the growth share obligation.
- An implementation schedule that sets forth a detailed timetable for units to be provided within the period of substantive certification.
- Information and data to support a vacant land adjustment or a household and employment growth projection adjustment.
- Draft Fair Share Ordinances necessary for the implementation of the programs and projects designed to satisfy the fair share need.
- Demonstration that existing zoning or planned changed in zoning provide adequate capacity to accommodate any proposed inclusionary developments.
- Demonstration of existing or planned water and sewer capacity sufficient to accommodate all proposed mechanisms and;
- A spending plan, if the municipality intends on establishing an affordable housing trust fund.

As outlined previously, the Borough of Tinton Falls has a total obligation of 1,098 units, including a 26 unit Rehabilitation Share, a 622 unit Prior Round obligation and a 450 unit in Growth Share obligation. Please see Worksheet A for the exclusion calculations. Tinton Falls is part of Region 4 where the median income for a four-person household is $84,566, the moderate-income level is $67,653 and low income is $42,283. The following outlines the measures that the Township will enlist to meet its Fair Share and constitutes the Township's Fair Share Plan.

Growth Share Obligation Requirements

As noted previously, the Borough's projected growth share obligation is 450 units. Per the requirements of COAH's Third Round rules, Tinton Falls must meet the following minimums and maximums when addressing this obligation.

- Age-Restricted: A maximum of 25% (113 units) of the Growth Share obligation can be met with age-restricted housing.
- Rental: At least 25 %(112 units) of the rental housing obligation within the municipality shall be met with rental family housing.
- Rental and Age Restricted: No more than 50% (225 units) of the Borough's rental housing obligation can be met with age-restricted housing.
- Very Low Income Housing: A minimum of 13% (58 units) of the fair share obligation must be affordable to very low income households. Very low income households are defined as those households earning less than 30% of the regional median income.

COAH 3rd Round Growth Share Projections- Borough of Tinton Falls			
Residential Housing Units	445	/5	89
Non-Residential Job Growth	5,772	/16	361
Total Growth Share Obligation			**450**

Proposed Mechanisms

The following mechanisms will be used to address Tinton Falls' affordable housing obligation for the Amended Third Round:

- Rehabilitation: Rehabilitation programs are used to renovate deficient housing units that are to be occupied by low and moderate income households. The units, once rehabilitated should comply with the New Jersey Housing Code, N.J.A.C. 5:28, the Rehabilitation Subcode and the N.J.A.C. 5:23-6. The units shall be considered complete at the date of the final approval, for projects requiring construction permits. The financing of rehabilitation programs is structured to encourage rehabilitation and continued occupancy.
- Existing Credits: The existing credits that are being applied towards the growth share obligation are 378, leaving a remainder of 72 credits to be fulfilled in order to achieve the complete required growth share obligation. The Borough is in the position of having achieved over 80% of the total growth share requirement through existing and approved projects throughout the Borough.

- Extension of expiring controls: Tinton Falls proposes to address a portion of its growth share obligation through the extension of affordability controls in accordance with N.J.A.C. and UHAC, provided the units meet the criteria for prior-cycle or post-1986 credits set forth in N.J.A.C. 5:97-4.2 or 4.3, and, the municipality obtains a continuing certificate of occupancy from the municipal building inspector. Additionally, the affordability controls for the unit are scheduled to expire during the 1999 through 2018 period.
- Supportive and special needs housing: Such housing includes but is not limited to: residential health care facilities, group homes for the developmentally disabled and mentally ill, permanent supportive housing; and supportive shared living housing. The unit of credit for such facilities shall be a bedroom, and for permanent supportive housing it shall be the unit. All bedrooms and/ or units shall be affordable to low-income households and shall serve populations 18 and over.
- Municipally sponsored 100 percent affordable developments: These kind of developments include but are not limited to, developments in which all units are available to low- and moderate- income households, units created through a municipal partnership with a non- profit or other affordable housing provider, and developments for which the municipality serves as the primary sponsor. Municipally sponsored sites shall apply provisions like meeting of the site suitability criteria set forth in N.J.A.C. 5:97-3.13, control or the ability to control the sites, the construction schedule depicting that the construction begin within two (2) years of substantive certification or in accordance with the municipality's implementation schedule pursuant to N.J.A.C. 5:93-3.2(a)4. Additionally, the first floor of all townhouse dwelling units and of all other multistory dwelling units must comply with N.J.A.C. 5:97-3.14.

Following is a specific description of each mechanism proposed to be used by the Borough to address its 3rd Round Obligation:

Rehabilitation

In the prior round, the Borough received twelve (12) credits for rehabilitation units. The Borough indicated that twenty-nine (29) units were rehabilitated after April 1, 1990; however pursuant to N.J.A.C. 5:93-3.4 (c), only twelve (12) credits could be received against its rehabilitation component. The rehabilitated units were raised to code, and a major system was completed. An average of $13,238 was expended per unit.

The Borough of Tinton Falls, as part of this Fair Share Plan, will be instituting a rehabilitation program in accordance with NJAC 5:94-4.3 to meet its current twenty-six (26) unit obligation. The Borough plans to begin to rehabilitate units starting in 2008 and complete the program by 2018. The Borough is looking to either partner with the County or surrounding municipalities that have the administrative ability to run a program and complete rehabs.

According to the Monmouth County Planning Board, three (3) units were rehabilitated and raised to code since January 2000 i.e. in the 3rd Round. An average of $ 13,515 was expended per unit. Based on the Monmouth County COAH report, the recalculated rehabilitation share for Tinton Falls has been brought down to twenty-three (23) units. To complete a total of twenty-three (23) units by the end of 2018, Tinton Falls proposes a phased rehabilitation program. The ten (10) year period between 2008 and 2018 will be divided equally, into five (5) phases. The Borough proposes to expend sufficient funds, in order to accomplish no less than half of the obligation by the midpoint of this phased program. A fewer number of units will be completed in the initial phase (2008-2009); bearing in mind issues related with initial start up and market development. A breakdown of the proposed program is as follows:

Borough of Tinton Falls- Rehabilitation Schedule (2008-2018)					
Year	2008-2010	2010-2012	2012-2014	2014-2016	2016-2018
# of units	1	3	4	5	10

Proposed Mechanisms to address the (3rd Round) Growth Share Obligation

The Borough proposes to address its 450 unit Growth Share obligation through the following mechanisms:

- Existing Credits and Bonuses: The existing credits and compliance bonus credits that are being applied towards the growth share obligation total 378, leaving a remainder of seventy-two (72) credits to be fulfilled in order to achieve the complete required growth share obligation. The Borough is in the position of having achieved over 80% of the total growth share requirement through existing and approved projects throughout the Borough.
    - Senior- for-sale units- The Borough proposes to claim reductions for two (2) senior-for-sale developments, namely, the Sycamore Manor (29 credits) and Rose Glen (36 credits), resulting in a total reduction of sixty-five (65) units for senior-for-sale developments.

- Senior rental units- The Borough proposes to claim 145 credits for two (2) senior rental facilities named The Pines-I and The Pines-II.
- Family-for-sale units- Tinton Falls proposes to receive a total of 124 credits for family- for-sale developments, comprising of Fox Chase (15 credits), Southe Point (17 credits), Spring Meadow (14 credits), Hovtown (18 credits, as promised), Parkview Townhomes (3 credits), M&S Shark River (I credit), Meadows at Tinton Falls (2 credits) and Traditions (54 credits).
- Compliance Bonus – The Borough proposes to claim forty-two (42) compliance bonus credits for projects with approvals from 2004-2008 that were approved under the Borough's Growth Share ordinance.

- 100% Affordable Sites- Family Rental units- The Borough proposes to receive credit for three (3) 100% affordable family developments, namely, the Heather Glen at Tinton Falls/PRC Site (60 units), a municipally owned site on Essex Road, aka Lot 5 (60 units) and a scattered site development of municipally owned parcels in partnership with Habitat for Humanity (11 units). If approved, the Borough will receive a total of 131 credits for these three (3) developments. The Borough has met with several affordable housing providers and discussed each of these projects in some detail. The Borough understands that certain financial requirements may be necessary for the conclusion of agreements with affordable housing providers to build and manage the proposed projects.

  The Heather Glen at Tinton Falls/PRC site is created via a settlement agreement to settle litigation concerning the development of the former CECOM site and an adjacent parcel under the name of Heather Glen at Tinton Falls. As a portion of the settlement agreement between all parties, the Borough will receive seven (7) acres of Block 85, Lot 4 for municipal use within walking distance of the middle school and high school. The Borough will designate this parcel for a 100% affordable family rental development of sixty (60) units.

  The Municipally owned site on Essex Road was acquired by the Borough as part of the development agreement for the adjacent Seabrook Retirement Community. Block 128.03, Lot 5 is a 12.7 acre tract within walking distance to regional employment opportunities. The Borough will designate this parcel for a 100% affordable family rental development of sixty (60) units.

The Borough is also proposing the transfer of eleven (11) properties that are municipally owned on Orchard, Cherry, Apple and Peach streets. The properties are within neighborhoods of moderately priced and moderately sized homes and are appropriate for Habitat for Humanity housing programs. The properties included within the proposed Habitat for Humanity (family-for-sale) development are as follows:

Properties Comprising the Habitat for Humanity Development	
Block	**Lots**
9.02	5
10	18
12	35, 47, 51, 53
14	35, 37, 39, 46, 50

- Supportive Housing units - Tinton Falls is seeking eighteen (18) credits for a supportive housing rental development to be owned and operated by the ARC of Monmouth County. The property in question is Block 117, Lot 2, a 4.89 acre property currently zoned for 1-acre single family homes. The site is adjacent to the two (2) group homes operated by the ARC of Monmouth County located at 1150 Wayside Avenue. The property owner, Gary Laurino, has indicated his interest in either developing the property as a mixed use site with the ARC facility, or as a 100% supportive housing development. The intention is to enter into an agreement for the development of up to three (3) 6-unit townhouses on a portion of the site. If this is not feasible, the Borough will look to provide the same number and type of units on this site and/or additional sites within the Borough if necessary.

- Expiring Controls Program - The Borough seeks to apply eighty (80) credits for Society Hill, a low and moderate non-age restricted development, seventeen (17) credits for Spring Meadows, a low and moderate non-age restricted development and seven (7) credits for South Pointe, a low and moderate non-age restricted development. All of these developments are constructed and occupied with a 20-year control on affordability which will expire during the current housing period. The Borough is prepared to offer each unit owner $10,000 to extend the affordability controls in conformance with UHAC requirements.

Properties Comprising the Society Hill Development	
Block	**Lot**
26	35-50, 67-82
26.01	1-16, 73-80, 89-96, 185-200
Properties Comprising the Spring Meadows Development	
75	71-84, 86, 87
Properties Comprising of the South Pointe Development	
129	2.16, 2.19, 2.24, 2.25, 2.29, 2.30, 2.36

- Inclusionary development- The Borough seeks to apply thirty-two (32) credits for a family rental development known as the Carney site. The Carney site, Block 91, Lot 1, is a 13-acre property that was a Second Round affordable housing site that was removed from the amended Second Round plan and was the subject of objection and mediation. The Borough, at that time, entered into an agreement with the Carneys through the mediation process that the site would remain within the affordable housing site inventory with a development potential of up to twelve (12) units per acre for senior housing. This housing plan maintains the density allocated to the site, but seeks to amend the site for family rentals. It is presumed that a 20% set aside of affordable units would create thirty-two (32) affordable units. The site is located within Planning Area 2 and the density allowed exceeds the presumptive density of six (6) units per acre and the affordable housing set aside is compliant with the presumptive maximum affordable housing set aside of less than 25%, compliant with 5:97-6.4.

- Bonuses- According to the bonus cap regulations, a maximum of 112 (25% of growth share) could be applied towards bonus credits. The Borough will receive bonus credits for the provision of rental and supportive needs housing as well as a compliance bonus of forty-two (42). The Borough can receive 1:1.25 bonuses for supportive housing units, therefore for eighteen (18) ARC units; the Borough will receive four (4) bonus credits. Additionally, for rental units, the Borough can receive a maximum of seventy-five (75) bonus credits; however, sixty-six (66) of those would be applied to achieve the cap limit of 112 bonus credits.

2:1 Bonus in Excess of 25% Rental Obligation for Family Rental Units	
Rental Obligation	*124*
Senior Rental - *The Pines I*	61
Remaining Rental Obligation	*63*
Existing Family Rental	0
Carney Inclusionary Site - Family Rental	32
100% - Heather Glen Site - Family Rental	46
100% - Essex Road Site - Family Rental	60
Total Family Rental Credits	*138*
Max Family Rental Bonus	*75*
Rental Bonus Credits	***75***

1:1.25 Bonus for Supportive Housing	
ARC - Supportive Special Need Housing	18
Supportive Need Bonus	**4.50**

Bonus Cap - 25% of Total Obligation	
Total Growth Share Obligation	**450**
Bonus Cap	**112**
Compliance Bonus	***42***
Rental Bonus Credits	***66***
Supportive Need Bonus	***4***
Total Bonus	***121***

- Very Low Income Units - COAH regulations require 13% of the growth share obligation to be proposed in very low income units. According to these regulations, the Borough requires fifty-nine (59) very-low income units. The Borough proposes rental assistance from low to very-low income homes in the from of thirty (30) units at the Pines I &II, ten (10) units from Heather Glen/ PRC site, ten (10) units from the Essex Road (Lot 5) site and ten (10) units from the Carney site.

Very Low Income Units	
Rental Assistance from low to very low	**Units**
Pines I & Pines II	30
Heather Glen	10
Essex Road	10
Carney Site	10

- Development Fees – Tinton Falls currently has a development fee ordinance that has been in place since 1998 and the Borough has been collecting fees on the rate of one percent for residential and two percent for non-residential development. An affordable housing trust fund has been established and money from the collection of fees and developers agreements has been placed into the fund. See below for proposed changes to meet current COAH regulations.

- Affordable Housing Ordinance - There are currently several facets of the affordable housing ordinances that also need to be addressed:
  - The combination of and ensured continuity between all affordable housing sections of the ordinance;
  - Raising the development fees from one percent of equalized assessed value for residential and two percent of equalized assessed value for non-residential to one and one half percent of equalized assessed value for residential and two and one half percent of equalized assessed value for non-residential development;
  - The creation of payment in-lieu of construction of fractional affordable units per NJAC 5:97-6.4.

Credits/Reductions		
Senior For Sale		65
	Sycamore Manor	*29*
	*Rose Glen**	*36*
Senior Rental		145
	The Pines I	61
	The Pines II	84
Family for-sale credits		126
	Fox Chase	*15*
	Southe Point	*17*
	Spring Meadow	*16*
	Hovtown(promised)	*18*
	*Parkview TH**	*3*
	*M&S Shark River**	*1*
	*Meadows @ T.F.**	*2*
	Traditions	*54*
Compliance Bonus* (Growth Share Approvals)		42
	Subtotal	***378***

Proposed Units/Mechanisms	
100% Affordable – Heather Glen Site - Family Rental	60
100% Affordable – Essex Road Site - Family Rental	60
ARC of Monmouth - Supportive Housing/Rental	18
Rental Bonus	66
Supportive Need Bonus	4
Expiring Controls - Society Hill - Family For Sale	80
Expiring Controls – Spring Meadows - Family For Sale	16
Expiring Controls – South Point - Family For Sale	7
100% Affordable-Habitat for Humanity- Family For Sale	11
Carney Site - Family Rental	32
Total Credits	**732**
Growth Share Obligation	**450**
Remaining Obligation	**-282**
Excess Credits	**282**

The above-mentioned mechanisms and techniques would result in a total of 732 credits, leaving 282 excess credits from the Borough's Growth Share obligation of 450 units. The Borough has provided mechanisms in excess of the projected Growth Share requirement solely for the purposes of ensuring that if any one mechanism should no longer be viable or not produce the number of units projected, the Borough is demonstrating conclusively that it can meet its Growth Share obligation throughout the Third Round Housing Period. The Borough has no intention of creating excess affordable housing units throughout the Housing period. The Phasing Plan clearly demonstrates that the various programs will only be implemented as the need arises through the COAH monitoring process.

Fort Monmouth

COAH is currently reviewing a Memorandum of Agreement with the Fort Monmouth Economic Revitalization Planning Authority (FMERPA) regarding coordination of the two agencies on various issues. The MOA and various communications from COAH and FMERPA indicate that FMERPA will be responsible for the planning and implementation of any affordable housing obligation generated by the Fort Monmouth Redevelopment Plan. COAH recognizes FMERPA as a unique regional planning authority and therefore this plan does not include accommodating any additional affordable housing obligations generated through the Fort Monmouth redevelopment process within the remainder of the Borough.

Implementation Timetable

The Borough proposes the implementation to take place over five (5) phases, as given below:

Phasing: Prior Round Obligation	Housing Periods
Phase 1	2008-2010
Phase 2	2010-2012
Phase 3	2012-2014
Phase 4	2014-2016
Phase 5	2016-2018

As discussed in the previous sections, the growth share obligation for the Borough of Tinton Falls is 450 units. A total of 732 credits are being proposed in the form of various mechanisms to fulfill this obligation, accounting for an excess of 282 credits. The existing credits and compliance bonus credits that are being applied towards the growth share obligation total 378, leaving a remainder of seventy-two (72) credits to be fulfilled in order to achieve the complete required growth share obligation. The Borough is in the position of having achieved over 80% of the total growth share requirement through existing and approved projects throughout the Borough.

As per the existing circumstance of having achieved over 80% of the total requirement, the following phases are being proposed. The additional mechanisms proposed in each phase may or may not be constructed depending on the actual obligation as determined by the COAH monitoring process.

Phase 1- December 31, 2008- December 31, 2010

- The Borough will seek to apply existing credits during this period

Phase 2- December 31, 2010- December 31, 2012

- The Borough will seek to apply existing credits during this period
- Extension of Expiring Controls

Phase 3- December 31, 2012- December 31, 2014

- The Borough will seek to apply existing credits during this period
- Extension of Expiring Controls
- Supportive Housing/Rental Development- ARC of Monmouth

Phase 4- December 31, 2014- December 31, 2016

- Extension of Expiring Controls
- Inclusionary Development- Carney Site.

Phase 5- December 31, 2016- December 31, 2018

- Extension of Expiring Controls
- 100% affordable Heather Glen site
-

Additional Projects to be considered throughout the Housing Period

- If required, the 100% affordable municipal site on Essex Road will be constructed in Phase 5 as an alternative to the Heather Glen or Carney Site.
- If required, the 100 % affordable Habitat for Humanity project will be constructed in Phase 5 as an alternative to the Heather Glen or Carney Site.

Workbook A: Growth Share Determination Using Published Data

(Using Appendix F(2), *Allocating Growth To Municipalities)*

COAH Growth Projections
Must be used in all submissions

Municipality Name: **Borough of Tinton Falls**

Enter the COAH generated growth projections from 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 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. Use these figures in the Application for Substantive Certification.

		Residential	Non-Residential
1	**Enter Growth Projections From Appendix F(2) ***	665	5,772
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	33	
	Supportive/Special Needs Housing	0	
	Accessory Apartments	0	
	Municipally Sponsored or 100% Affordable	0	
	Assisted Living	0	
	Other	0	
	Market Units in Prior Round Inclusionary development built post 1/1/04	187	
3	**Subtract the following Non-Residential Exclusions (5:97-2.4(b)**		
	Affordable units	0	
	Associated Jobs		0
4	**Net Growth Projection**	445	5,772
5	**Projected Growth Share** (Conversion to Affordable Units Dividing Households by 5 and Jobs by 16)	**88.98** **Affordable Units**	**360.75** **Affordable Units**

6 **Total Projected Growth Share Obligation** **450** **Affordable Units**

* 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 Tinton Falls

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	
Assisted Living	
Other	
Total	**0**

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
Avalon Bay	y	249	216	33	187
		0			0
		0			0
		0			0
		0			0
Total		**249**	**216**	**33**	**187**

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

Return To Workbook A Summary