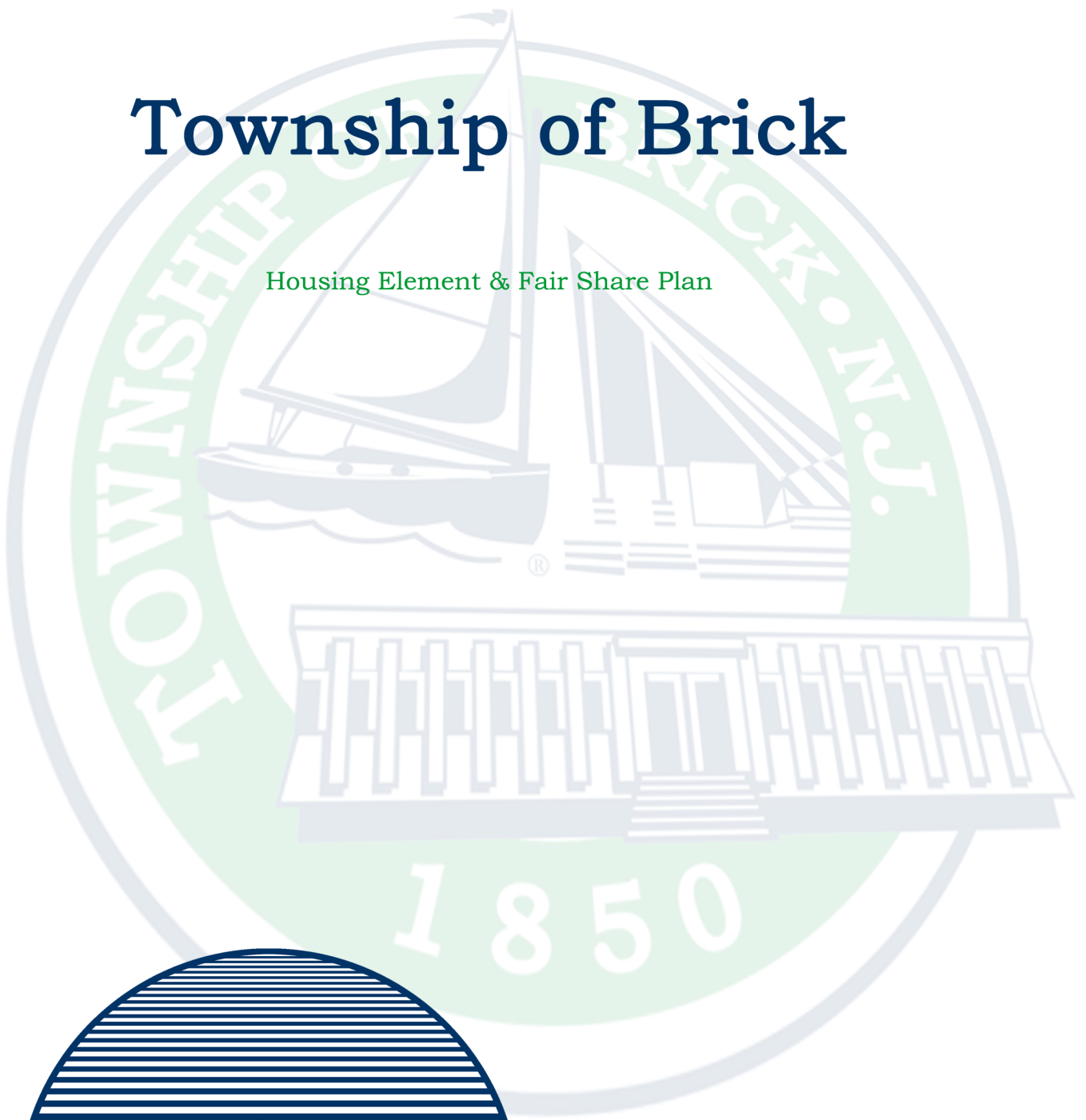


Township of Brick

Housing Element & Fair Share Plan



Township of Brick
Division of Land Use and Planning
401 Chambers Bridge Road
Brick, NJ 08723



Table of Contents

Introduction	1
Housing	2
<i>Fig. 1 - Total Housing Units 1980 – 2000</i>	2
<i>Fig. 2 - Average Household Size</i>	3
Households	3
<i>Fig. 3 - Household size groups</i>	4
Projection of Housing Stock	4
Demographics	4
<i>Fig. 4 - 50 year Population Growth</i>	4
<i>Fig. 5 - Population Growth</i>	5
<i>Fig. 6 - Comparative Population Growth</i>	5
<i>Fig. 7 – Percent Population Growth</i>	5
<i>Fig. 8 - Comparative Population Growth</i>	6
<i>Fig. 9 - Comparative Percent Population Growth</i>	6
Density	6
Age	6
<i>Fig. 10 – Median Age</i>	6
<i>Fig. 11 – Senior Citizen Population</i>	7
<i>Fig 12 - Change in Population</i>	7
Population Projection	8
Population and Employment Projections	8
Employment Characteristics	8
Race	8
Available Land for Development	8
Residential Building Permits	9
<i>Fig. 13 - Residential Building Permits</i>	9
Income	9
<i>Fig 14 – Median Family Income</i>	9
Poverty	10
Conclusion	10
Profile of General Demographic Characteristics for 2000	10
Fair Share Compliance Program	12
Growth Share Calculation – 2005	13
Fair Share Plan Summary	13
Municipal Growth Share Obligation	14
Residential	16
<i>Table R-1 MPO Residential Growth Projection</i>	14
<i>Table R- 2 Historic Trend of Certificates of Occupancy and Demolition Permits</i>	14
<i>Table R-3 Anticipated Developments & Number of Residential Units by the Year that COs are Anticipated to be Issued</i>	14
<i>Table R-4 Projected Certificates of Occupancy and Demolition Permits</i>	14
<i>Table R-5 Total Net Residential Growth (Sum of Actual and Projected Growth)</i>	15
<i>Table R-6 Affordable Housing Unit Growth Projections</i>	15
Commercial	15
<i>Table NR-1 MPO Non-Residential Growth Projection</i>	15
<i>Table NR-2 Ten-year Historic Trend of Certificates of Occupancy and Demolition Permits of Commercial Development by Square Feet .</i>	15
<i>Table NR-3 Use Group Actual Developments 2004</i>	16
<i>Table NR-4 Developments & Anticipated Developments by year that COs are Anticipated to be Issued – Full Build-Out & Know Development Approvals</i>	17

<i>Table NR-5</i>	
<i>Total Net Projected Employment Growth,</i>	
<i>Total Net Non-Residential (Employment) Growth (Sum of Actual and Projected Growth) &</i>	
<i>Affordable Housing Unit Obligation Generated by Non-Residential Development</i>	18
<i>Table T-1 Total Projected Affordable Housing Obligation Generated by Residential and Non-Residential</i>	18
<i>Development 2004-2014</i>	
COAH Third Round Petition Requirements	18
Growth Share Methodology	18
Fair Share Compliance Details	19
Expanded Crediting Opportunities (N.J.A.C. 5:94-4.15)	21
Zoning	22
Analysis	23
Justification	23
Conclusion	23

HOUSING ELEMENT & FAIR SHARE PLAN

Introduction

Under the Municipal Land Use Law(C. 52:27D-310), A municipality’s housing element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low and moderate income housing.

Brick Township has historically provided a variety of housing types and opportunities. While many communities enacted zoning regulations designed to exclude housing which might be affordable to low and moderate income households, Brick has always been open to housing for these families.

Brick Township, in fact, embodies the antithesis of what the Mount Laurel doctrine is all about. In Mount Laurel II, the Supreme Court Stated:

“But if the sound planning of an area allows the rich and middle class to live there, it must also realistically and practically allow the poor. And if the area will accommodate factories, it must also find space for the workers.”

Brick Township never adopted exclusionary zoning or regulatory practices and its housing continues to be affordable to most of those in the housing market. The Township’s zoning allows for very small lots of 5,000 to 7,500 square feet for single family homes. It also provides for a variety of affordable housing types such as apartments, manufactured housing, town houses, condominiums and retirement communities. In addition to its “inclusionary” zoning practices, the Township actively took steps to improve housing conditions and to provide affordable units for its needy residents. For senior citizens, the Township has built low and moderate income public housing. For the handicapped, it has increased housing opportunities through rehabilitation of public housing & new construction. For low and moderate income families, it has reduced substandard conditions in housing units through an assisted housing rehabilitation program. For others, it has zoned land for the development of housing, affordable at market rates and now occupied by low and moderate income families.

The ability of Brick Township to absorb new housing development is limited by the diminishing amount of vacant developable land within its borders. Most of the remaining vacant parcels are generally small and scattered, limiting their potential for intensive development.

The amount of vacant developable land in Brick Township decreased significantly as a result of Federal and State freshwater wetlands, coastal zone and surface water environmental regulations. These laws include the New Jersey Coastal Wetlands Act of 1970, the Coastal Area Facility Review Act of 1973, the Waterfront Development Act and the Freshwater Wetlands Act of 1987, the Federal Emergency Management Agency floodplain regulations and the New Jersey Surface Water Quality Standards, C-1 designation for the Metedeconk River. Updates of these and other State and Federal regulations further restrict development in environmentally sensitive areas such as floodplains, wetlands, and habitat areas of threatened and endangered wildlife species. The majority of large vacant tracts of land remaining in the Township are considered mostly un-developable since the enactment of these regulations.

The amount of available land has been reduced further by the expansion of the Edwin B. Forsythe National Wildlife Refuge. This conservation area extends along portions of the Barnegat Bay in Ocean County. Large tracts of coastal land in Brick, known as the Reedy Creek Additions were designated in 1990 for inclusion in the Forsythe Refuge. Approximately 2,400 acres of land in the southeastern portion of the Township are being acquired in accordance with an approved Federal acquisition program. To date, over close to 3,000 acres have been acquired through Federal, State, County, Municipal and Non-profit acquisition programs. Green Acres Funding for the acquisition of open space in Brick Township has been approved in accordance with the Township’s Master Plan and Recreation and Open Space Plan. In the northern half of the Township the one hundred seventy-five (175) acre SawMill Pond tract has been acquired.

In addition, the Township has acquired a twenty-five (25) acre tract know as Dealaman/Havens Farm in the Herberstville neighborhood. A two hundred seventy-five (275) acre parcel known as the Airport Tract, and a seventeen (17) acre site known as the Drum Point Road conservation area have been acquired in the southern portion of the Township, along with several acquisitions of sites less than ten (10) acres.

In a continuing effort to promote its affordable housing goals, the Township developed a Housing and Fair Share Plan submitted to the Council on Affordable Housing in January 1987. Since that time, an Appellate Court has ruled that a municipality should be credited for its efforts to house the poor. Pursuant to that decision, Brick Township

worked with the Council on Affordable Housing to develop standards to credit municipalities for its past efforts to provide for the development of affordable housing. These standards came to be known as credits without controls. The Township's examination of its post-1980 housing stock based upon this new credit standard confirmed that Brick Township has always been a community which provided housing opportunities to persons of all incomes. With these new credits, the Township developed a compliance plan to meet its constitutional obligation. Therefore, while COAH regulations require that all credits be subtracted from the pre-credit number of 1,035, the Township has already satisfied most of its obligation, and was credited with providing 697 units through new construction and rehabilitation after April 1, 1980, leaving 338 additional units to be provided through the Housing Plan for the Township's initial (1987-1993) calculated obligation.

Since the 1993 COAH certification, the Township has been moving forward with the implementation of its Fair Share Plan and has provided affordable housing units in accordance with that plan as described subsequently in this document.

The initial phase of the COAH mandate, which covered the time periods from 1987-1993 required the Township to provide 1,035 affordable housing units. The second phase covering the time period 1993-1999 requires the provision of 1,022 units by 2006 based on the COAH methodology. It should be noted that the Township Second Phase COAH obligation does not constitute a requirement to provide an additional 1,022 affordable units within the Township but rather constitutes a revision of the Township's initial obligation. The Affordable Housing credits received toward the reduction of the Township's First Phase obligation will be reapplied toward the Second Phase obligation, in addition to credits received for Affordable Housing units produced by the Township prior to February, 1999. The Township of Brick received second round substantive certification from COAH on August 4, 1999.

The Township submitted an amendment to the second round substantive certification on May 9, 2002 and has continued to provide for its affordable housing obligation by providing a total of 1,075 credits, a surplus of fifty-three (53) units over the 1,022 second round obligation.

The Township proposes to satisfy its obligation for the Third Round by other than the methodology provided through the COAH regulations. Through the Third Round, COAH has proposed an obligation of 601 units for the Township, where the Township is contesting the methodology utilized to calculate this obligation. The Township has conducted a build-out analysis with detailed information regarding actual land left for development and the yield of new housing and commercial development based on zoning. As a result of this exercise and the implementation of the Growth Share methodology, the Township of Brick has proposed a Growth Share obligation of 169 units. A detailed summary of the Fair Share Plan utilizing the Growth Share obligation is contained later in this report.

**Total Housing Units
1980 - 2000**

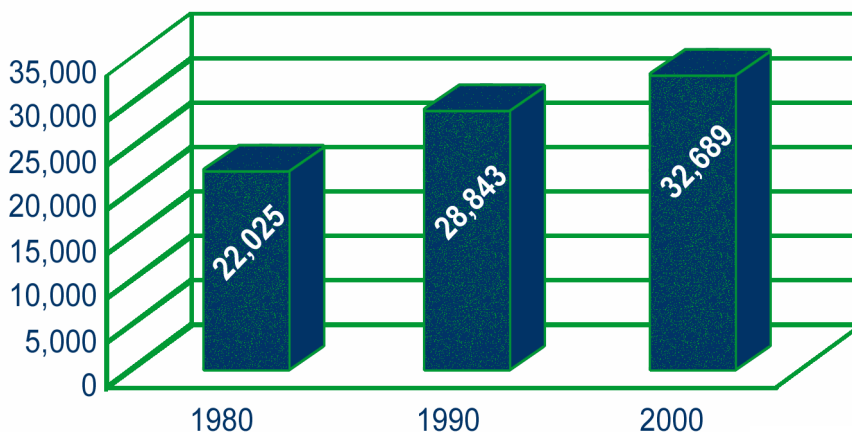


Fig. 1

Housing

The majority of the Township's housing stock consists of single-family residential units accounting for approximately 32,689 residential properties according to the 2000 Census.

This is an increase of 3,846 housing units between 1990 and 2000, an 11.7% increase in housing stock as shown in Fig. 1. The Township of Brick was ranked third in New Jersey for the biggest rise in owner occupied homes, representing more than 75% of the total housing units in the Township. The Township of Brick also ranked in the top ten municipalities in New Jersey for the biggest drop in vacant housing units, a decrease of 700 vacant units,

which are now occupied. This statistic may have occurred due to the fact that many of the municipalities' vacation summer homes have been converted to year-round residences.

Households

In 1990, there were 25,023 households, an increase of 6,155 from 1980. In 2000, the number of households was 29,511. This was an increase of 4,488 households. The average household size and percent change is shown in Fig. 2.

Township of Brick Average Household Size		
1980	1990	2000
2.84	2.65	2.56
6.6% Change 1980-1990		3.3% Change 1990-2000

Fig. 2

Household size continued to decrease, however, at a slower rate than between 1980 and 1990. The decrease in average household size between 1990 and 2000 was 3.3 %, half of the rate of decrease between 1980 and 1990 of 6.6%. This may be attributed to the fact that much of the senior housing, in the Township of Brick was built between the years of 1980 and 2000.

The types of families and other households residing within the Township are diverse with no one type dominating. Several important types were found in large numbers in 2000. Single persons accounted for 8,643 households while, married couples without children accounted for another 9,051 households. Most large families fell into two categories. The first, nuclear families (couples with children), formed 7,705 households. The second, single parent families made up another 2,210 households.

The largest number of households contained only two persons. This group was almost twice as large as any other household size with the exception of single person households. Single person households increased from 5,298 in 1990 to 7,367 in 2000.

Household size groups were distributed as follows:

	TOTAL HOUSEHOLDS	PERCENT
Single Person Household	7,367	25.0
Two Person Household	9,821	33.3
Three Person Household	4,948	16.8
Four Person Household	4,541	15.4
Five Person Household	1,996	6.8
Six or More Person Household	838	2.9

Fig. 3

Older households make up a large part of Brick’s population. Older households, households headed by persons aged 65 or more made up 8,161 or 27.6 percent of the total in 2000. Single older persons headed 3,848 households, while older married couples formed 4,313 households.

Few gender or race differences exist within the Township. A total of 3,021 female headed households were identified in the 2000 Census. Only 1,737 minority headed households were counted, the largest group being Hispanic with 824.

Household incomes within Brick were typical for the Monmouth-Ocean County Housing Region. It is estimated that the 7,291 low income households residing in the Township in 1990 made up 29 percent of the total households. The estimated 3,772 moderate income households, made up 15.1 percent of the total.

There are a total of 14 apartment properties in the Township. The median age of residential structures within the Township is 35 years with an average “built” date of 1970. The condition of the majority of the housing stock within the Township is in reasonably good condition. According to the 2000 Census, owner-occupied units greatly outnumbered rental units when owner occupied units accounted for 83.4% of the total housing stock. Rental units in the Township accounted for approximately 16.6 % of all residential units.

According to the 2002 Amendment to the Housing Element and Fair Share Plan, the Township has a total of 987 affordable units. The Growth Share Plan, proposed within this document will propose a total of 169 more affordable units to bring the Township’s Fair Share obligation number through the year 2015 to 1,156 units of affordable housing.

As a part of the Third Round Growth Share, the municipality is required to rehabilitate approximately 8 more units under its rehabilitation program. However, the Township plans to rehabilitate in excess of these 8 required units to continue the policy of providing acceptable housing opportunities for its residents. Details of the Rehabilitation program are provided in the Fair Share Plan.

Projection of Housing Stock

A projection of the municipality’s housing stock, including the probable future construction of low and moderate income housing, for the next six years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands is provided herein;

The Township’s current housing stock consists primarily of residential single family and multi-family residential structures in good condition. The construction of low and moderate income housing over the next nine years, through 2014 will be closely planned and monitored under the Housing Element and Fair Share Plan. In 2005, two new ordinances were passed and enacted to address our affordable housing obligation. The first was a Development Fee Ordinance passed to provide for all new developments within the township, including commercial and residential homes and improvements to be assessed an ‘affordable housing fee.’ This fee is collected to be utilized to provide for affordability assistance, new affordable unit construction and administration of the affordable housing program. In addition, a second ordinance was passed that required the Planning Board and Zoning Board of Adjustment to include in any development approval, either a fee in lieu of development, or development of affordable units as a result of any subdivision or site plan approval. As a result of these new ordinances, all developments within the Township are now considered to be “inclusionary.” The ordinances and the Council on Affordable Housing Round Three rules will enact controls on all new construction projects to ensure that affordable units are built or provided for through alternate means such as funding to meet the municipalities Growth Share. For every eight (8) new residential units approved, one (1) new unit will be provided for under the affordable housing criteria. Due to the built-out nature of the municipality, approximately 169 units of affordable housing are anticipated to be needed to meet the Third Round criteria. This Growth Share number was calculated based upon a build out analysis of the municipality. This data set created through manipulation of the GIS parcel layer coverage, tax assessor data and inspection of all tax maps for the Township calculates the amount of vacant land in the Township at 340 acres. The 340 acres excludes our environmentally sensitive properties that are tidally influenced or subjected to wetland preservation and buffers. The total developable land of 340 acres does not take into consideration 20% of land area for development of roads and infrastructure, lot layout and land irregularities. This 20% was subtracted out to determine build-able area per each zone within the Township along with permitted building coverage to arrive at the numbers included in the Growth Share calculations identified in the Fair Share Compliance Program.

Demographics

An analysis of the municipality’s demographic characteristics, including but not necessarily limited to housing size, income level and age is provided herein;

Population growth in the Township of Brick over the past fifty years was strongly influenced by the effects of sub-urbanization and the impact of the proximity of the Garden State Parkway. Since 1950, the population of the Township of Brick has grown exponentially from 4,319 in 1950 to 76,119 in 2000. Fig. 4 shows the fifty-year population growth for the Township.

Township of Brick 50 year Population Growth			
Year	Population	Number Change	% Change
1950	4,319		
1960	16,299	11,980	73.5
1970	35,057	18,758	53.5
1980	53,629	18,572	34.6
1990	66,473	12,844	19.3
2000	76,119	9,646	12.6
2004 Estimate	78,474	2,355	3.00

Fig. 4

The percent of population growth has been declining over the past few decades. Total population growth between 1990 and 2000, according to the 2000 U.S. Census was approximately, 9,646 people, 12.67 %.

Fig. 5 shows that, the population for the Township of Brick has climbed upward since 1950. The largest population increase occurred during the decades of the 1960's and 1970's in terms of total number of persons. The growth trend has slowed due to the diminishing supply of available land for development. The growth in population is leveling off and as demonstrated by the 2004 Census Estimate, if growth continues at the current pace, it will not even reach one half of the previous decade's rate of growth at 12 percent.

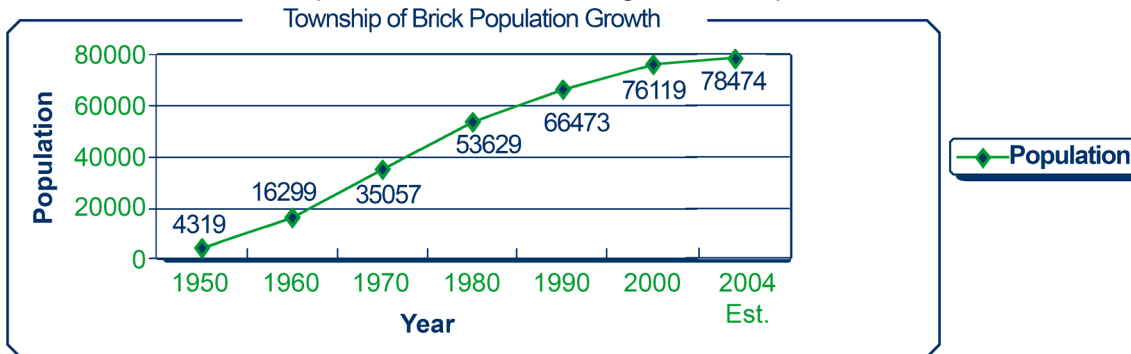


Fig.5

The Township of Brick is the second most populous municipality in Ocean County, following Dover Township. The 2000 Census reported a total population of 76,119 in the Township of Brick. Dover Township's population was reported to be 89,706 and Lakewood Township's population was 60,352. Fig. 6 shows comparative population growth for the Township of Brick, Ocean County and the State of New Jersey.

Comparative Population Growth						
	1950	1960	1970	1980	1990	2000
Brick	4319	16299	35057	53629	66473	76119
Ocean County	56586	108192	208270	346038	433203	474933
New Jersey	4835329	6066782	7171112	7364823	7730188	8414350

Fig.6

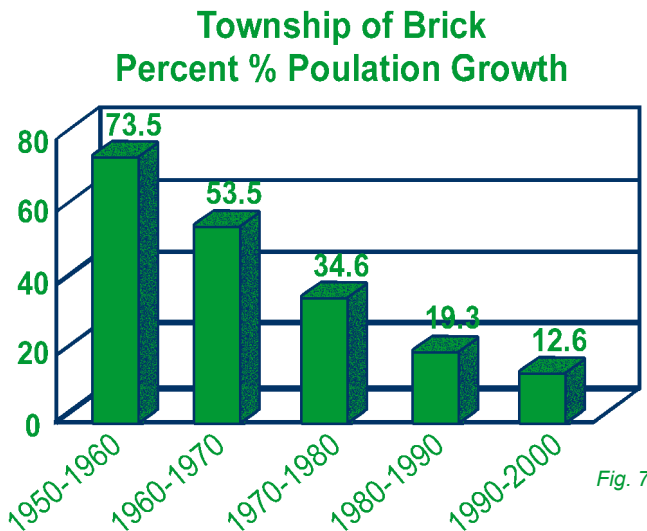


Fig. 7

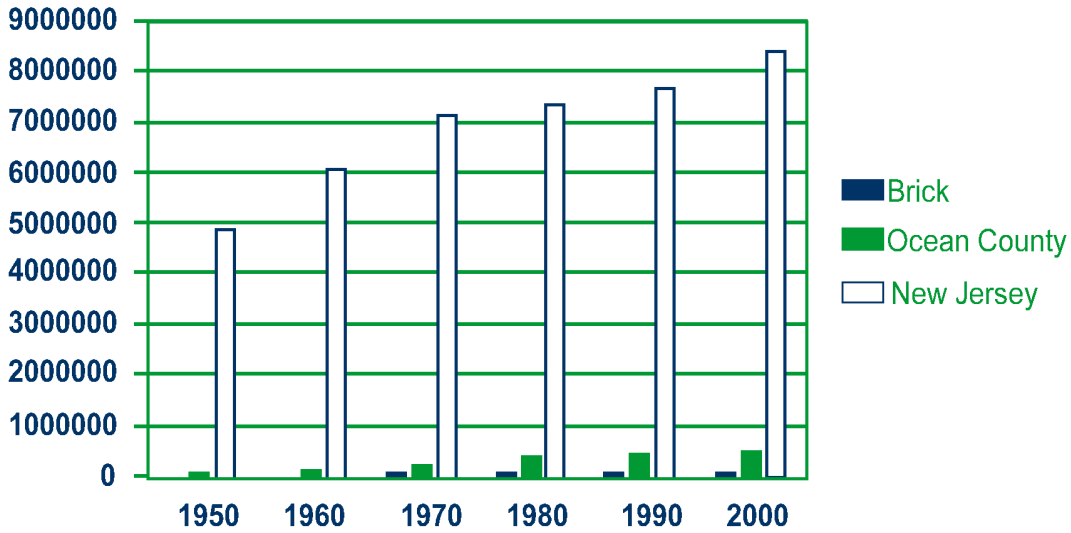
The percent population growth for the Township of Brick for the years 1970 through 2000 is shown in Fig. 7. The percent population growth has been declining since the 1950's. The large percent growth occurred in post World War II 1950's and 1960's when families were moving out of the cities into suburbanized communities.

The population growth in the Township of Brick between 1960 and 1980 saw the most significant increase. This 20-year span saw an increase of 37,510 persons.

This growth occurred as the Garden State Parkway (GSP) made daily travel to points north more convenient for the working class. The GSP allowed people to work in the northern cities while living in the developing suburban, seashore community. In response, major suburban, residential developments

were constructed to provide ample housing.

Comparative Population Growth



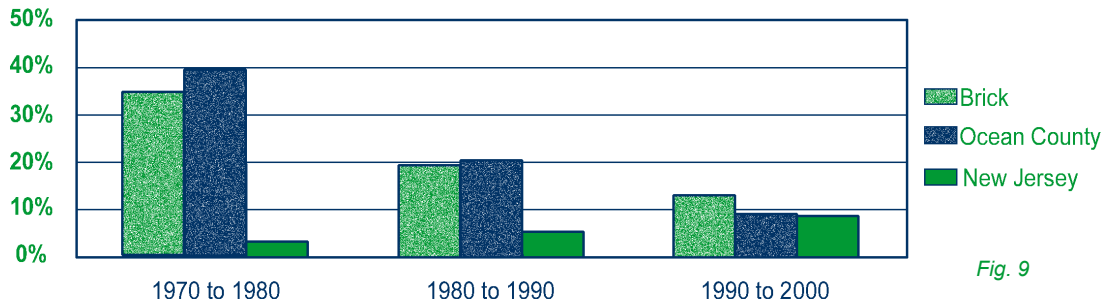
The comparative population growth for the Township of Brick, Ocean County and the State of New Jersey for the years 1950 through 2000 are shown in Fig. 8 and the Comparative Percent of Population Growth is shown in Fig. 9.

Fig. 8

Comparative Percent Population Growth

Density

The number of persons per square mile is the measure of population density. In 1990, the population density of the Township of Brick was 2,529



persons per square mile. Population density increased to 2,896 persons per square mile according to the U.S. Census 2000. The Township of Brick is ranked the 12th most densely populated municipality in Ocean County.

Fig. 9

Age

The age distribution of the population of the Township of Brick, Ocean County and the State of New Jersey is shown in Fig. 10. The residents of the Township are generally younger than the population of the County and generally older than the population of the State of New Jersey based on the comparison of median age.

Median Age

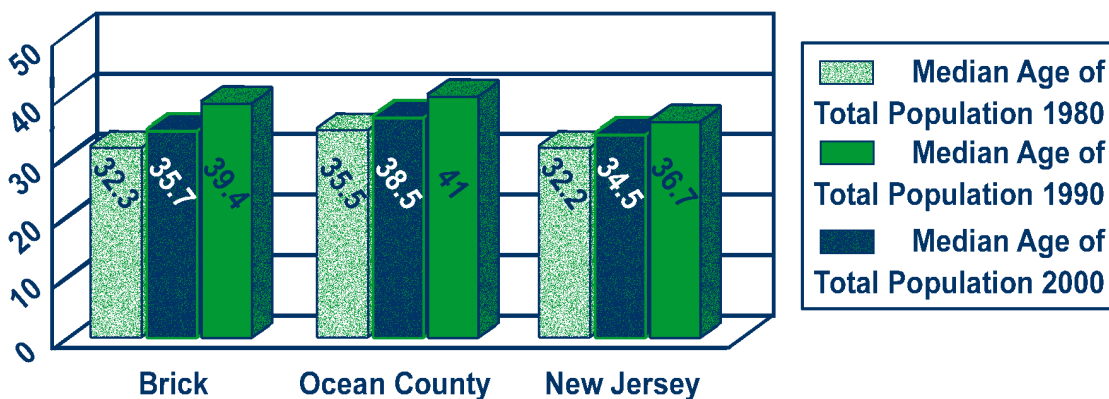


Fig. 10

The population of the Township of Brick has been aging as shown in Fig. 9. A closer look at the growing senior citizen population, shown in Fig. 11, demonstrates the upward trend of the 62+ age group over the past twenty years. This increase is most probably due to the new senior citizen developments, the increased life expectancy and the overall aging population.

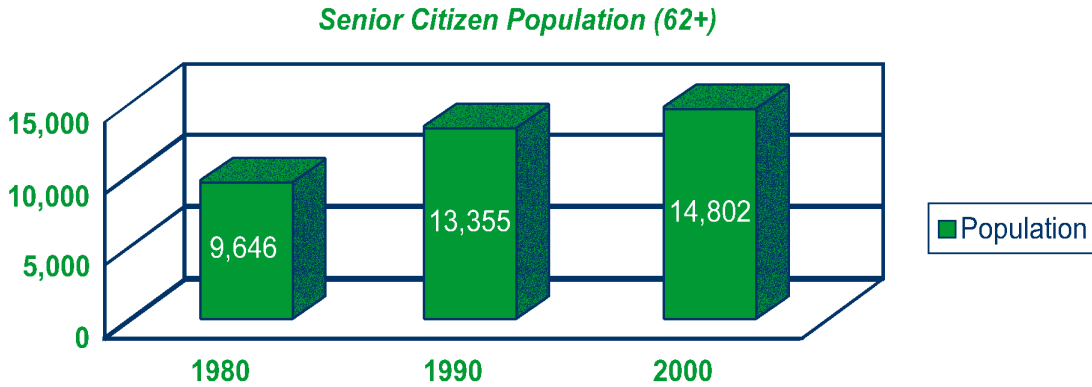


Fig. 11

As shown in Fig. 12, the increase in population occurred in nearly all age group categories except the under 5, 20-24, 25-34 and 65-74 age groups. These age groups experienced minor reductions in population, where the remaining age groups experienced significant increases. The largest numerical population growth occurred in the 45-54, “baby boomer” age group. This group saw an increase of 3,912 persons with a percent change of 37.04%. The largest percent increase occurred in the 85+ age group. This age group almost doubled with an increase of 821 individuals and a 49.13% increase.

Township of Brick Change in Population 1990 – 2000				
Subject	1990 Population	2000 Population	Change(number)	Change (percent)
Under 5	4,734	4,721	-13	-0.27
5-9	4,315	5,331	+1,016	+19.0
10-14	4,214	5,249	+1,035	+19.7
15-19	4,065	4,336	+271	+6.25
20-24	3,813	3,359	-454	-11.9
25-34	11,369	9,372	-1,997	-17.56
35-44	10,092	13,078	+2,986	+22.83
45-54	6,738	10,650	+3,912	+37.04
55-59	2,733	3,920	+1,187	+30.28
60-64	2,905	3,140	+235	+7.48
65-74	6,676	6,242	-434	-6.5
75-84	3,969	5,050	+1,081	+21.4
85+	850	1,671	+821	+49.13

Fig. 12

The 2000 Census Data indicates that the population cohort, under the age of 5, has shown a decrease in growth from that indicated in the 1990 Census Data and a substantial decrease in the same cohort’s growth rate from 1980 to 1990. In 1980, the population cohort under 5 years of age totaled 3,901. In 1990, the under 5 cohort increased to 4,734. A significant shift in the growth trend occurred from 1990 to 2000, as the under 5 age cohort actually decreased from 4,734 to 4,721.

What makes the above numbers significant is that the Baby-Boom generation (generally considered to be those individuals born from 1946 to 1964) was at ages 26 to 44 in 1990. That age span would place the Baby-Boomers at primary child bearing age. Even though the Baby-Boom Generation was at primary child bearing age during the decade of the 90’s, Brick’s population under age 5 decreased in number from the prior decade.

Also curtailing additional growth in the Township is the fact that the Baby-Bust Generation (a period of a low number of births following the Baby-Boom generally considered to include those individuals born between 1965 and 1979) will be at primary child bearing age from 2000 to 2015. A lower number of couples at child bearing age equal lower birth rates. Of course, the development in the 1990's has also left the Township with even less developable land.

The rate of population growth within the Township of Brick has been decreasing significantly due to the lack of developable land and increasing environmental regulations affecting the density of new developments. Therefore, the projected population growth between 2000 and 2015 should reflect a similar, if not more significant, decline in growth due to the lack of available land for development and factors associated with the Baby Boom/ Bust age groups.

Population Projection

Population projections were prepared by the NJ Department of Labor, Division of Labor Market and Demographic Research and took into account the 1990 Census and estimates as of 1998. The population of each county was projected out to 2015. The population projections for New Jersey and Ocean County are shown in the table below.

Population and Employment Projections

Based on the above information, the Township of Brick strongly disagrees with the population projection numbers that are provided from 2000 through 2015 by the US Census, NJTPA Draft Forecast (9/15/04). The rate of population growth within the Township of Brick has been decreasing significantly due to the lack of developable land and increasing environmental regulations affecting the density of new developments. Therefore, the projected population growth between 2000 and 2015 should reflect a similar, if not more significant, decline in growth due to the lack of available land for development and factors associated with the Baby Boom/ Bust age groups.

Also, building permits issued in 2003 for new residential and commercial developments reflect the decline in available land for development. In 2003, approximately 17 acres was approved for residential development by the Planning Board. The 17 acres includes major and minor subdivisions, some of which involved two lot subdivisions where homes were already located on one lot. In some cases, the application only included adjustments to lot lines with no new structures planned for development. The net number of new homes constructed in Brick Township in 2003 was only 80.

Employment Characteristics

An analysis of the existing and probable future employment characteristics of the municipality is provided herein;

The amount of commercial land available for development is also severely limited due to the fact that most of the commercially zoned property has already been developed, redeveloped or approved for development. In addition, our industrial park is nearing build out and is relatively small, totaling less than twenty acres. The major employers within the Township include the Ocean Medical Center, Board of Education, and the Township itself. These three entities do not have any plans for further expansion and will not be significantly adding to their work force as it presently exists. Therefore, the future employment characteristics for the municipality consist of the majority of the employers to be a variety of commercial and retail businesses with the associated educational, medical and public sector providing for the balance of jobs available within the Township.

Race

The 2000 Census data indicates that almost 99% of Brick's population is White, while the other 1% is occupied by Black/African American, Hispanic/Latino, Asian, Pacific Islander, or a combination of two or more of these races. The population of the Township of Brick is less racially mixed than that of Ocean County, where the data indicates that almost 96% of the total population of the County is White and the remaining 4% is comprised of Black/African American, Hispanic/Latino, Asian, Pacific Islander or a combination of two or more of these races.

Available Land for Development

The Township of Brick has concerns regarding the amount of developable land assumed in "Measuring Urban Growth in New Jersey: A report on recent land development patterns utilizing the 1986 – 1995 NJDEP land use/land cover data set," by Hasse & Lathrop CRSSA, Rutgers University, 2001. This report approximated 2,509 acres of developable land as of 1995 in the Township of Brick. Our concern relative to the report is that it is our understanding that under the new COAH rules, the employment and population projections have been utilized to determine the Township's 3rd round COAH obligation.

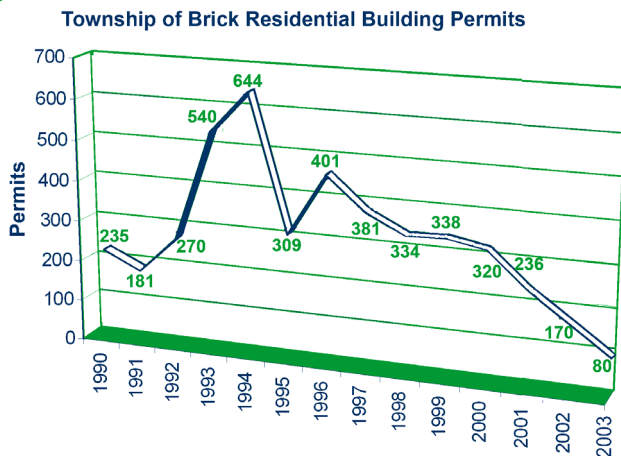
However, regarding population and development projections, the Township of Brick, Office of Land Use and the Brick Township Municipal Utility Authority have been utilizing a much more reliable and up-to-date geographic information system data set based on vacant and underdeveloped parcels in the Township. This parcel data is based on tax maps and filed sub-division maps and is continually updated by Township and BTMUA staff. This data serves as the basis for all planning and land use analysis as well as open space preservation.

In 2000, the Township prepared an inventory of all property of one-acre or more that remained undeveloped or underutilized to determine a priority system for open space preservation and park development. The data set created through manipulation of the parcel layer coverage calculates the amount of vacant land in the Township at just below 400 acres. The 400 acres includes our environmentally sensitive properties that are tidally influenced or subjected to wetland preservation and buffers. When subtracting the environmentally sensitive areas from the total acreage of vacant land, the net developable area is substantially less than 400 acres. Therefore, the Township of Brick does not accept the data prepared in the Rutgers report as being the most up-to-date reliable data and we have not utilized this data in the preparation of our population and employment projections for the Township. Furthermore, in 2005, the Township updated this build-out analysis to identify all properties within the Township available for development, regardless of size and identified 340 acres available for development.

Residential Building Permits

A good indicator of a municipalities' growth is the number of building permits issued annually. According to the Ocean County Planning Department, between the years 1990-2000, 4,000 new construction - building permits were issued in the Township of Brick as shown in Fig. 13.

Fig. 13



Building permits issued in 2003 for new residential and commercial developments reflect the decline in available land for development. In 2003, approximately 17 acres was approved for residential development by the Planning Board. The 17 acres includes major and minor subdivisions, some of which involved two lot subdivisions where homes were already located on one lot. In some cases, the application only included adjustments to lot lines with no new structures planned for development. The net number of new homes constructed in Brick Township in 2003 was only 80. In 2004, 155 housing units were certified, and a total of 71 demolition permits were issued for residential units, with a net new development of 84 units. This

demonstrates that the building occurring in the Township is primarily in-fill or the replacement of older, smaller homes with new more modern housing for single families.

Due to the lack of available land for development and the declining baby boom population, building permits are expected to continue to decline.

Income

At present, the 2000 Census money income data ranks the Township of Brick at 353rd for the State of New Jersey. The Township of Brick exceeds Ocean County's Per Capita Income average by more than \$1,000. The Township of Brick continues to have higher than average income levels than Ocean County, but slightly lower than the New Jersey average as shown in Fig. 14.

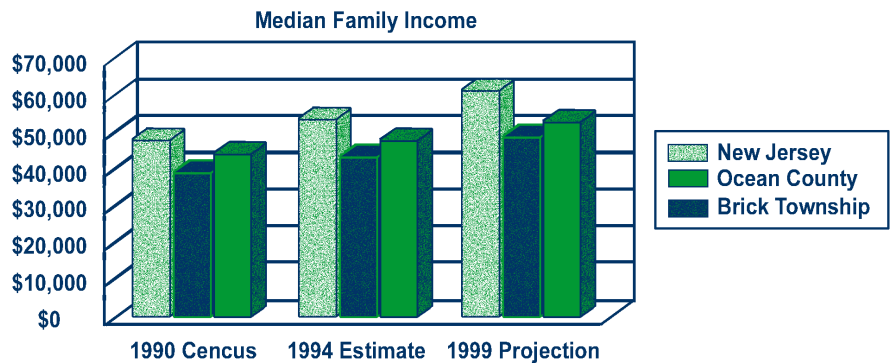


Fig. 14

Poverty

Ocean County’s poverty levels were determined for 502,712 persons and reported in the 2000 census that 7.0 percent of those individuals, or 34,945 persons were below the poverty level. In the Township of Brick, the percentage of persons below the poverty level are significantly less than the County average. Only 4.5 % or 3,411 persons out of 75,440 persons were determined to be below the poverty level.

Conclusion

In 2005, the Township prepared an inventory of all available developable property for the Growth Share Calculation. The data set created through manipulation of the parcel layer coverage calculates the amount of vacant land in the Township at 340 acres. Considering that the total acreage of the Township is 16,768, this only leaves 2.3% of the land area of the township available for development, or 97.7% built-out.

Most of the only remaining parcels of undeveloped land are severely constrained by environmental sensitivity, making development, at large scales, difficult at best. The current policy of the administration to purchase undeveloped parcels of land for conservation and development controls will have a significant impact on the future population growth. It is expected that the growth trend over the next ten years will be more like that of more developed urban areas, where in-fill developments, re-development of already built areas, in-migration of a more diverse ethnic population and the cyclic pattern of birth and death of persons will be the main thrust of the population make-up.

Township of Brick Profile of General Demographic Characteristics for 2000		
Subject	Number	Percent
Total Population	76,119	100.0
SEX AND AGE		
Male	36,155	47.5
Female	39,964	52.5
Under 5 years	4,721	6.2
5-9 years	5,331	7.0
10-14 years	5,249	6.9
15-19 years	4,336	5.7
20-24 years	3,359	4.4
25-34 years	9,372	12.3
35-44 years	13,078	17.2
45-54 years	10,650	14.0
55-59 years	3,920	5.1
60-64 years	3,140	4.1
65-74 years	6,242	8.2
75-84 years	5,050	6.6
85 years and over	1,671	2.2
Median age (years)	39.4	(X)
18 years and over	57,965	76.2
Male	26,935	35.4
Female	31,030	40.8
21 years and over	55,790	73.3
62 years and over	14,802	19.4
65 years and over	12,963	17.0
Male	5,103	6.7
Female	7,860	10.3
RACE		
One race	75,325	99.0
White	72,932	95.8
Black or African American	751	1.0
American Indian and Alaska Native	76	0.1
Asian	904	1.2
Asian Indian	217	0.3

Chinese	188	0.2
Filipino	254	0.3
Japanese	21	0.0
Korean	122	0.2
Vietnamese	45	0.1
Other Asian 1	57	0.1
Native Hawaiian and Other Pacific Islander	12	0.0
Native Hawaiian	1	0.0
Guamanian or Chamorrow	1	0.0
Samoan	1	0.0
Other Pacific Islander2	9	0.0
Some other race	650	0.9
Two or more races	794	1.0
Race alone or in combination with one or more races	3	
White	73,643	96.7
Black or African American	948	1.2
American Indian and Alaska Native	281	0.4
Asian	1,083	1.4
Native Hawaiian and Other Pacific Islander	33	0.0
Some other race	968	1.3
HISPANIC OR LATINO AND RACE		
Total Population	76,119	100.0
Hispanic or Latino (of any race)	2,930	3.8
Mexican	491	0.6
Subject	Number	Percent
Puerto Rican	1,229	1.6
Cuban	200	0.3
Other Hispanic or Latino	1,010	1.3
Not Hispanic or Latino	73,189	96.2
White alone	70,860	93.1
RELATIONSHIP		
Total Population	76,119	100.0
In households	75,431	99.1
Householder	29,511	38.8
Spouse	16,756	22.0
Child	23,039	30.3
Own child under 18 years	16,932	22.2
Other relatives	3,324	4.4
Under 18 years	1,001	1.3
Non-relatives	2,801	3.7
Unmarried partner	1,412	1.9
In group quarters	688	0.9
Institutionalized population	538	0.7
Non-institutionalized population	150	0.2
HOUSEHOLDS BY TYPE		
Total Households	29,511	100.0
Family households (families)	20,788	70.4
With own children under 18 years	9,318	31.6
Married-couple family	16,756	56.8
With own children under 18 years	7,407	25.1
Female householder, no husband present	3,021	10.2
With own children under 18 years	1,647	5.0
Non-family households	8,723	29.6
Householder living alone	7,367	25.0
Householder 65 years and over	3,735	12.7
Households with individuals under 18 years	9,995	33.9
Households with individuals 65 years and	9,081	30.8

over	2.56	(X)
Average household size	3.07	(X)
Average family size		
HOUSING OCCUPANCY		
Total housing units	32,689	100.0
Occupied housing units	29,511	90.3
Vacant housing units	3,178	9.7
For seasonal, recreational or occasional use	2,137	6.5
Homeowner vacancy rate (percent)	0.9	(X)
Rental vacancy rate (percent)	4.4	(X)
HOUSING TENURE		
Occupied housing units	29,511	100.0
Owner-occupied housing units	24,605	83.4
Renter-occupied housing units	4,906	16.6
Average household size of owner-occupied unit	2.60	(X)
Average household size of renter-occupied unit	2.32	(X)

(X) Not applicable

1 Other Asian alone, or two or more Asian categories

2 Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

3 In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000 Summary File 1.

Fair Share Compliance Program

On May 9, 2002 Brick Township adopted an Amendment to the Housing Element and Fair Share Plan. This document was submitted to COAH for review and certification; however, COAH has never acted on the document. The purpose of the Amendment was to eliminate three (3) sites from the plan that would have produced a total of eight-seven (87) units; Bundoran site (29 units), Hills A (50 units), and Hills B (8 units). To replace the lost credits, the Township proposed five (5) alternate credit sources that provided eighty-eight (88) additional credits for a total of 1,075 credits, consisting of 987 units and 88 rental bonus credits. This created a total of fifty-three (53) surplus units over the 1,022 Second Round Obligation.

	Units	Bonus Credits	Total Credits
Rehabilitation	92	0	92
Credits without Controls	412	0	412
George J. Conway Apartments	125	0	125
David M. Fried Apartments	41	0	41
Forge Pond (Chambers Bridge Residence)	160	51	211
Kentwood Victorian Gardens	16	16	32
Timber Ridge	12	0	12
Waterside Gardens	29	0	29
Scattered Site Units	19	0	19
Homes Now Inc. (Bancroft)	36	13	49
Homes Now Inc. (Arc Pier Ave.)	12	0	12
Homes Now Inc. (Dottie's House 1)	8	8	16
Alternative Living Facilities (Group Homes – 5)	25	0	25
	987	88	1,075

Brick Township has been addressing its previous post-credited fair share through a combination of rehabilitation of additional substandard dwelling units, zoning for the private construction of low and moderate income dwelling units and construction of public & private housing for low and moderate income families in accordance with COAH regulations for price controls, bedroom mix and age limitations. A Summary of the Affordable Housing Compliance Program is presented on the following pages. Additional details, support documentation and ordinances to implement this program have been submitted as an attachment to this document as part of the Township’s Petition for Substantive Certification. 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 is provided in the following summary:

Growth Share Calculation – 2005

169 Growth Share Calculation
 -53 Surplus from previous Round
 -20 Excess credit from Senior Cap from Previous Round (Chamber’s Bridge Residence)
 96 Total

Fair Share Plan Summary

	Minimum 25% - Rental = 24 Units
Dottie’s House Expansion Block 195, Lot 30 2.5 Acres Expansion of Alternative Living Facility	- 9
Dottie’s House Transitional To be determined	- 4
Municipal Conversions to Rentals To be determined	- 11
	Maximum 50% Senior Age Restricted – 48
New Visions At Chambers Bridge Block 701, Lot 9 27 Acres Senior Townhouse Development	- 38
Pulte Homes Block 685, Lot 7.02 35.9 Acres Senior Condominium Development	- 10
Scattered Site Affordable To be determined	- 18
	Growth Share Development Ordinance -6
To be determined	
Total Fair Share Plan	= 96 Units
Rehabilitation	8 Units

Since April 1, 1990, seventy-four (74) units of COAH eligible housing rehabilitation has been completed of the total 92 units, an additional 18 units of rehabilitation were completed as of 2005.

Municipal Growth Share Obligation

Provided herein is the methodology utilized to determine the Township of Brick’s residential and commercial growth share obligation as outlined in the Council on Affordable Housing, Projecting Your Municipal Growth Share Obligation, Revised May 23, 2005.

Residential

Table R-1 MPO Residential Growth Projection Township of Brick						
2015 MPO Population	-	2005 MPO Population	=	Population Change	2000 Household Size	Household Growth
75,082	-	77,122	=	(-)2,040	/2.56	=(-)796.875

Table R-2 Historic Trend of Certificates of Occupancy and Demolition Permits Township of Brick									
	'96	'97	'98	'99	'00	'01	'02	'03	'04
COs Issued	268	478	351	505	343	338	148	131	153
Demolitions	9	23	29	32	27	41	52	29	40
Net	259	455	322	473	316	297	96	102	113

Table R-3 Anticipated Developments & Number of Residential Units by the Year that COs are Anticipated to be Issued Township of Brick										
	'05	'06	'07	'08	'09	'10	'11	'12	'13	Total
Approved Development Applications										
Township of Brick – Lighthouse Court	6									6
Township of Brick – New Visions			300							300
Eleventh Venture		124								124
Pending Development Applications										
Anticipated Development Applications										
Other Projected Development (Build-out Analysis)	64	57	57	52	52	35	35	18	18	388
Total	70	181	357	52	52	35	35	18	18	818

Table R-4 Projected Certificates of Occupancy and Demolition Permits Township of Brick										
	'05	'06	'07	'08	'09	'10	'11	'12	'13	Total
Total COs Issued (from table R-3)	70	181	357	52	52	35	35	18	18	818
Demolitions	20	16	16	20	20	15	15	10	10	-142
Net	50	165	341	32	32	20	20	8	8	676

Table R-5 Total Net Residential Growth (Sum of Actual and Projected Growth) Township of Brick											
	<i>Actual</i>		<i>Projected</i>								
	'04	'05	'06	'07	'08	'09	'10	'11	'12	'13	Total
Total COs Issued (from Table R-3)	153	70	181	357	52	52	35	35	18	18	971
Demolitions	40	20	16	16	20	20	15	15	10	10	-182
Net	113	50	165	341	32	32	20	20	8	8	789

Note 1: Table R-6 and R-7 as shown in Council on Affordable Housing, Projecting Your Municipal Growth Share Obligation, Revised May 23, 2005, include (Table R-6 - Second Round Affordable and Market-Rate Units in Inclusionary Developments to be excluded from Growth Projections, by Year that CO's are anticipated to be issued) and (Table R-7 – Net Residential Growth Projections after Subtracting Second Round Affordable and Inclusionary Market Rate Units). At this time, the Township of Brick does not have any units to exclude, therefore these tables were not included in our calculation. Table R-6 of the Township of Brick's calculation addresses Table R-8 – Affordable Housing Unit Growth Projections as shown in Council on Affordable Housing, Projecting Your Municipal Growth Share Obligation, Revised May 23, 2005.

Table R-6 Affordable Housing Unit Growth Projections Township of Brick											
	'04	'05	'06	'07	'08	'09	'10	'11	'12	'13	Total
Table R-5 Total	113	50	165	341	32	32	20	20	8	8	789
Divide by Nine	12.55	5.55	18.33	37.88	3.55	3.55	2.22	2.22	0.88	0.88	87.66

Note 2: As described in Council on Affordable Housing, Projecting Your Municipal Growth Share Obligation, Revised May 23, 2005, net projected residential growth is divided by nine (9). The reason you divide by nine (9) is that affordable units that will meet a third round obligation are assumed to be included in these projections, rather than generating additional growth over and above these projections.

Commercial

Table NR-1 MPO Non-Residential Growth Projection Township of Brick		
2015 MPO	2005 MPO	Employment Change
19,673	14,888	4,785

Table NR-2 Ten-year Historic Trend of Certificates of Occupancy and Demolition Permits of Commercial Development by Square Feet Township of Brick								
	'96	'97	'98	'99	'00	'01	'02	'03
COs Issued B-Office	14,759	100,016	21,794	12,855	2,778	1,756	86,450	7,189
COs Issued M-Retail	2,400		149,935	35,614	896	41,055	106	185,468
COs Issued S-Warehouse								
COs Issued A1				44,784				
COs Issued A2-Resturant		1,250						
COs Issued A3-		6,717	384		13,770		2,000	11,870
COs Issued A4-		3,250	10,274					
COs Issued A5				856				
COs Issued Multi-Family/Dormitory	11,921	19,793	10,544	156,136	70,320	35,828	1,584	
COs Issued Education			5,340	7,962	3,000			52,074
COs Issued Industrial						23,553		

Table NR-3 Use Group Actual Developments 2004 Township of Brick			
	Square feet	Jobs/square feet per use group	Jobs
COs Issued B-Office	16,021	3/1,000 s.f.	48.063
COs Issued M-Retail	39,524	1/1,000 s.f.	39.524
COs Issued S-Warehouse	37,620	0.2/1,000 s.f.	7.524
COs Issued A3-	2,389	3/1,000	7.167
COs Issued A4-	14,757	3/1,000	44.271
COs Issued Education	29,576	1/1,000	29.576
COs Issued Institutional	109,258	2/1,000	218.516
Total			394.641

Note 3: Table NR-3 Use Group Actual Developments 2004 – Township of Brick compiled Tables NR-3 & NR-4 as shown in Council on Affordable Housing, Projecting Your Municipal Growth Share Obligation, Revised May 23, 2005.

Note 4: Municipalities must use the job generator calculations provided in Appendix E, which were determined by COAH after reviewing state and national job creation data of a variety of non-residential development types.
See Attached TABLE NR-4

Table NR-4 Developments & Anticipated Developments by year that COs are Anticipated to be Issued Township of Brick – Full Build-Out & Know Development Approvals																					
Anticipated New Commercial Development in Square Feet of Building Area at Build-out	Use Group	'05	'05 Jobs	'06	'06 Jobs	'07	'07 Jobs	'08	'08 Jobs	'09	'09 Jobs	'10	'10 Jobs	'11	'11 Jobs	'12	'12 Jobs	'13	'13 Jobs	Total Job Yield	
JSM @ Brick (B-4 Zone)	290,446	M-1/1,000			290,446	290.446														290.446	
(B-1 Zone)	101,198	M-1/1,000	11,244	11.24	11,244	11.24	11,244	11.24	11,244	11.24	11,244	11.24	11,244	11.24	11,244	11.24	11,244	11.24	11,244	11.24	101.16
(B-2 Zone)	330,672	M-1/1,000	36,741	36.741	36,741	36.741	36,741	36.741	36,741	36.741	36,741	36.741	36,741	36.741	36,741	36.741	36,741	36.741	36,741	36.741	330.669
(B-3 Zone)	531,344	M-1/1,000	59,038	59.038	59,038	59.038	59,038	59.038	59,038	59.038	59,038	59.038	59,038	59.038	59,038	59.038	59,038	59.038	59,038	59.038	531.342
(HS Zone)	197,274	I-2/1,000	21,919	43.838	21,919	43.838	21,919	43.838	21,919	43.838	21,919	43.838	21,919	43.838	21,919	43.838	21,919	43.838	21,919	43.838	394.542
(M-1 Zone)	22,999	F-2/1,000	2,555	2.555	2,555	2.555	2,555	2.555	2,555	2.555	2,555	2.555	2,555	2.555	2,555	2.555	2,555	2.555	2,555	2.555	22.995
(O-P & OPT Zones)	0	B-3/1,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total			131,497	153.412	421,943	443.858	131,497	153.412	131,497	153.412	131,497	153.412	131,497	153.412	131,497	153.412	131,497	153.412	131,497	153.412	1671.154

Note 5: Table NR-4 Developments & Anticipated Developments by year that CO's are anticipated to be issued – Township of Brick - Full Build-Out and Anticipated Development Approvals consolidates Table NR-5, NR-6 & NR-7 as shown in Council on Affordable Housing, Projecting Your Municipal Growth Share Obligation, Revised May 23, 2005.

Table NR-5 Total Net Projected Employment Growth, Total Net Non-Residential (Employment) Growth (Sum of Actual and Projected Growth) & Affordable Housing Unit Obligation Generated by Non-Residential Development Township of Brick											
	'04	'05	'06	'07	'08	'09	'10	'11	'12	'13	Total
Total New Development	394.6 41	153.4 12	443.8 58	153.4 12	153.4 12	153.4 12	153.4 12	153.4 12	153. 412	153.41 2	2065.795
Total Demolitions	-2	-2	-2	-2	-2	-2	-2	-2	-2	-2	-20
Total Net Employment Growth	392.6 41	151.4 12	441.8 58	151.4 12	151.4 12	151.4 12	151.4 12	151.4 12	151. 412	151.41 2	2045.795
Divide by 25	15.70	6.05	17.67	6.05	6.05	6.05	6.05	6.05	6.05	6.05	81.77

Note 6: Table NR-5 Total Net Projected Employment Growth, Total Net Non-Residential (Employment) Growth (Sum of Actual and Projected Growth) & Affordable Housing Unit Obligation Generated by Non-Residential Development - Township of Brick consolidates Table NR-8 Net Projected Employment Growth – Jobs, Table NR-9 Total Net Non-Residential (Employment) Growth (Sum of Actual and Projected Growth) and Table NR-10 Affordable Housing Unit Obligation Generated by Non-Residential Development as shown in Council on Affordable Housing, Projecting Your Municipal Growth Share Obligation, Revised May 23, 2005.

Note 7: As promulgated in N.J.A.C. 5:94 & N.J.A.C. 5:95, The non-residential component of growth share requires that one unit of affordable housing be provided for every 25 jobs that are created as measured by square feet of new or expanded non-residential construction according to use group.

Table T-1 Total Projected Affordable Housing Obligation Generated by Residential and Non-Residential Development 2004-2014											
	'04	'05	'06	'07	'08	'09	'10	'11	'12	'13	Total
Table R-8 Residential	12.55	5.55	18.33	37.88	3.55	3.55	2.22	2.22	0.88	0.88	87.66
Table R-5 Non-Residential	15.70	6.05	17.67	6.05	6.05	6.05	6.05	6.05	6.05	6.05	81.77
Total	28.25	11.6	36.00	43.93	9.60	9.60	8.27	8.27	6.93	6.93	169.43

COAH Third Round Petition Requirements

The Township's population, household and employment growth projections used to determine the municipal growth share obligations are not consistent with the State Plan's Projections for 2015 as determined by the MPO, therefore we offer the following information to justify the utilization of the proposed Township's Growth Share obligation number.

Growth Share Methodology

In preparation for the Cross Acceptance Process and compliance with the COAH Round Three requirements, the Township of Brick conducted a build-out analysis including all of all tax assessor, GIS and tax mapping data to develop a Growth Share calculation. The Methodology is provided herein:

An excel spreadsheet of all of the privately owned, property class #1 (vacant) parcels within the township was provided by the Tax Assessor. This is the most up-to-date data available.

The following properties were excluded from the acreage calculation:

Green Areas – these areas, although privately owned, are usually deed restricted to remain undeveloped in senior communities or as conditions in sub-division approvals.

Beaches and Islands – these areas were excluded due to the fact that they were located on dune areas and in areas that are currently shown on our tax maps as mostly coastal wetlands or are privately owned by homeowner associations as recreational properties.

Known wetland areas of parcels or entire parcels that are shown on the Township's tax maps as wetlands or on the NJDEP's Freshwater Wetlands Map.

Parcels that have been dedicated to the Township as open space areas since the last update of the tax assessor data.

These areas were then double checked by the secretaries of the Planning Board, Zoning Board of Adjustment and the Assistant Zoning Officer to ensure accuracy.

GIS was then utilized to create overlay mapping to confirm the data provided by the Tax Assessor.

Each property was grouped by zone. Then each parcel was reviewed for development potential from reviewing tax maps, GIS data and in some cases, site inspections.

The total amount of acreage for each zone was then calculated.

The net build-able area for each zone was calculated based upon the schedule of building requirements including land needed for infrastructure, building coverage and setbacks.

This acreage calculation was then utilized to determine a growth share calculation for projected residential and commercial developments. Those calculations are shown in the series of tables above.

Fair Share Compliance Details

Minimum 25% - Rental = 24 Units
Rental Housing (N.J.A.C. 5:94-4.20)

Dottie's House Expansion - 9

Owner – Homes Now, Inc. – Dottie's House
Block 195, Lot 30
2.5 Acres

Homes Now Inc., a nonprofit corporation has constructed and operates Shelter Support Housing rental units on a vacant site located on the East Side of Adamston Road in the R-R-1 Rural Residential Zone. The property provides housing to victims of domestic abuse. An expansion of this 8 unit Alternative Living Facility has been approved to provide nine (9) additional apartment units for low and very low income families. This site has been extremely successful and has experienced a need to expand to meet a waiting list of potential residents. This site has received approval from the Zoning Board of Adjustment to expand the facility to provide a mix of apartment units consisting of 4 new two bedroom units, 4 new three bedroom units and 1 new one bedroom unit. A copy of the resolution of approval is attached hereto.

Municipally Sponsored Rental Program (N.J.A.C. 5:94-4.11)

The Township will seek 15 rental credits for a municipally sponsored rental program. The Township will use a mix of properties in its current inventory, as well as existing properties within the Township that it will acquire through donation, purchase of existing market rate units, and possible foreclosure, condemnation or purchase of properties failing to meet property maintenance codes. A list of properties in the Township inventory as well as a list of properties currently available for sale in the Township is attached hereto. The cost of acquisition, construction and renovation will exceed \$25,000 per unit. COAH regulations state that a municipally sponsored rental program is limited to 10 units until the viability of the program is documented. The Township will seek a waiver from the 10-unit limit based upon the experience and success of its existing scattered site program. The program will be funded through fees collected through the Growth Share and Development Fee ordinances. In the event that the fees collected through these ordinances are insufficient to fund the program, the Township shall appropriate sufficient funds to fulfill its obligation and cover the cost of the program.

Dottie's House Transitional Housing - 4

The Township of Brick currently has a number of property holdings that are available for use in the creation of transitional housing for residents that previously resided in Dottie's House. The properties will be constructed and/or renovated by Homes Now, Inc. which will also administer the occupancy of the property to ensure compliance with COAH's regulations pertaining to marketing and affordability. Current residents of Dottie's House will move to the transitional housing units until they are ready to obtain their own housing. The properties the Township anticipates utilizing are vacant lots or open space properties that are in residentially zoned areas or currently occupied by a single-family home. The Township anticipates being capable of providing a minimum of four units for utilization under this category. Two properties that are being identified for this housing include:

1. Block 340, Lot 88
344 Cherry Quay Road
1.24 Acres
Zoned as R-R-1 – Rural Residential
Occupied by a Single Family Residential Unit available for occupancy after renovation
Anticipated occupancy in early 2007
2. Block 321, Lot 4.02
425 Drum Point Road
1.17 Acres
Zoned as B-2 & R-R-1
Occupied by a Single Family Residential Unit available for occupancy after
Renovation
Anticipated occupancy in early 2007

Municipal Conversions to Rentals - 11

Brick Township has a history of completing scattered-site construction of affordable housing units. Prior to the receiving certification of its second round plan, the Township had completed the construction of 12 scattered site properties which were purchased by low and moderate income families. Subsequent to certification, the Township completed the construction of 6 additional units on municipally owned scattered sites located throughout the Township. All 18 units are occupied by COAH qualified families consisting of seven (7) low income and eleven (11) moderate income families. In addition, a three (3) bedroom low income unit is anticipated for occupancy in 2005. The Township will continue this program to satisfy its rental obligation.

The Township anticipates acquisition of additional property through donation, purchase of existing market rate units, and possible foreclosure, condemnation or purchase of properties failing to meet property maintenance codes for construction of rental units. The Township will use the properties currently within its inventory as well as other properties that it will acquire. The Township is currently reviewing properties originally purchased for open space and recreation that have buildings or homes located on the properties. These homes will be converted to affordable housing rental units. The majority of these properties are located in residentially zoned areas. The administration of marketing and affordability controls will be done by Rehabco, an experienced administrator of affordable units.

Maximum 50% Senior Age Restricted - 48

New Visions @ Chambers Bridge – 38
Owner – Township of Brick
Block 701, Lot 9
23 Acres

Inclusionary Age Restricted Townhouse Development

The Township of Brick obtained Planning Board approval for the construction of eight (8) four-story buildings with a total of 300 age-restricted residential units, with approximately two hundred four (204) units represented as 2 (two) bedroom units and the remaining ninety-six (96) units as having one (1) bedroom. The approval for 300 units includes thirty-eight (38) low and moderate income age-restricted residential units.

The project site is located in the PMRRC (Planned Multi-family Residential Retirement Community Zone). The site will meet COAH's requirements for phasing, income and bedroom distribution and marketing. The property consists of 23.78 acres, with a total of 2.35 acres of wetlands. The site was granted CAFRA approval in July of 2001. Infrastructure is available to the site for all major utilities including sanitary sewer and water supply. The Township currently has title to the property but will make the property available for public bid. The successful bidder will take title to the property and construct the project.

Expanded Crediting Opportunities (N.J.A.C. 5:94-4.15)

Scattered Site Single-Family Affordable Housing - 18

As set forth above, the Township has had success completing scattered-site construction of low and moderate income housing. The Township will continue that program to construct 18 new units over the next ten (10) years. The Township’s Division of Land Use & Planning is engaged in the ongoing process of reviewing potential scattered sites to determine site suitability. The Township has fostered partnerships with the Brick Township Municipal Utilities Authority and Northern Ocean Habitat for Humanity to identify properties in public or non-profit holdings that may be appropriate for a scattered site affordable housing construction program.

The factors considered include the size of the site and its topography, availability of utilities, and environmental constraints, current zone, lot configuration, street access and compatibility with surrounding land uses. The Township anticipates future acquisitions via foreclosure, property donations, growth share from future developments, Federal or State grants, or use of Affordable Housing Trust Fund monies for any additional sites required to assist the municipality in meeting its Fair Share obligations.

The scattered site program is administered by the Brick Township Office of Affordable Housing under the general direction of the Program Administrator in cooperation with Homes Now Inc. Housing units are sold to qualified affordable household applicants chosen through a lottery system. Housing units are subject to deed restrictions which would restrict resale of the units for 20 years to income-qualified homebuyers.

The Township utilizes existing personnel & Homes Now Inc. to administer the program and public works employees for any site work other than actual building construction; therefore, the Township anticipates that the program can continue to be implemented with minimal cost to the Township. The Township anticipates that any required off-site improvements will use available Community Development Block Grant monies. Program expenditures associated with the development of the units is replenished upon the sale of the unit, thus providing revolving funding for subsequent scattered site units.

Properties that are potentially available for development as scattered site single-family affordable include properties held by the Township or are currently being deeded to the Township for development of affordable housing by the Brick Township Municipal Utilities Authority and are provided herein;

Block	Lot	Acreage	Zone
199.21	1	0.10	R-7.5
194.04	11	0.90	R-7.5
646.17	7	0.22	R-7.5
1416.13	31	0.36	R-7.5
321.10	1	0.36	R-10

The Township of Brick reserves the right to utilize these properties for development of affordable housing for single-family scattered sites in addition to any other expanded crediting opportunities in order to meet its obligation. Some of the properties listed above may be sub-divided or developed as multiple units to provide more than one unit of affordable housing per lot. A tax map of each property is included at the end of this report.

In the event the use of the scattered site program is not approved to meet the Township’s third round obligation, the Township will seek the credits identified in this section through its Growth Share Ordinance.

Growth Share Development Ordinance – 16U

The Township of Brick anticipates meeting the balance of its Fair Share Plan obligation through implementation of the Growth Share Ordinance. The Growth Share Ordinance was adopted on April 19, 2005. It requires each development to provide one affordable unit for every eight (8) housing units and one (1) affordable unit for every twenty-five (25) jobs generated by non-residential development. The ordinance permits developers to provide money in lieu of housing, a development fee or construction of housing off-site.

The following site is anticipated to be developed:
 Pulte Homes
 Block 685, Lot 7.02
 35.9 Acres
 Age Restricted Condominium Development

Pulte Homes has made application to the Zoning Board of Adjustment to pursue a use variance and site plan to construct a four-hundred (400) unit senior condominium development. It is anticipated that 10 units of low and moderate income age-restricted units will be created through this development. The balance of the growth share requirement from this development will be met through other crediting opportunities. The applicant has indicated that it will work with the municipality to provide for the growth share obligation that will be created if this development is approved by the board. After application of 10 units toward the age-restricted cap, the applicant has stated that it will be willing provide for its growth share by other means such as off site construction or fees in lieu of construction. This application is anticipated to be heard in the first half of 2006.

Total Fair Share Plan = 96 Units Rehabilitation Program

2000 Rehabilitation Obligation - 8

Brick Township's housing rehabilitation program provides home improvements funds to families who either own and occupy or are owners of rental housing units occupied by households which: 1.) meet family income criteria as established by the Township, State and Federal regulations, 2.) have a demonstrable need to make home improvements to correct eligible serious housing deficiencies, 3.) comply with Township application procedures and provide required personal and financial information, and 4.) agree to use the money in accordance with established Township procedures and stated Federal regulations regarding such expenditures.

Brick Township has established a priority system to ensure that families with seriously substandard units will receive housing rehabilitation program home improvement funds since requests for rehabilitation have historically exceeded the Township's funding capability. The program is administered by the Township's Housing Consultant, Rehab Co. The Township proposes to continue its very active rehabilitation program to meet the 8 units required in the Rehabilitation obligation.

Zoning

The State Plan Projections provided by the NJTPA or MPO, cannot be accommodated as the Township has no viable capacity through our existing available land to accommodate these projections. If the zoning were changed to attempt accommodation of these projections, the Township would still fall severely short of the number provided as there are only 340 acres of developable land left in which the Township to provide housing and commercial businesses.

Currently, 122 acres of commercially zoned properties, and 218 acres of residentially zoned properties are available for development. If the Township were to consider re-zoning those commercial properties to provide for residential development, we would not be able to accommodate the MPO Growth Share number.

In addition, to meet the MPO number, the Township would have to re-zone properties to be inconsistent with the Master Plan and the suburban nature of the municipality. A more urban and densely populated area of the municipality would have to be created. This would cause many difficulties and stresses on the existing roadway infrastructure, as it would not have the capacity to meet the demands of the increased density and development.

Currently, the Township's zoning and land use ordinances provide for small lot residential development and allow for cluster provisions on larger lot residential tracts to provide for affordable units on planned developments. In addition, as of 2005, all properties in the Township that receive development approvals from either reviewing board are included as "inclusionary developments" under our new Affordable Housing Ordinances. (Ordinance attached). Therefore, there is not possible accommodation to meet the MPO numbers based on our current zoning.

The Township's existing zoning provides adequate capacity to accommodate residential and non-residential growth projections consistent with our municipal growth projections due to the fact that our build-out analysis provided the data in which to establish our growth share projection. Therefore, based on our current zoning, and available land for development, we do not foresee any difficulty in providing for a growth share projection of 169 units. We have included a detailed Growth Share Plan in this document to address this prospective need.

Analysis

It appears that the reasons for the difference between the municipal growth projections and the Plan Projections lie in the fact that the projections are based upon the Rutgers report “Measuring Urban Growth in New Jersey: A report on recent land development patterns utilizing the 1986 – 1995 NJDEP land use/land cover data set,” by Hasse & Lathrop CRSSA, Rutgers University, 2001. This report approximated 2,509 acres of developable land as of 1995 in the Township of Brick. The Township of Brick, Office of Land Use and the Brick Township Municipal Utility Authority have been utilizing a much more reliable and up-to-date geographic information system data set based on vacant and underdeveloped parcels in the Township. This parcel data is based on tax maps and filed sub-division maps and is continually updated by Township and BTMUA staff. This data serves as the basis for all planning and land use analysis as well as open space preservation. The utilization of antiquated data taken from the 1995 report characterizes land development patterns that are more than likely built since that time and does not provide a realistic picture of what is available for development in the year 2005. Our data projections are based on real time data of available land as of 2005, with consideration given to zoning, environmental constraints and infrastructure needed to accomplish development.

Justification

COAH should accept our alternate projections based upon the following; 1. Our build-out analysis is a real-time assessment of the availability of developable land within our municipality created from GIS information, tax assessor data and in depth analysis of each developable parcel. 2. Our current zoning and Housing Element and Fair Share Plan provide for an appropriate amount of affordable housing based on our zoning ordinances, zone plan, master plan and affordable housing ordinances. 3. Our Affordable housing ordinances provide for inclusionary zoning and development fees that serve to ensure that our growth share obligation will be met in a realistic and achievable manner.

Conclusion

Through a municipal build-out analysis and review of current affordable housing policies, the Township proposes that our Growth Share number be assigned at 169. The Fair Share Plan outlines how the Township proposes to achieve the Growth Share obligation in a fair and achievable manner, taking into consideration that there are only 340 acres of developable land left in which to locate new residential and commercial developments.