# Housing Plan Element and Fair Share Plan

***Prepared for:***

**Borough of Neptune City**
**Monmouth County, New Jersey**

**DRAFT FOR REVIEW**

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Prepared By:

LEON S. AVAKIAN INC.
CONSULTING ENGINEERS

788 Wayside Road
Neptune, New Jersey 07753
(732) 922-9229

Jennifer C. Beahm, PP, AICP
License No. 05625

Christine L. Bell, PP, AICP
License No. 06289

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**Mayor and Council**

Rachel McGreevy, Mayor

Glen Kocsis, Council President

Kimberly Karalovich

Corlies Chong

Danielle Pappas

Pamela Renee

Brian Thomas

**Land Use Board**

Rachel McGreevy, Mayor

Pamela Renee

Robert Reynolds, Jr.

Randy Reynolds

Larry Cross

Patricia Gerand

Craig Morcom

Erin Maciorowski

Donald Smith

Marie Moulder

John Amoscato

Kenneth Zielinski

Sharon McSwieney

**Project Team**

Matt Shafai, PE, Borough Engineer

Jennifer Beahm, PP, AICP

Christine Bell, PP, AICP, CFM

Matt Joyner

# Contents


INTRODUCTION ..... 1

MUNICIPAL SUMMARY ..... 3

DEMOGRAPHIC CHARACTERISTICS ..... 4

POPULATION ..... 4

POPULATION COMPOSITION BY AGE ..... 4

HOUSEHOLDS ..... 8

INCOME ..... 10

HOUSEHOLD COSTS ..... 11

EXISTING HOUSING CONDITIONS ..... 12

HOUSING UNIT DATA ..... 12

HOUSING TYPE AND SIZE ..... 13

HOUSING VALUES AND CONTRACT RENTS ..... 14

HOUSING CONDITIONS ..... 15

PROJECTED HOUSING STOCK ..... 15

LANDS MOST APPROPRIATE FOR AFFORDABLE HOUSING ..... 21

INFRASTRUCTURE ..... 21

ANTICIPATED DEMAND AND LAND USE PATTERNS ..... 21

ENVIRONMENTAL CONSTRAINTS ..... 22

HISTORIC ..... 22

EXISTING LAND USE DESIGNATIONS ..... 22

CONSISTANCY WITH STATE PLAN ..... 25

FAIR SHARE PLAN ..... 26

FAIR SHARE OBLIGATION SUMMARY ..... 26

SATISFACTION OF THE BOROUGH'S REALISTIC DEVELOPMENT POTENTIAL ..... 27

SATISFACTION OF THE BOROUGH'S UNMET NEED ..... 27

Appendices

Appendix A. Vacant Land Adjustment

Appendix B. Spending Plan

Appendix C. Mandatory Set Aside Ordinance

Appendix D. Mixed Use Inclusionary Overlay Zone Ordinance

Appendix E. Affordable Housing/ Development Fee Ordinance

Appendix F. Draft Administrative Agent Ordinance

Appendix G. Draft Municipal Housing Liaison Ordinance


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# List of Tables

TABLE 1: POPULATION TRENDS, 1940-2050 ..... 4
TABLE 2: POPULATION BY AGE COHORT, NEPTUNE CITY, 2010-2023 ..... 5
TABLE 3: POPULATION BY AGE COHORT, MONMOUTH COUNTY, 2010-2023 ..... 6
TABLE 4: MEDIAN AGE, 2010 - 2023 ..... 6
TABLE 5: HOUSEHOLD CHARACTERISTICS ..... 8
TABLE 6: HOUSEHOLDS BY TYPE (2023) ..... 9
TABLE 7: PER CAPITA INCOME AND MEDIAN HOUSEHOLD INCOME ..... 10
TABLE 8: HOUSEHOLD INCOME DISTRIBUTION, ..... 10
TABLE 9: MONTHLY OWNER COSTS AS A ..... 11
TABLE 10: GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME, 2023 ..... 11
TABLE 11: OCCUPANCY DATA, 2023 ..... 12
TABLE 12: AGE OF HOUSING, 2023 ..... 12
TABLE 13: HOUSING UNITS BY TYPE, 2023 ..... 13
TABLE 14: VALUE OF OWNER-OCCUPIED HOUSING UNITS, 2023 ..... 14
TABLE 15: GROSS RENT PAID, 2023 ..... 14
TABLE 16: HOUSING DEFICIENCY CHARACTERISTICS, 2023 ..... 15
TABLE 17: BUILDING PERMITS AND DEMOLITION PERMITS ISSUED, ..... 16
TABLE 18: EMPLOYMENT STATUS, 2023 ..... 16
TABLE 19: CLASSIFICATION OF WORKERS IN NEPTUNE CITY, 2023 ..... 17
TABLE 20: WORKFORCE BY SECTOR, 2023 ..... 17
TABLE 21: COMPARISON OF WORKFORCE BY SECTOR ..... 18
TABLE 22: OCCUPATIONS BY TYPE, 2023 ..... 18
TABLE 23: TRAVEL TIME TO WORK, 2023 ..... 19
TABLE 24: MEANS OF COMMUTE, 2023 ..... 19
TABLE 25: PROJECTED EMPLOYMENT, MONMOUTH COUNTY, 2032 ..... 20
TABLE 26: FAIR SHARE OBLIGATION SUMMARY ..... 26

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# INTRODUCTION

In the case of Southern Burlington County NAACP v. the Borough 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 affirmatively 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 Neptune City, the housing region is defined by COAH as Region 4 and is comprised of Mercer, Monmouth, and Ocean counties. For 2024, the Region 4 median income for a four-person household is $146,200, the moderate-income limit is $116,960, the low-income limit is $73,100, and the very low income limit is $43,860.

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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:

- 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;
- 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;
- An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
- An analysis of the existing and probable future employment characteristics of the

municipality;

- 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
- 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, includinga consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing.

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## MUNICIPAL SUMMARY

The Borough of Neptune City is a 0.9 square mile, suburban Shore community located in the southern half of Monmouth County. Neptune City is bordered by the Borough of Avon-By-The-Sea and the Borough of Bradley Beach, to the east, and the Township of Neptune, to the north, south, and west. Neptune City consists mostly of residential uses with some commercial uses located along NJ Route 35. The Borough's eastern border, which is abuts the right-of-way for NJ Transit's North Jersey Coast Line/Memorial Drive/ Railroad Avenue, is approximately three-quarters of a mile from the Atlantic Ocean. Directly to the south, Neptune City is bounded by the northern bank of the Shark River. The Borough was incorporated in October of 1881 and originally included what is now Avon-by-the-Sea and the southern portion of Bradley Beach.

Neptune City had a population of 4,607 in 2023, according to the U.S. Census Bureau's American Community Survey Demographics and Housing Estimates. Neptune City has a population density of 5,162 persons per square mile of land area, which is higher than Monmouth County's overall density of 1,375 persons per square mile. Neptune City grew younger between 2010 and 2023, with a 2010 median age of 45.4, and a 2023 median age of 40.9 years of age. The Borough's 2010-2023 median household income estimate of $82,872 was lower than that of the County ($122,727), and the State overall ($101,050). In the guidelines established by COAH, Neptune City is located in affordable housing Region 4 which is comprised of Mercer, Monmouth, and Ocean Counties.

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# DEMOGRAPHIC CHARACTERISTICS

## POPULATION

In 2023, Neptune City had a total population of 4,607. This number represented a decrease of 47 individuals (1.0%) since the 2020 Census and a decrease of 309 individuals (6.3%) since the 2010 Census. In contrast, Monmouth County's population increased between 2020 and 2023 (increase of 2.5%) but decreased between 2010 and 2020 (-1.2%). The population of New Jersey as whole has continuously risen over the decades and has yet to hit its peak. Neptune City's population grew steadily from 1940 through 1970 but had begun to slow by the 1980s. The decade of the 1970s experienced the greatest overall population growth, with population increases of 37.1%, (1,489 new residents). The 2010s decade would see Neptune City's largest recorded decline in population, losing 302 residents (5.8% of the Borough's population). The 2023 population of 4,607 represented approximately 0.7% of the total population of Monmouth County. The total population pattern over time for Neptune City, Monmouth County, and the State of New Jersey are detailed below.

**TABLE 1: POPULATION TRENDS, 1940-2050**

| Year | Neptune City | | | Monmouth County | | | New Jersey | | |
|---|---|---|---|---|---|---|---|---|---|
| | Population | Change | | Population | Change | | Population | Change | |
| | | Number | Percent | | Number | Percent | | Number | Percent |
| 1940 | 2,392 | | | 161,238 | - | - | 4,160,165 | - | - |
| 1950 | 3,073 | 681 | 28.5% | 225,327 | 64,089 | 39.7% | 4,835,329 | 675,164 | 16.2% |
| 1960 | 4,013 | 940 | 30.6% | 334,401 | 109,074 | 48.4% | 6,066,782 | 1,231,453 | 25.5% |
| 1970 | 5,502 | 1,489 | 37.1% | 461,849 | 127,448 | 38.1% | 7,171,112 | 1,110,330 | 18.2% |
| 1980 | 5,276 | -226 | -4.1% | 503,173 | 41,324 | 8.9% | 7,365,011 | 193,899 | 2.7% |
| 1990 | 4,997 | -279 | -5.3% | 553,124 | 49,951 | 9.9% | 7,730,188 | 365,177 | 5.0% |
| 2000 | 5,218 | 221 | 4.4% | 615,301 | 62,177 | 11.2% | 8,414,350 | 684,162 | 9.0% |
| 2010 | 4,916 | -302 | -5.8% | 628,112 | 12,811 | 2.1% | 8,721,577 | 307,227 | 3.7% |
| 2020 | 4,654 | -262 | -5.3% | 620,821 | -7,291 | -1.2% | 8,885,418 | 163,841 | 1.9% |
| 2023* | 4,607 | -47 | -1.0% | 643,615 | 15,503 | 2.5% | 9,267,014 | 545,437 | 6.3% |
| 2050** | 5,078 | 471 | 10.2% | 669,624 | 26,009 | 4.4% | - | - | - |

Source: U.S. Census Bureau Decennial Census (table DP-1)
NJSDC 2000 Census Publication: New Jersey Population Trends 1790 to 2000
*U.S. Census Bureau, 2010-2020 ACS 5-Year Estimates (table DP05)
**Projections from North Jersey Transportation Planning Authority

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# POPULATION COMPOSITION BY AGE

The age composition of Neptune City has shifted noticeably since the 2010 Census. According to the American Community Survey 2023 5-Year Estimates, significant changes occurred in many age groups. At 150.6 percent, the 15 to 19 year old demographic saw the single largest increase in the Borough. The demographic that saw the second largest increase was the under 5 years old demographic, which grew by 131.2 percent since 2010. The Borough's largest decrease was experienced by the 75 to 84 years old demographic (-64.6%). The next two largest decreases came from the 10 to 14 years cohort (-45.6%) and the 5 to 9 years cohort (-41.4%).

**TABLE 2: POPULATION BY AGE COHORT, NEPTUNE CITY, 2010-2023**

| Population | 2010 | | 2023 | | Change 2010-2023 | |
|---|---|---|---|---|---|---|
| | Number | Percent | Number | Percent | Number | Percent |
| Total population | 4,916 | 100.0% | 4,607 | 100.0% | -309 | -6.3% |
| Under 5 years | 154 | 3.1% | 356 | 7.7% | 202 | 131.2% |
| 5 to 9 years | 290 | 5.9% | 170 | 3.7% | -120 | -41.4% |
| 10 to 14 years | 305 | 6.2% | 166 | 3.6% | -139 | -45.6% |
| 15 to 19 years | 174 | 3.5% | 436 | 9.5% | 262 | 150.6% |
| 20 to 24 years | 186 | 3.8% | 158 | 3.4% | -28 | -15.1% |
| 25 to 34 years | 802 | 16.3% | 616 | 13.4% | -186 | -23.2% |
| 35 to 44 years | 512 | 10.4% | 694 | 15.1% | 182 | 35.5% |
| 45 to 54 years | 1001 | 20.4% | 626 | 13.6% | -375 | -37.5% |
| 55 to 59 years | 299 | 6.1% | 348 | 7.6% | 49 | 16.4% |
| 60 to 64 years | 373 | 7.6% | 378 | 8.2% | 5 | 1.3% |
| 65 to 74 years | 365 | 7.4% | 443 | 9.6% | 78 | 21.4% |
| 75 to 84 years | 381 | 7.8% | 135 | 2.9% | -246 | -64.6% |
| 85 years and over | 74 | 1.5% | 81 | 1.8% | 7 | 9.5% |
| U.S. Census Bureau, American Community Survey 2010, 2023 5- Year Estimates (table DP-05) S0101 | | | | | | |

Monmouth County also experienced shifts in the age make-up of its population. Similarly to Neptune City, the County also experienced a significant decrease in the 5- to 9-year-old population. Monmouth County's 35-to-54-year-old cohorts experienced significant decreases in population as well. The 65-to-74 age group saw the County's largest jump in population, an increase of 70.4%, between 2010 and 2023. The second largest increase was recorded in the 60-to-64 age brackets, seeing an increase of 48.4 percent.

Unlike the Borough, the percentage of Monmouth County's age cohorts over the age of 55 years experienced strong increases between 2010 and 2023, suggesting that the County has an aging population. The similarities and contrasts in population age distribution between the Borough and the County are illustrated by the shape of their population pyramids provided below.

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**TABLE 3: POPULATION BY AGE COHORT, MONMOUTH COUNTY, 2010-2023**

| Population | 2010 | | 2023 | | Change 2010-2023 | |
|---|---|---|---|---|---|---|
| | Number | Percent | Number | Percent | Number | Percent |
| Total population | 628,112 | 100.0% | 643,615 | 100.0% | 15,503 | 2.5% |
| Under 5 years | 36,105 | 5.7% | 32,114 | 5.0% | -3,991 | -11.1% |
| 5 to 9 years | 43,432 | 6.9% | 37,013 | 5.8% | -6,419 | -14.8% |
| 10 to 14 years | 45,172 | 7.2% | 39,484 | 6.1% | -5,688 | -12.6% |
| 15 to 19 years | 44,706 | 7.1% | 42,163 | 6.6% | -2,543 | -5.7% |
| 20 to 24 years | 33,055 | 5.3% | 37,390 | 5.8% | 4,335 | 13.1% |
| 25 to 34 years | 63,105 | 10.0% | 70,569 | 11.0% | 7,464 | 11.8% |
| 35 to 44 years | 93,461 | 14.9% | 75,860 | 11.8% | -17,601 | -18.8% |
| 45 to 54 years | 108,675 | 17.3% | 88,083 | 13.7% | -20,592 | -18.9% |
| 55 to 59 years | 42,594 | 6.8% | 50,654 | 7.9% | 8,060 | 18.9% |
| 60 to 64 years | 34,235 | 5.5% | 50,797 | 7.9% | 16,562 | 48.4% |
| 65 to 74 years | 41,719 | 6.6% | 71,107 | 11.0% | 29,388 | 70.4% |
| 75 to 84 years | 29,301 | 4.7% | 33,953 | 5.3% | 4,652 | 15.9% |
| 85 years and over | 12,552 | 2.0% | 14,428 | 2.2% | 1,876 | 14.9% |

2010 US Census Bureau (S0101)
U.S. Census Bureau, American Community Survey 2023 5- Year Estimates (table DP-05) S0101

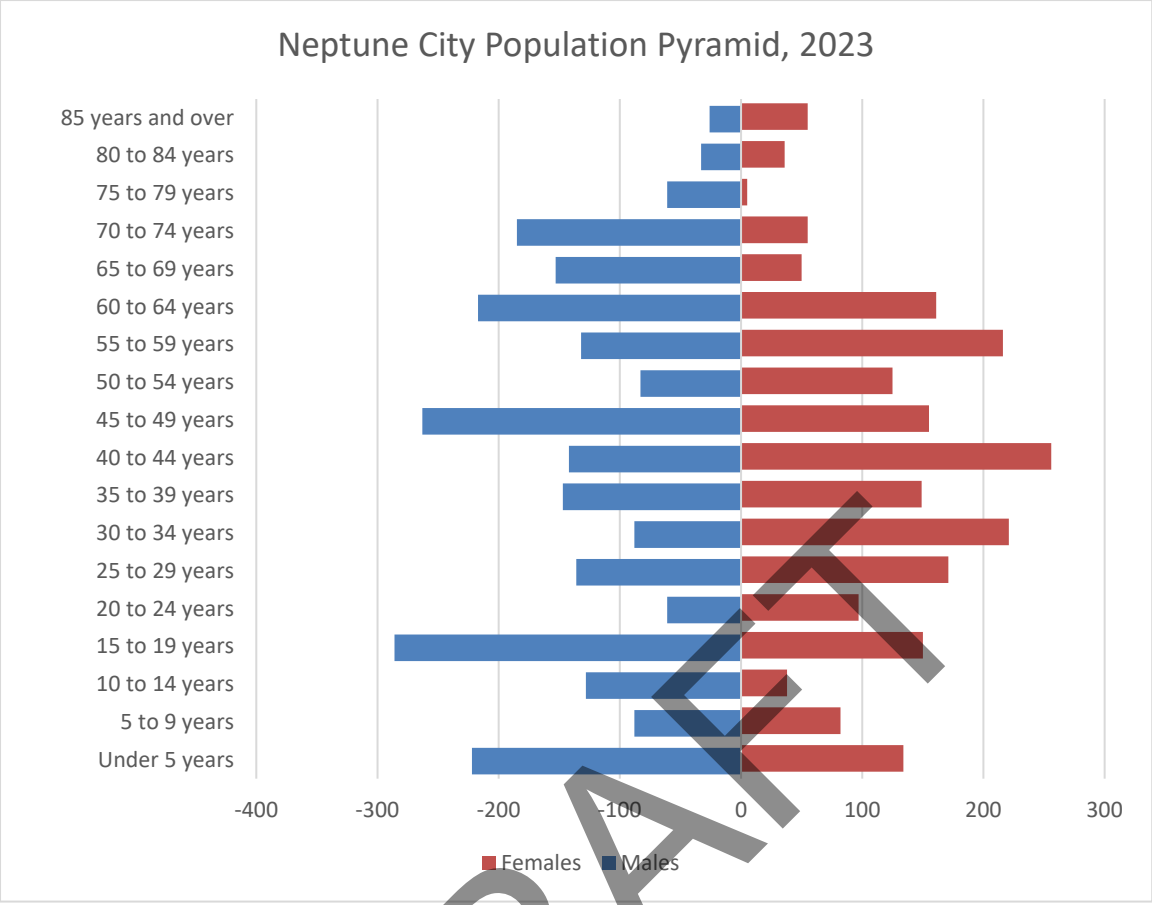
The median age of Neptune City residents decreased between 2010 and 2023, falling by four and a half (4.5) years, from 45.4 years of age to 40.9 years. The decrease in the median age of Borough residents bucks the trend of gradual greying that Monmouth County and New Jersey have been experiencing. The median age of Monmouth County and New Jersey's population rose by 2.6 years and 1.6 years, respectively.

**TABLE 4: MEDIAN AGE, 2010 - 2023**

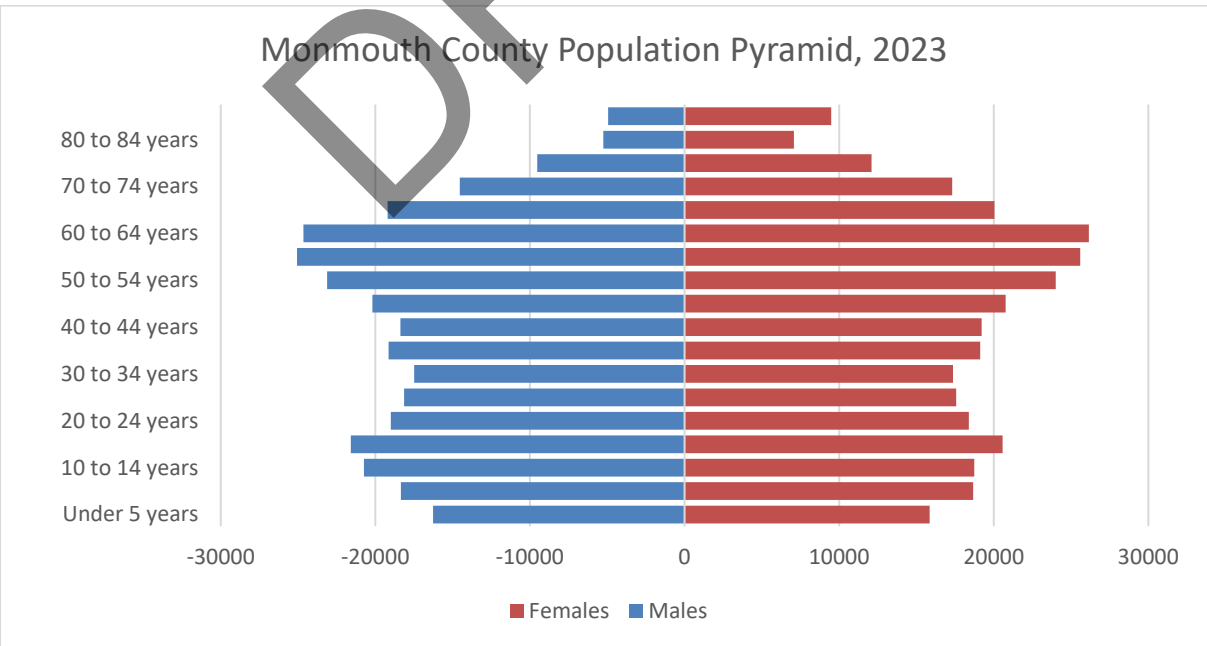
| Year | Neptune City | Monmouth County | New Jersey |
|---|---|---|---|
| 2010 | 45.4 | 40.6 | 38.5 |
| 2023 | 40.9 | 43.2 | 40.1 |
| Change | -4.5 | 2.6 | 1.6 |

U.S. Census Bureau, American Community Survey 2010, 2023 5-Year Estimates (table DP-05)

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Neptune City Population Pyramid, 2023
85 years and over
80 to 84 years
75 to 79 years
70 to 74 years
65 to 69 years
60 to 64 years
55 to 59 years
50 to 54 years
45 to 49 years
40 to 44 years
35 to 39 years
30 to 34 years
25 to 29 years
20 to 24 years
15 to 19 years
10 to 14 years
5 to 9 years
Under 5 years
-400
-300
-200
-100
0
100
200
300
Females
Males

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Monmouth County Population Pyramid, 2023
80 to 84 years
70 to 74 years
60 to 64 years
50 to 54 years
40 to 44 years
30 to 34 years
20 to 24 years
10 to 14 years
Under 5 years
-30000
-20000
-10000
0
10000
20000
30000
Females
Males

## HOUSEHOLDS

A household is defined as one or more persons, either related or not, living together in a housing unit. 2023 ACS 5-Year Estimates note that there were approximately 2,139 households in the Borough. Two (2) person households made up a large plurality (42.1%) of the Borough's total households. One (1) person households accounted for an additional 35.7 percent and together, one (1) and two (2) person households made up 77.8 percent of the total households in Neptune City. In Monmouth County, the largest percentage of households consisted of two (2) people, at 32.5 percent. One (1) and two (2) person households consisted of 59.1 percent of all households in the County. The average household size in the Borough was smaller than that of the County; with the Borough's average household size being 2.11 while the County's average household size was 2.55 according to these estimates.

**TABLE 5: HOUSEHOLD CHARACTERISTICS**
**NEPTUNE CITY AND MONMOUTH COUNTY, 2023**

| | Neptune City | | Monmouth County | |
|---|---|---|---|---|
| | **Number** | **Percent** | **Number** | **Percent*** |
| **Total Households** | 2,139 | 100.0% | 250,195 | 100.0% |
| 1-person | 764 | 35.7% | 66,589 | 26.6% |
| 2-persons | 901 | 42.1% | 81,289 | 32.5% |
| 3-persons | 170 | 7.9% | 40,929 | 16.4% |
| 4 or more persons | 304 | 14.2% | 61,388 | 24.5% |
| **Average Household Size** | 2.11 | | 2.55 | |

U.S. Census Bureau, American Community Survey 2023 5 Year Estimates (tables S2501 & B25010)
*-percentages may not total 100 due to rounding

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Family households are defined as two or more persons living in the same household, related by blood, marriage or adoption. Most households in Neptune City were families, comprising 55.8 percent of all households. Approximately 66 percent of all family households were family households with married couple householders, while 16.2 percent and 17.9 percent of family households consisted of single parent male or female householders, respectively. The average family size was 2.56 persons. Of all Borough households, 44.2 percent were non-family households.

**TABLE 6: HOUSEHOLDS BY TYPE (2023)**

| Household Size | Total | Percent |
|---|---|---|
| **Total Households** | 2,139 | 100.0% |
| **1 person household** | 764 | 35.7% |
| **2 or more person household** | 1,375 | 64.2% |
| **Family households** | 1,193 | 55.8% |
| Married Couple Family | 787 | 66.0% |
| With own children under 18 years | 182 | 23.1% |
| No children under 18 years | 605 | 76.9% |
| **Other Family** | 406 | 19.0% |
| Male householder, no spouse present | 193 | 16.2% |
| With own children under 18 years | 79 | 40.9% |
| No own children under 18 years | 114 | 59.1% |
| Female householder, no spouse present | 213 | 17.9% |
| With own children under 18 years | 169 | 79.3% |
| No own children under 18 years | 44 | 20.7% |
| **Nonfamily Households** | 946 | 44.2% |
| | | |
| **Average Family Size (persons)** | 2.56 | |
| U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (tables S2501, S1101) | | |

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## INCOME

Neptune City experienced a 45.5 percent in per capita income between 2010 and 2023, which was lower than Monmouth County's 60 percent rise and New Jersey's 52.4 percent rise. The Borough's per capita income was $45,369, lower than both Monmouth County and the State as a whole.

**TABLE 7: PER CAPITA INCOME AND MEDIAN HOUSEHOLD INCOME**

| | 2010 Per Capita Income | 2023 Per Capita Income | Percent Change | 2010 Median Household Income | 2023 Median Household Income | Percent Change |
|---|---|---|---|---|---|---|
| Neptune City | $31,172 | $45,369 | 45.5% | $50,154 | $82,872 | 65.2% |
| Monmouth County | $40,976 | $65,545 | 60.0% | $40,976 | $122,727 | 49.2% |
| New Jersey | $34,858 | $53,118 | 52.4% | $69,811 | $101,050 | 44.7% |
| U.S. Census Bureau, American Community Survey 2010, 2023 5-Year Estimates (tables S1902 and S1903) | | | | | | |

The household income in Neptune City is lower than the incomes for the County and the State overall, however, the Borough experienced a higher growth rate than New Jersey and Monmouth County did over the same period of time. 38 percent of Neptune City households had incomes over $100,000; compared with the 58.9 percent of County households had incomes greater than $100,000. The median households in Neptune City earned less than households in Monmouth County and the State overall in 2023. The median household income in Neptune City was $82,872; approximately $40,000 less than the County median household income and only around $18,000 less than the State median household income. Between 2010 and 2023, the median household income increased by 65.2 percent, higher than the County's 49.2 percent growth rate and New Jersey's 44.7 percent growth rate over the same period.

**TABLE 8: HOUSEHOLD INCOME DISTRIBUTION, 2023**

| | Neptune City | | Monmouth County | |
|---|---|---|---|---|
| | Number | Percent | Number | Percent |
| **Total Households** | 2,139 | 100.0% | 250,195 | 100.0% |
| Less than $10,000 | 200 | 9.4% | 8,165 | 3.3% |
| $10,000 to $14,999 | 38 | 1.8% | 5,319 | 2.1% |
| $15,000 to $19,999 | 134 | 6.3% | 5,203 | 2.1% |
| $20,000 to $24,999 | 37 | 1.7% | 5,578 | 2.2% |
| $25,000 to $29,999 | 16 | 0.7% | 5,530 | 2.2% |
| $30,000 to $34,999 | 0 | 0.0% | 5,175 | 2.1% |
| $35,000 to $39,999 | 111 | 5.2% | 5,648 | 2.3% |
| $40,000 to $44,999 | 22 | 1.0% | 5,544 | 2.2% |
| $45,000 to $49,999 | 100 | 4.7% | 6,198 | 2.5% |
| $50,000 to $59,999 | 131 | 6.1% | 9,995 | 4.0% |
| $60,000 to $74,999 | 222 | 10.4% | 15,158 | 6.1% |
| $75,000 to $99,999 | 318 | 14.9% | 25,542 | 10.2% |
| $100,000 to $124,999 | 171 | 8.0% | 24,161 | 9.7% |
| $125,000 to $149,999 | 123 | 5.8% | 19,756 | 7.9% |
| $150,000 to $199,999 | 260 | 12.2% | 33,996 | 13.6% |
| $200,000 or more | 256 | 12.0% | 69,227 | 27.7% |
| U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table B19001) | | | | |

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## HOUSEHOLD COSTS

The tables below show housing expenditures for owner- and renter-occupied units in Neptune City in 2023. The first table shows the housing costs of owner occupants as a percentage of total income. A total of 598 households (43.7%) were devoting more than 30 percent of their annual income to housing costs. The State affordability threshold for housing as a percentage of income suggests that not more than 28 percent of gross income should be allocated for housing costs.

The second table shows rental costs as a percentage of household income. Nearly half of all renters in Neptune City, 320 households or 41.6 percent, were spending over 30 percent of their income on rent. The State affordability threshold for housing as a percentage of income suggests that not more than 30 percent of gross income should be allocated for rent.

**TABLE 9: MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME, 2023**

| | Neptune City | | Monmouth County | |
|---|---|---|---|---|
| | Number | Percentage | Number | Percentage |
| Total Owner-Occupied Housing Units | 1,369 | 100.0% | 188,578 | 100.0% |
| Less than 10.0 percent | 170 | 12.4% | 28,917 | 15.3% |
| 10.0 to 14.9 percent | 143 | 10.4% | 32,253 | 17.1% |
| 15.0 to 19.9 percent | 145 | 10.6% | 31,997 | 17.0% |
| 20.0 to 24.9 percent | 239 | 17.5% | 25,780 | 13.7% |
| 25.0 to 29.9 percent | 74 | 5.4% | 16,946 | 9.0% |
| 30.0 to 34.9 percent | 22 | 1.6% | 10,722 | 5.7% |
| 35.0 to 39.9 percent | 139 | 10.2% | 8,426 | 4.5% |
| 40.0 to 49.9 percent | 117 | 8.5% | 10,377 | 5.5% |
| 50.0 percent or more | 320 | 23.4% | 21,847 | 11.6% |
| Not computed | 0 | 0.0% | 1,313 | 0.7% |
| U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table B25091) | | | | |

**TABLE 10: GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME, 2023**

| | Neptune City | | Monmouth County | |
|---|---|---|---|---|
| | Number | Percentage | Number | Percentage |
| Total Renter-Occupied Housing Units | 770 | 100.0% | 61,617 | 100.0% |
| Less than 10.0 percent | 24 | 3.1% | 2,113 | 3.4% |
| 10.0 to 14.9 percent | 151 | 19.6% | 4,993 | 8.1% |
| 15.0 to 19.9 percent | 122 | 15.8% | 6,970 | 11.3% |
| 20.0 to 24.9 percent | 127 | 16.5% | 6,927 | 11.2% |
| 25.0 to 29.9 percent | 0 | 0.0% | 6,419 | 10.4% |
| 30.0 to 34.9 percent | 23 | 3.0% | 4,751 | 7.7% |
| 35.0 to 39.9 percent | 0 | 0.0% | 3,057 | 5.0% |
| 40.0 to 49.9 percent | 80 | 10.4% | 6,163 | 10.0% |
| 50.0 percent or more | 217 | 28.2% | 16,805 | 27.3% |
| Not computed | 26 | 3.4% | 3,419 | 5.5% |
| U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table B25070) | | | | |

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# EXISTING HOUSING CONDITIONS

## HOUSING UNIT DATA

Neptune City's housing stock is predominantly owner occupied and relatively old. According to the 2023 ACS, the Borough had a total of 2,281 housing units, 2,139 (93.8%) of which are occupied. Of the Borough's fully occupied housing units, most (64%) were owner-occupied, while 36 percent were renter-occupied. When compared with Monmouth County, the housing stock in Neptune City is much older, with 1957 being the median year when most of the Borough's housing stock was built. In Monmouth County, 1975 is the median year when most housing units were constructed.

**TABLE 11: OCCUPANCY DATA, 2023**

| Housing Units in Neptune City | Number | Percent* |
|---|---|---|
| **Total Housing Units** | 2,281 | 100.0% |
| Occupied Housing Units | 2,139 | 93.8% |
| Owner Occupied | 1,369 | 64.0% |
| Renter Occupied | 770 | 36.0% |
| **Vacant Housing Units** | 142 | 6.2% |
| For Rent / Rented Not Occupied | 0 | 0% |
| For Sale Only | 95 | 66.9% |
| Sold, not occupied | 0 | 0% |
| For Seasonal, Recreational or Occasional Use | 0 | 0% |
| Other Vacant | 47 | 33.1% |

U.S. Census Bureau, American Community Survey 2023 (tables DP04 and B25004)
*-percentages may not total 100 due to rounding

**TABLE 12: AGE OF HOUSING, 2023**

| | Number | Percent |
|---|---|---|
| Built 2020 or later | 0 | 0.0% |
| Built 2010 to 2019 | 15 | 0.7% |
| Built 2000 to 2009 | 204 | 8.9% |
| Built 1990 to 1999 | 227 | 10.0% |
| Built 1980 to 1989 | 80 | 3.5% |
| Built 1970 to 1979 | 365 | 16.0% |
| Built 1960 to 1969 | 206 | 9.0% |
| Built 1950 to 1959 | 131 | 5.7% |
| Built 1940 to 1949 | 363 | 15.9% |
| Built 1939 or earlier | 690 | 30.2% |
| **Total** | 2,281 | 100.0% |
| **Median Year Structure Built** | 1957 | |

U.S. Census Bureau, American Community Survey 2023 5-Year Estimates (table DP04 and B25035)

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## HOUSING TYPE AND SIZE

A majority of Neptune City's housing units (60.4%) are one (1) unit, detached dwellings. Structures with 20 units or more accounted for the second largest typology, comprising 22 percent. The median number of rooms in the Brough was 4.9.

**TABLE 13: HOUSING UNITS BY TYPE, 2023**

| Units in Structure | Total | Percent |
|---|---|---|
| Total | 2,281 | 100.0% |
| 1 Unit, detached | 1,378 | 60.4% |
| 1 Unit, attached | 106 | 4.6% |
| 2 Units | 64 | 2.8% |
| 3 or 4 Units | 80 | 3.5% |
| 5 to 9 Units | 39 | 1.7% |
| 10 to 19 Units | 66 | 2.9% |
| 20 Units or more | 501 | 22.0% |
| Mobile home | 47 | 2.1% |
| Boat, RV, van, etc. | 0 | 0.0% |
| | | |
| **Rooms** | **Total** | **Percent** |
| 1 room | 0 | 0.0% |
| 2 rooms | 75 | 3.3% |
| 3 rooms | 254 | 11.1% |
| 4 rooms | 601 | 26.3% |
| 5 rooms | 491 | 21.5% |
| 6 rooms | 412 | 18.1% |
| 7 rooms | 252 | 11.0% |
| 8 rooms | 140 | 6.1% |
| 9 or more rooms | 56 | 2.5% |
| **Median number of rooms** | 4.9 | |
| U.S. Census Bureau, American Community Survey 2023 5 Year Estimates (DP04) | | |

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## HOUSING VALUES AND CONTRACT RENTS

According to the 2023 ACS 5-Year Estimates, the median value of owner-occupied housing units in Neptune City was $613,100 with 78.9 percent of units valued at $300,000 or greater. Table 14 provides a breakdown of home values for owner-occupied units within Neptune City. None of the Borough's 1,369 total owner-occupied housing units were reported to be less than $200,000.

**TABLE 14: VALUE OF OWNER-OCCUPIED HOUSING UNITS, 2023**

| | Neptune City | | Monmouth County | |
|---|---|---|---|---|
| | **Number** | **Percentage** | **Number** | **Percentage** |
| **Total** | 1,369 | 100.0% | 188,578 | 100.0% |
| Less than $50,000 | 0 | 0.0% | 3,202 | 1.7% |
| $50,000 to $99,999 | 0 | 0.0% | 2,703 | 1.4% |
| $100,000 to $149,999 | 0 | 0.0% | 1,760 | 0.9% |
| $150,000 to $199,999 | 0 | 0.0% | 2,797 | 1.5% |
| $200,000 to $299,999 | 289 | 21.1% | 12,780 | 6.8% |
| $300,000 to $499,999 | 955 | 69.8% | 55,119 | 29.2% |
| $500,000 to $999,999 | 125 | 9.1% | 88,909 | 47.1% |
| $1,000,000 and greater | 0 | 0.0% | 21,308 | 11.3% |
| **Median Value** | **$613,100** | | **$566,500** | |
| U.S. Census Bureau, American Community Survey 2023 5 Year Estimates (table DP04) | | | | |

With respect to renter-occupied units, the majority of them (66.6%) fell into the $1,000 to $1,999 range for gross rent paid per month. At the time of the ACS 5-Year Estimates, the median gross rent in Neptune City was $1,525, less than the County median rent of $1,771. Of the 770 reported rental units in Neptune City, 116 of them (15.1%) cost fewer than $500 per month, while there were zero (0) units that did not require cash rent payments.

**TABLE 15: GROSS RENT PAID, 2023**

| | Neptune City | | Monmouth County | |
|---|---|---|---|---|
| | **Number** | **Percentage** | **Number** | **Percentage** |
| **Total** | 770 | 100.0% | 59,223 | 100.0% |
| Less than $500 | 116 | 15.1% | 4,045 | 6.8% |
| $500 to $999 | 0 | 0.0% | 3,453 | 5.8% |
| $1,000 to $1,499 | 256 | 33.2% | 13,711 | 23.2% |
| $1,500 to $1,999 | 257 | 33.4% | 15,499 | 26.2% |
| $2,000 to $2,499 | 141 | 18.3% | 10,920 | 18.4% |
| $2,500 to $2,999 | 0 | 0.0% | 6,150 | 10.4% |
| $3,000 or more | 0 | 0.0% | 5,445 | 9.2% |
| No cash rent | 0 | (X) | 2,394 | (X) |
| **Median Contract Rent** | $1,525 | | $1,771 | |
| U.S. Census Bureau, American Community Survey 2023 5 Year Estimates (table DP04) | | | | |

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## HOUSING CONDITIONS

According to the 2023 ACS, zero percent and 11.7 percent of Neptune City's owner occupied and renter occupied housing units, respectively, experienced overcrowding. There were no units reported to be lacking complete plumbing facilities, however 19 units lacked any complete kitchen facilities. These factors are utilized in determining housing deficiency and general housing problems and are used as the basis to calculate the municipal rehabilitation obligation. According to the data, 4.2 percent of occupied housing units experienced over-crowding, while 0.0% of occupied units lacked complete plumbing facilities and 0.9% lacked complete kitchen facilities.

**TABLE 16: HOUSING DEFICIENCY CHARACTERISTICS, 2023**

| | Count | Percent |
|---|---|---|
| **Housing Units with 1.01 or More Persons Per Room** | | |
| Owner-Occupied | 0 | 0.0% |
| Renter-Occupied | 90 | 11.7% |
| | | |
| Total Occupied Housing Units | 2,139 | 100.0% |
| Lacking complete plumbing facilities | 0 | 0.0% |
| | | |
| Total Occupied Housing Units | 2,139 | 100.0% |
| Lacking complete kitchen facilities | 19 | 0.9% |
| U.S. Census Bureau, American Community Survey 2023 (tables B25014, S2504) | | |

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## PROJECTED HOUSING STOCK

According to the New Jersey Department of Community Affairs, Neptune City issued building permits for 77 new residential dwelling units between January 2004 and December 2023. During that same time period, the Borough also issued 79 residential demolition permits. Subtracting demolition permits from construction permits yields a net decrease of five (5) dwelling units over this time period.

**TABLE 17: BUILDING PERMITS AND DEMOLITION PERMITS ISSUED, 2004 - 2023**

| Year | 1 & 2 Family | Multi Family | Mixed Use | Total New Construction | Total Residential Demolitions | Net Units Added |
|---|---|---|---|---|---|---|
| 2004 | 12 | 0 | 0 | 12 | 14 | -2 |
| 2005 | 2 | 0 | 0 | 2 | 3 | -1 |
| 2006 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2007 | 1 | 0 | 0 | 1 | 0 | 1 |
| 2008 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2009 | 3 | 0 | 0 | 3 | 0 | 3 |
| 2010 | 1 | 0 | 0 | 1 | 0 | 1 |
| 2011 | 1 | 0 | 0 | 1 | 0 | 1 |
| 2012 | 1 | 0 | 0 | 1 | 0 | 1 |
| 2013 | 11 | 0 | 0 | 11 | 0 | 11 |
| 2014 | 6 | 0 | 0 | 6 | 2 | 4 |
| 2015 | 16 | 0 | 0 | 16 | 6 | 10 |
| 2016 | 6 | 0 | 1 | 7 | 14 | -8 |
| 2017 | 3 | 1 | 1 | 5 | 22 | -19 |
| 2018 | 3 | 0 | 0 | 3 | 9 | -6 |
| 2019 | 1 | 0 | 0 | 1 | 3 | -2 |
| 2020 | 2 | 0 | 0 | 2 | 2 | 0 |
| 2021 | 1 | 0 | 0 | 1 | 0 | 1 |
| 2022 | 2 | 0 | 0 | 2 | 1 | 1 |
| 2023 | 2 | 0 | 0 | 2 | 3 | -1 |
| **Total** | ***74*** | ***1*** | ***2*** | ***77*** | ***79*** | ***-5*** |

Source: NJ DCA Construction Reporter

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## EMPLOYMENT DATA

Data set DP03 of the 2023 ACS reports on work activity of residents aged 16 years and older. The Borough's working age population was 3,908 residents, and the approximate civilian labor force was 2,849. Approximately 27.1 percent of the Borough's working age residents were not participating in the labor force at the time of the estimates. Most of the Borough's labor force (72.9%) were employed in civilian jobs, with zero (0) residents reported as members of the armed forces. Approximately 3.5 percent of Borough residents reported being unemployed.

**TABLE 18: EMPLOYMENT STATUS, 2023**

| | Neptune City | | Monmouth County | |
|---|---|---|---|---|
| | Number | Percent | Number | Percent |
| Population 16 years and over | 3,908 | 100.0% | 526,352 | 100.0% |
| In labor force | 2,849 | 72.9% | 349,815 | 66.5% |
| Civilian Labor Force | 2,849 | 72.9% | 349,355 | 66.4% |
| Employed | 2,712 | 69.4% | 331,018 | 62.9% |
| Unemployed | 137 | 3.5% | 18,337 | 3.5% |
| Armed Forces | 0 | 0.0% | 460 | 0.1% |
| Not in labor force | 1,059 | 27.1% | 176,537 | 33.5% |
| U.S. Census Bureau, American Community Survey 2023 5 Year Estimates table DP03) | | | | |

The majority of the Borough's workers, 77.4 percent were employed in private wage and salary positions, while 2.9% of workers were self-employed. Government workers comprised 19.7 percent of the Borough's workforce. Table 19 provides a breakdown of worker classifications.

**TABLE 19: CLASSIFICATION OF WORKERS IN NEPTUNE CITY, 2023**

| | Number | Percent |
|---|---|---|
| Total | 2,712 | 100.0% |
| Private Wage and Salary Worker | 2,098 | 77.4% |
| Government Worker | 535 | 19.7% |
| Self-Employed Worker | 79 | 2.9% |
| Unpaid Family Worker | 0 | 0.0% |
| U.S. Census Bureau, American Community Survey 2023 5 Year Estimates (table DP03) | | |

An analysis of employees (over the age of 16) by economic sector indicates that employed working age individuals in Neptune City were involved in a range of economic sectors. The highest concentration of workers (23.9%) were found in the 'educational services, and health care and social assistance' sector, 'retail trade' were the second largest sector in the Borough's workforce (12.9%) followed closely by 'Finance and insurance, and real estate and rental and leasing' at 12.2 percent.

**TABLE 20: WORKFORCE BY SECTOR, 2023**

| Industry | Number | Percent |
|---|---|---|
| Civilian employed population 16 years and over | 2,712 | 100.0% |
| Agriculture, forestry, fishing and hunting, mining | 7 | 0.3% |
| Construction | 167 | 6.2% |
| Manufacturing | 136 | 5.0% |
| Wholesale Trade | 71 | 2.6% |
| Retail Trade | 350 | 12.9% |
| Transportation and Warehousing, and Utilities | 199 | 7.3% |
| Information | 0 | 0.0% |
| Finance and insurance, and real estate and rental and leasing | 331 | 12.2% |
| Professional, scientific, and management, and administrative and waste management services | 288 | 10.6% |
| Educational services, and health care and social assistance | 649 | 23.9% |
| Arts, entertainment, and recreation, and accommodation and food services | 156 | 5.8% |
| Other Services, except public administration | 143 | 5.3% |
| Public administration | 215 | 7.9% |
| U.S. Census Bureau, American Community Survey 2023 5 Year Estimates (table DP03) | | |

Table 21 provides a percentage comparison of the Borough's workforce against that of the County. The Borough's profile of employment by sector generally mirrors that of the County. However, a notable gap can be seen in the number of Borough and County employees who work in the

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'Professional, scientific, and management, and administrative and waste management services' sector 10.6 percent in the Borough compared with 15.5 percent in Monmouth County as a whole. Also, Neptune City notably reports zero percent of Borough residents are employed in the information sector, compared to 3.2 percent in Monmouth County.

**TABLE 21: COMPARISON OF WORKFORCE BY SECTOR NEPTUNE CITY AND MONMOUTH COUNTY, 2023**

| Industry | Neptune City | Monmouth County |
|---|---|---|
| Civilian employed population 16 years and over | 2,712 | 331,018 |
| Agriculture, forestry, fishing and hunting, mining | 0.3% | 0.4% |
| Construction | 6.2% | 7.0% |
| Manufacturing | 5.0% | 6.2% |
| Wholesale Trade | 2.6% | 2.5% |
| Retail Trade | 12.9% | 10.5% |
| Transportation and Warehousing, and Utilities | 7.3% | 4.4% |
| Information | 0.0% | 3.2% |
| Finance and insurance, and real estate and rental and leasing | 12.2% | 10.3% |
| Professional, scientific, and management, and administrative and waste management services | 10.6% | 15.5% |
| Educational services, and health care and social assistance | 23.9% | 24.4% |
| Arts, entertainment, and recreation, and accommodation and food services | 5.8% | 7.7% |
| Other Services, except public administration | 5.3% | 3.7% |
| Public administration | 7.9% | 4.3% |
| U.S. Census Bureau, American Community Survey 2023 5 Year Estimates (table DP03) | | |

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Table 22 provides a breakdown of occupations by type for the Borough's employed civilian labor force. Nearly one third of Borough residents (31%) are employed. Just over a third of the Borough's civilian labor force was employed in 'management, business, science, and arts occupations', while just slightly fewer residents (28.9%) were working in the 'management, business, science, and arts occupations' sector.

**TABLE 22: OCCUPATIONS BY TYPE, 2023**

| | Number | Percentage |
|---|---|---|
| Employed Civilian population 16 years and over | 2,712 | 100.0% |
| Management, business, science and arts occupations | 785 | 28.9% |
| Service occupations | 508 | 18.7% |
| Sales and office occupations | 841 | 31.0% |
| Natural resources, construction and maintenance occupations | 271 | 10.0% |
| Production Transportation and material moving occupations | 307 | 11.3% |
| U.S. Census Bureau, American Community Survey 2023 5 Year Estimates (table DP03) | | |

As shown in Table 23, 63.2 percent of Neptune City residents commute less than half an hour from home to their place of work, approximately 25.6 percent commute between half an hour to an hour from home to their place of work, and 11.2 percent of residents have commutes greater than one hour. The mean travel time to work was 25.5 minutes, less than Monmouth County's average of 32.8 minutes. The vast majority of Neptune City workers who commute to work do so by private automobile (80.5 percent).

**TABLE 23: TRAVEL TIME TO WORK, 2023**

| | Neptune City | | Monmouth County | |
|---|---|---|---|---|
| | Number | Percent | Number | Percent |
| Workers who did not work at home | 2,657 | 100.0% | 270,382 | 100.0% |
| Less than 5 minutes | 95 | 3.6% | 7,133 | 2.6% |
| 5 to 9 minutes | 321 | 12.1% | 23,580 | 8.7% |
| 10 to 14 minutes | 601 | 22.6% | 34,617 | 12.8% |
| 15 to 19 minutes | 441 | 16.6% | 34,788 | 12.9% |
| 20 to 24 minutes | 195 | 7.3% | 30,346 | 11.2% |
| 25 to 29 minutes | 27 | 1.0% | 15,220 | 5.6% |
| 30 to 34 minutes | 193 | 7.3% | 30,368 | 11.2% |
| 35 to 39 minutes | 145 | 5.5% | 8,941 | 3.3% |
| 40 to 44 minutes | 40 | 1.5% | 12,716 | 4.7% |
| 45 to 59 minutes | 301 | 11.3% | 25,519 | 9.4% |
| 60 to 89 minutes | 170 | 6.4% | 27,152 | 10.0% |
| 90 or more minutes | 128 | 4.8% | 20,002 | 7.4% |
| **Mean travel time to work (minutes)** | 25.5 | | 32.8 | |
| U.S. Census Bureau, American Community Survey 2023 5 Year Estimates (table DP03 and B08303) | | | | |

**TABLE 24: MEANS OF COMMUTE, 2023**

| | Neptune City | | Monmouth County | |
|---|---|---|---|---|
| | Number | Percent | Number | Percent |
| Workers 16 years and over | 2,675 | 100.0% | 325,092 | 100.0% |
| Car, truck, van- Drove Alone | 2,153 | 80.5% | 217,077 | 66.8% |
| Car, truck, van- Carpooled | 254 | 9.5% | 23,553 | 7.2% |
| Public Transportation | 20 | 0.7% | 17,981 | 5.5% |
| Walked | 28 | 1.0% | 4,775 | 1.5% |
| Other Means | 73 | 2.7% | 6,996 | 2.2% |
| Worked at home | 147 | 5.5% | 54,710 | 16.8% |
| U.S. Census Bureau, American Community Survey 2023 5 Year Estimate (table DP03) | | | | |

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As indicated in Table 25 below, it is projected that Monmouth County will add 21,400 jobs by 2032. The 'Ambulatory Health Care Services,' 'Transportation and Warehousing,' and 'Management of Companies and Enterprises' sectors are poised to experience the greatest increase in the number of jobs over the course of the projection period.

**TABLE 25: PROJECTED EMPLOYMENT, MONMOUTH COUNTY, 2032**

| Industry Title | 2022 Actual Employment | 2032 Projected Employment | Numeric Change | Annual Growth Rate | Percent Change | Outlook |
|---|---|---|---|---|---|---|
| Mining | 0 | 50 | 13.6 | 0.0 | 0.0% | Stable |
| Utilities | 16,250 | 16,900 | 650 | 4.1 | 4.0% | Growing |
| Construction | 1,300 | 1,400 | 100 | 6.9 | 7.8% | Growing |
| Manufacturing | 9,700 | 10,250 | 550 | 5.9 | 5.6% | Growing |
| Wholesale Trade | 8,900 | 9,200 | 300 | 3.5 | 3.3% | Growing |
| Retail Trade | 36,450 | 36,700 | 250 | 0.7 | 1.5% | Growing |
| Transportation and Warehousing | 6,100 | 7,100 | 1,000 | 16.6 | 16.3% | Growing |
| Postal Service | 1,050 | 1,000 | -50 | -6.8 | -4.7% | Declining |
| Information | 6,050 | 6,950 | 900 | 14.8 | 14.8% | Growing |
| Finance and Insurance | 10,950 | 11,050 | 100 | 0.9 | 0.9% | Growing |
| Real Estate and Rental and Leasing | 4,150 | 4,300 | 150 | 4.0 | 3.6% | Growing |
| Professional, Scientific, and Technical Services | 21,850 | 22,650 | 800 | 3.9 | 3.6% | Growing |
| Management of Companies and Enterprises | 4,150 | 4,800 | 650 | 15.3 | 15.7% | Growing |
| Administrative and Support and Waste Management and Remediation Services | 14,650 | 15,450 | 800 | 5.4 | 5.4% | Growing |
| Educational Services | 25,800 | 27,350 | 1,550 | 6.0 | 6.0% | Growing |
| Health Care and Social Assistance | 51,200 | 57,750 | 6,550 | 12.7 | 12.7% | Growing |
| Ambulatory Health Care Services | 24,450 | 29,550 | 5,100 | 20.8 | 20.9% | Growing |
| Hospitals | 11,250 | 11,600 | 350 | 3.2 | 3.1% | Growing |
| Nursing and Residential Care Facilities | 8,150 | 8,400 | 250 | 3.0 | 3.1% | Growing |
| Social Assistance | 7,350 | 8,200 | 850 | 11.4 | 11.5 | Growing |
| Arts, Entertainment, and Recreation | 8,150 | 9,700 | 1,550 | 19.4 | 13.9% | Growing |
| Accommodation and Food Services | 28,750 | 30,650 | 1,900 | 6.7 | 6.6% | Growing |
| Other Services (except Government) | 14,150 | 15,450 | 1,300 | 9.1 | 9.2% | Growing |
| Government | 14,350 | 15,150 | 800 | 5.3 | 5.5% | Growing |
| Total Federal Government Employment | 1,950 | 1,900 | -50 | -3.3 | -2.5% | Declining |
| State Government, Excluding Education and Hospitals | 1,300 | 1,200 | -100 | -7.3 | -7.6% | Declining |
| Local Government, Excluding Education and Hospitals | 11,100 | 12,050 | 950 | 8.3 | 8.6% | Growing |
| Federal Government, Excluding Post Office | 900 | 900 | 0 | 0.8 | 0 | Stable |
| Total Self Employed and Unpaid Family Workers, All Jobs | 18,700 | 19,950 | 1,250 | 6.5 | 6.6% | Growing |
| **Total All Industries** | **302,150** | **323,550** | **21,400** | **7.1** | **7.0%** | **Growing** |

*Source: 2022-2032 Industry Employment Projections, NJ Department of Labor and Workforce Development*

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## Lands Most Appropriate for Affordable Housing

An analysis was conducted to determine which areas of the Borough could accommodate developments that address affordable housing need. This analysis reviews the Borough's existing zoning and planned zoning changes, and outlines the Borough's capacity to accommodate residential and non-residential growth projections. The following areincluded:

- An analysis of the available existing and planned infrastructure;
- The projected demand for types of uses permitted by zoning based on present and anticipated future demographic characteristics of the Borough and anticipated land use patterns; and
- Factors, such as environmental conditions, that present constraints on development.

**Infrastructure**

*Water and Sewer*

The Borough of Neptune City is serviced by the Township of Neptune Sewerage Authority, which is located in neighboring Neptune Township. The Borough sends (untreated) raw sewerage directly to the treatment plant. There are three pumping stations are located throughout the Borough. Potable water is supplied via the New Jersey American Water Company, whose water source is located off-site and is distributed throughout the Borough.

**Anticipated Demand and Land Use Patterns**

Neptune City is a built-out community and contains very few parcels of vacant land for large scale development. Much of the Borough's undeveloped land is located along the Shark River coast. Much of this land remains undeveloped due to the presence of wetlands and other flood hazards.

The Borough of Neptune City is primarily residential, with retail and commercial uses typically found along the corridors of Atkins Avenue/Steiner Avenue, Sylvania Avenue, and State Hwy 35. According to NJTPA population estimates projected to 2050, it is anticipated that the Borough's population will grow by approximately 471 people (10.2%) over the next 25 years.

*Residential*

Neptune City Borough is a primarily suburban residential community. Higher density residential districts tend to be located in the western portion of the Borough, near the junction of State Hwy 35 and State Hwy 18. The lower density single family and townhouse uses are located throughout the municipality. It is anticipated that current residential areas will remain as such.

*Non-Residential*

Commercial uses within the Borough of Neptune tend to be focused along the State Hwy 35/Morris Avenue and Sylvania Avenue corridors. Other non-residential uses include light industrial, and public lands, including Memorial Park in the southern portion of the Borough bordering the Shark River. New non-residential development will continue to take place as the market allows along the major transportation corridors within the Borough.

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## Environmental Constraints

Neptune City enjoys many natural environmental amenities, including habitat for threatened and endangered species and wildlife corridors, areas of mature woodlands, major aquifer outcrop areas, steep slopes, prime farmland soils, and historic sites. In order for these environmentally sensitive features to retain their existing quality and perform vital ecosystem functions, the Borough must be conscious of its role as steward of its natural environment.

The Shark River, which despite its name is technically a bay/small tidal basin, lies directly to the south of Neptune City and contains areas of saltwater wetlands and transition areas, floodways, flood hazard areas, and stream corridors. As ocean temperatures rise and storms on the east coast continue to get more powerful, increased flooding and stronger storm surges will be issues the Borough must be prepared to contend with.

## Historic

There are currently no facilities in Neptune City located on the State or National Register of Historic Places. However, Richard Comstock's 'History of Shark River Hills', referenced in the Master Plan, lists several structures of historic significance within the Borough. Efforts should be made to preserve these structures to the extent the Borough is able via zoning and code enforcement actions.

## Existing Land Use Designations

The Borough's land use designations have been continually examined and updated through the Master Plan Reexamination process. The last Reexamination Report was adopted in November 2017.

The following districts comprise the Borough's **residential** zones:

***Single Family Residential Zones: R-1, R-1T.***

- ***R-1****: The R*-1 Single Family Residential Zone district is intended for single family dwellings on lots with minimum areas of 7,500 square feet. The zone is located throughout the Borough and also allows for public parks and playgrounds, and municipal buildings, facilities, and services essential to the operation of and solely intended for the needs of the Brough of Neptune City provided same are subject to the general review and recommendation of the Land Use Board.
- **R-**1T: The R-1T Single Family Residential/Townhouse Zone district allows for identical uses to the R-1 Zone, with the inclusion of townhomes indented for single family use. The zone is located in the southern portion of the Borough, bounded by West Sylvania Ave, to the north, Shell Ave, to the west, Union Ave, to the east, and the Shark River, to the south.

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***High Density Residential Zones: R-2, R-2T.***

- **R-2**: The *R*-2 High Density Residential Zone district is intended for multi-family dwellings on lots with a minimum area of 7,500 square feet. The zone also allows for uses identical to the R-1 Single Family Residential Zone district. The zone is located interstitially throughout the Borough adjacent to other residential zones.
- **R-2T**: The R-2T Residential Townhouse Zone district is intended for townhouses on lots with minimum areas of 7,500 square feet. The zone also allows for public parks and playgrounds, and municipal buildings, facilities and services essential to the operation of and solely intended for the needs of the Borough of Neptune City, provided same is subject to the general review and non-binding recommendations of the Land Use Board to the Mayor and Council. The zone is located in the north-western portion of the Borough and encompasses the Oxford Pond Townhouse development.

The following districts comprise the Borough's **commercial** zones:

***Commercial Zones: C. HC.***

- ***C****: The C Commercial* Zone district is located along State Hwy 35/Morris Avenue and on/near Steiner Avenue. The zone is intended for uses identical to those uses permitted in the Residential Limited Commercial (RLC) Zone with the exception of any uses intended for residential purposes. The zone also allows for restaurants; theatre, indoor assembly halls, bowling alleys, and similar public recreational activities; municipal buildings, facilities and service essential to the operation of and solely intended for the needs of the Borough of Neptune City subject to the general review and recommendation of the Planning Board of the Borough of Neptune City; and warehousing, provided (1) that the property is adjacent to Memorial Drive, (2) storage is entirely within an enclosed building, and (3) that the area dedicated for storage does not exceed 1/3 of the total floor area of the building
- **HC**: The HC Highway Commercial Zone district is located as the western end of the Borough, near the intersection of State Hwy 18 and State Hwy 33/Corlies Ave. The zone is intended foe uses identical to those permitted the Residential Commercial (RC) Zone with the exception of any uses intended for residential purposes. The zone also allows for restaurants, drive-in restaurants, diners, and other eating and drinking establishments; and municipal buildings and facilities and services essential to the operation and solely intended for the needs of the Borough of Neptune City subject to the general review and recommendation of the Planning Board of the Borough of Neptune City.

***Mixed Use Residential/Commercial Zones: RLC, RC, R-2M***

- **RCL**: The RCL Residential Limited Commercial Zone district is located in the western portion of Neptune City allows for identical uses to those in the R-1 Single Family Residential Zone. The Zone also allows for retail stores and shops such as grocery stores, delicatessens, liquor stores, hardware stores, dry good stores, meat and poultry stores, flower shops, luncheonette, haberdashery and

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apparel shops and shoe stores, stationery stores, book stores; personal service establishments such as barber shops, beauty shops, dry cleaning shops, tailor shops, self-service laundries, appliance repair shops; and business and professional offices and banks.

- **RC:** The RC Residential Commercial Zone district is located along Steiner Avenue and the north end of Memorial Drive and allows identical uses to those in the RLC Zone. The zone also allows restaurants; motor vehicles, trailer, camper and boat and marine salesrooms, and motels and hotels.
- **R-2M**: The R-2M Mobile Home Zone district is located in the western portion of Neptune City, directly east of the existing R-2T Residential/Townhouse Zone. The zone only permits single family mobile homes as regulated by borough ordinance.

The following districts comprise the Borough's **industrial** zone:

***Industrial***

- ***I:*** The I Industrial Zone district has two locations within the Borough; in the western portion of Neptune City, bounded by Lawrence Drive, to the west, W Sylvania Ave, to the north, and Flexcraft Drive, to the south and east; and in the eastern portion of the Borough, directly abutting Memorial Drive/ the train tracks for the NJ Transit North Jersey Coast Line. The zone allows for the following uses: Industrial, manufacturing and research uses such as but not limited to storage buildings and yards not including junk or salvage yards; manufacture of light machinery such as appliances; fabrication of metal products; fabrication of wood products; laboratories; food processing; fabrication of glass products; and industrial uses, manufacturing and research that could locate in a predominantly residential suburban community without creating a loss of desirability and value to the residential sectors of the community; provided that such uses conform in all respects to performance standards established in this chapter and other ordinances of this borough and conform with any and all applicable statutes and regulations promulgated by the State of New Jersey and its regulatory agencies and provided further that such uses are not expressly prohibited by the Zoning Ordinance of this borough; warehouses; public utility and service activities of an industrial nature such as repair and maintenance yards, storage facilities, depots and stations; municipal buildings and services essential to the operation of and solely intended for the needs of the Borough of Neptune City subject to general review and recommendation of the Planning Board of the Borough of Neptune City; administration offices for the management of the above; and any of the principal uses permitted in the Commercial (C) Zone with the exception of any use intended for residential purposes.

The following districts comprise the Borough's **redevelopment** zones:

***142 Steiner Ave Redevelopment Zone:*** This redevelopment zone is intended to renovate

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underutilized buildings, eliminate deteriorated and obsolete buildings, promote the Borough's proximity to public transportation, and to promote the utilization of high quality design standards, among other purposes. The use, bulk, design, and other standards included in the plan supersede applicable provisions of the Borough's development regulations.

***Steiner Avenue Redevelopment Zone:*** This redevelopment zone is intended to: create an aesthetic character and scale within the redevelopment area that is consistent with that of the brough as a whole; to create positive tax benefits for the Borough; the address the parking needs of businesses and residents; to encourage pedestrian activity through a coordinated pedestrian system; to capitalize on the proximity of the redevelopment area to the Bradly Beach and Belman train stations; to improve the visual streetscape within the redevelopment area through design and signage standards; to improve the public elements of the streetscape, e.g, lighting, paving, pedestrian linkages; and to control the location, size, scale, and aesthetic character of parking lots. The redevelopment plan replaces the former zoning designations with superseding use and bulk standards.

## CONSISTANCY WITH STATE PLAN

The Borough of Neptune City remains consistent with New Jersey State Development and Redevelopment Plan (SDRP). The Borough is located within the PA 1 – Metropolitan Planning Area. This planning area is characterized by mature settlement patterns, the need to rehabilitate housing, the recognition that redevelopment will be the most predominant form of growth, and a growing need to revitalize and regionalize services and systems.

Neptune City has also published multiple public documents related to storm water planning, most notably, a stormwater management plan that outlines the proactive steps the Borough is taking to protect citizens and property from the adverse effects of stormwater flooding. Additionally, the Borough has mapped all of its Stormwater Infrastructure, in compliance with NJDEP requirements.

The Borough of Neptune City is not one of the State's 36 designated Transit Villages; nor does the Borough have any NJ Transit rail connections within the Borough. However, the NJ Transit North Jersey Coast Commuter Rail Line forms the eastern municipal boundary with the nearest train station located in Bradley Beach. NJ Transit also bus service throughout the Borough.

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## FAIR SHARE PLAN

### Fair Share Obligation Summary

The Fourth Round (2025-2035) housing obligation is based upon the figures calculated in the NJ Department of Community Affairs Affordable Housing Obligations for the 2025-2035 (Fourth Round) Methodology. The Borough's housing obligation is outlined in Table 26 below.

**TABLE 26: FAIR SHARE OBLIGATION SUMMARY**

| Obligation Component | Number of Credits Required |
|---|---|
| Present Need | 12 |
| Prior Round Obligation (1987-1999) | 33 |
| Third Round "Gap" and Prospective Need (1999-2025) | 158 |
| Fourth Round Prospective Need (2025-2035) | 32 |

The following sections outline the Borough's plan for complying with its Fair Share Obligation.

### Lack of Developable Vacant Land

Neptune City Borough has to contend with the reality that it is a built-out municipality with virtually no available developable vacant land upon which to construct new affordable housing units.

Given the Borough's lack of sufficient vacant and developable land, the Borough's ability to satisfy its Court-determined affordable housing obligation is limited. To demonstrate its continued lack of vacant developable land, the Borough has prepared an updated Vacant Land Adjustment analysis in accordance with N.J.A.C. 5:93:4.2, submitted as part of this plan as Appendix A. The Borough continues to exhibit a lack of vacant developable land, with redevelopment over time presenting itself as the principal vehicle for accomplishing projects with affordable housing. The prepared VLA illustrates a lack of vacant land and a Realistic Development Potential (RDP) of zero (0) affordable units.

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### Satisfaction of the Borough's Rehabilitation/Present Need Obligation

The Borough of Neptune City has a rehabilitation obligation of 12 units and will participate in Monmouth County Housing Improvement Program, which is administered by the Monmouth County Community Development Block Grant (CDBG) program through an intergovernmental agreement between the Borough and the County. The Borough will fund the program until such time as the funds become available in the Affordable Housing Trust Fund. The Borough anticipates completing one (1) rehabilitation per year, and an additional unit in project year 2032 to satisfy its obligation.

## Satisfaction of the Borough's Realistic Development Potential

The Borough's RDP is zero (0). The Borough proposes to address this RDP through a mandatory set-aside ordinance ("MSO") and a Mixed Use- Inclusionary Overlay Zone.

## Satisfaction of the Borough's Unmet Need

The Borough's unmet need is 32 units based on the remaining Fourth Round Obligation. The Borough proposes to implement the following mechanisms to address its unmet need:

*Mandatory Set-Aside Ordinance ("MSO")*

The Borough will adopt a Borough-wide Mandatory Set-Aside Ordinance ("MSO"). The MSO will require a 20 percent (20%) affordable housing set-aside for for-sale residential developments and 15 percent (15%) for rental developments, comprised of five or more dwelling units. The MSO requires that to the extent possible, in all inclusionary developments, low and moderate income units shall be integrated with market units.

The MSO will ensure that the MSO does not give any developer the right to any such rezoning, variance, redevelopment designation or other relief, or establish any obligation on the part of Neptune City or its boards to grant such rezoning, variance, redevelopment designation or other relief. The proposed ordinance is included herein as Appendix C.

*Mixed- Use Inclusionary Overlay Zone*

The Borough will adopt a Mixed-Use District Inclusionary Overlay Zone (MU-O) which will include the properties that are currently located within the RC Residential Commercial Zone along Steiner Avenue and Memorial Drive. The Overlay Zone permits:

- Permitted retail/commercial on ground level with residential units above; no residence on ground level; townhouse units are permitted in the rear of the mixed-use building. Any mixed-use development requires a mandatory 20% set aside for affordable housing. A minimum of one affordable housing unit is required in any residential development utilizing the overlay zoning. All affordable housing units must be compliant with UHAC requirements.
- All other permitted uses in the RC Zone

Development within the MU-O Zone will be allowed two and one-half (2.5) stories over retail at the street level for a total of 3.5 stories and can increase to four (4) stories total twelve (12) feet back off the street line. The proposed ordinance is included herein as Appendix D.

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*Affordable Housing/Development Fee Ordinance*

The Borough will adopt a development fee ordinance for all new non-residential development and new non-inclusionary residential development. The ordinance will also require residential development fees to be collected for all residential expansions that increase density pursuant to N.J.S.A. 40:55D-70d(5). The proposed ordinance can be found in Appendix E.

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# Appendices

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## Appendix A. Vacant Land Adjustment

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# Vacant Land Inventory and Analysis Report

## Prepared for:
## Borough of Neptune City
## Monmouth County, New Jersey

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June 2025

Prepared By:

LEON S. AVAKIAN INC.
CONSULTING ENGINEERS

788 Wayside Road
Neptune, New Jersey 07753
(732) 922-9229

Christine Bell, PP, AICP
License No. 06289

# I. INTRODUCTION

As noted in N.J.A.C. 5:93, "there may be instances where a municipality can exhaust an entire resource (land, water or sewer) and still not be able to provide a realistic opportunity for addressing the need for low and moderate income housing." In recognition of the need to provide for the opportunity to adjust municipal affordable housing obligations, N.J.A.C. 5:93 outlines standards and procedures for municipalities to demonstrate that a municipal response to its housing obligation is limited by lack of land, water or sewer. This report outlines the vacant land analysis methodology and summarizes the results of the vacant land analysis prepared on behalf of the Borough of Neptune City by Leon S. Avakian Inc (Avakian).

## *Previous Housing Rounds and Vacant Land Analyses*

The Borough of Neptune City is a fully developed coastal community located in southern Monmouth County. Neptune City has not participated in any prior housing rounds.

## *Current Housing Round and Vacant Land Assessment*

Given the Borough's relative lack of vacant and developable land, the Borough's ability to satisfy its Court-determined affordable housing obligation is limited. To demonstrate its continued lack of vacant developable land, the Borough has prepared an updated Vacant Land Adjustment analysis in accordance with N.J.A.C. 5:93:4.2, which includes the following components:

- An inventory of all vacant parcels in accordance with N.J.A.C. 5:93-4.2(b), included as Attachment A.
- A Vacant Land Map depicting vacant properties within the Borough, included as Attachment B.
- An existing land use map for the Borough in accordance with N.J.A.C. 5:93-4.2(a), included as Attachment C.

The realistic development potential (RDP) of the Borough's vacant land was analyzed in accordance with the provisions of Subchapter 4 of N.J.A.C. 5:93 based on the most recently available data. After following the procedures as outlined, the analysis shows that the Borough has zero (0) suitable sites available for development, and consequently, has an RDP new construction obligation of zero (0) affordable units.

# II. PERMITTED EXCLUSIONS

N.J.A.C. 5:93 establishes criteria by which sites, or portions thereof, in a municipal land inventory may be excluded from a municipality's RDP. Environmentally sensitive areas, including flood hazard areas, areas within Environmentally Sensitive Planning Areas according to the State Plan Policy Map, areas outside of the Sanitary Sewer Service Area (SSA), wetlands, and areas characterized by steep slopes of greater than 15 percent that render a site unsuitable for affordable housing may be excluded from consideration. In addition, small, isolated lots lacking sufficient acreage to generate an affordable housing set-aside as part of an inclusionary

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development may also be excluded. Vacant lots under development or properties for which site plan approval has been granted may also be excluded. Finally, landlocked parcels or sites with limited or no access may also be excluded from the calculation of the Borough's RDP.

The vacant land inventory table in Attachment A provides a parcel-by-parcel description of exclusions that have been made pursuant to N.J.A.C. 5:93.

It should be noted that the Borough is permitted to reserve up to three percent of its total developed and developable acreage, less existing active municipal recreation areas, for active municipal recreation and exclude this acreage from consideration as potential sites for low and moderate income housing pursuant to N.J.A.C. 5:93-4.2(e)4. Any such site designated for active recreation in accordance with this section must be purchased and limited to active recreational purposes within one year of substantive certification. Although this calculation has not been completed as part of this analysis, the Borough reserves the right to revise this analysis to complete this calculation.

## III. Summary and Conclusion

Based on the procedures for municipal adjustments provided in N.J.A.C. 5:93, the Borough of Neptune City's RDP has been determined to be zero (0) affordable units. This finding is consistent with the Borough's current development conditions.

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# ATTACHMENT A: VACANT LAND INVENTORY TABLE

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Borough of Neptune City
Vacant Land Adjustment
June 2025

| Block | Lot | Property Class | Property Location | Owner name | Acreage | Constrained Acres | Unconstrained Acres | Developable Acres | Reason For Exclusion | Total Units | Affordable Units |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 103 | 56 | 15C | 27 EAST END AVE | BORO OF NEPTUNE CITY | 0.5734 | | | | Muni Use | 0 | 0 |
| 81 | 21 | 1 | 89 AVONDALE AVE | HUR, JEANETTE Y | 0.1148 | 0 | 0.1148 | 0.1148 | SFH/too small | 0 | 0 |
| 100 | 1 | 15C | 190 W SYLVANIA AVE | BORO OF NEPTUNE CITY | 0.3214 | 0 | 0.3214 | 0.3214 | 9/11 Memorial/too small | 0 | 0 |
| 99 | 4 | 1 | 196 W SYLVANIA AVE | MORRIS, MARIAH & LAKESHA P | 0.0803 | 0 | 0.0803 | 0.0803 | too small | 0 | 0 |
| 66 | 2 | 15F | 37 WINDSOR AVE | COLUCCI, LINDA & GUIDO G | 0.1162 | 0 | 0.1162 | 0.1162 | SFH/too small | 0 | 0 |
| 12 | 10 | 15F | 99 STEINER AVENUE | NEPTUNE CITY PARTNERS LLC | 1.89 | 0 | 1.89 | 1.89 | Apart Complex | 0 | 0 |
| 39 | 22 | 1 | 103 FIFTH AVENUE | NEPTUNE REALTY ASSOC C/O ROCK ASSET | 0.0574 | 0 | 0.0574 | 0.0574 | too small | 0 | 0 |
| 12 | 72 | 15F | 56 RIDGE TERR | GIAMPIETRO, RICHARD & PATRICIA J | 0.1148 | 0 | 0.1148 | 0.1148 | too small/sfh | 0 | 0 |
| 8 | 6 | 15C | 100 LAIRD AVE | BORO OF NEPTUNE CITY | 0.5287 | 0 | 0.5287 | 0.5287 | Muni Use/ | 0 | 0 |
| 8 | 8 | 15C | 1 GRAY PL | TWP OF NEPTUNE - SEWERAGE AUTHORITY | 0.2296 | 0 | 0.2296 | 0.2296 | Muni Use | 0 | 0 |
| 9 | 1 | 1 | 100 STEINER AVE | TSS HOLDING CO., L.L.C. | 0.0758 | 0 | 0.0758 | 0.0758 | too small | 0 | 0 |
| 85 | 10 | 15F | 140 WOODLAND AVE | OSENENKO, ROBERT | 0.0941 | 0 | 0.0941 | 0.0941 | too small | 0 | 0 |
| 20 | 5 | 15F | 20 HOME ST | FLEMING, STEVEN JOSEPH & CATHERINE | 0.1273 | 0 | 0.1273 | 0.1273 | SFH/too small | 0 | 0 |
| 60 | 25 | 15C | 106 W SYLVANIA AVE | BORO OF NEPTUNE CITY | 0.8664 | 0 | 0.8664 | 0.8664 | Muni Use | 0 | 0 |
| 60 | 30 | 15F | 56 LAUREL AVE | UNITED FIRE CO NO 1 | 0.4304 | 0 | 0.4304 | 0.4304 | Fire/EMT | 0 | 0 |
| 4 | 32 | 15C | 38 THIRD AVE | BORO OF NEPTUNE CITY | 1.033 | | | | Muni Use/Park | 0 | 0 |
| 5 | 1 | 1 | 800 EVERGREEN AVE | 800 EVERGREEN AVENUE LLC | 0.3062 | 0 | 0.3062 | 0.3062 | too small | 0 | 0 |
| 49 | 17 | 1 | 88 EVERGREEN AVE | NEPTUNE REALTY ASSOCIATES | 0.0733 | 0 | 0.0733 | 0.0733 | too small | 0 | 0 |
| 8 | 3 | 1 | 106 FORREST ST | 106 FORREST STREET LLC | 1 | 0 | 1 | 1 | part of industrial use | 0 | 0 |
| 8 | 5 | 15C | 102 LAIRD AVE | BORO OF NEPTUNE CITY | 0.3182 | 0 | 0.3182 | 0.3182 | Muni Use/ too small | 0 | 0 |
| 11 | 13 | 15C | 1 MIDWOOD ST | BORO OF NEPTUNE CITY | 0.1148 | 0 | 0.1148 | 0.1148 | Muni Use/ too small | 0 | 0 |
| 13 | 1 | 15C | 87 ROSEWOOD PLACE | BORO OF NEPTUNE CITY | 1.68 | | | 0 | Muni Use/contaminated site | 0 | 0 |
| 25 | 8 | 1 | 51 STEINER AVE | MODIN, SUSANNAH | 0.1905 | 0 | 0.1905 | 0.1905 | too small | 0 | 0 |
| 24 | 13 | 1 | 18 W SYLVANIA AVE | FUSCO, RALPH A & SUZANNE | 0.1343 | 0 | 0.1343 | 0.1343 | too small | 0 | 0 |
| 24 | 14 | 1 | 16 W SYLVANIA AVE | FUSCO, RALPH A & SUZANNE | 0.0953 | 0 | 0.0953 | 0.0953 | too small | 0 | 0 |
| 28 | 19 | 1 | 25 STEINER AVE | LEATHER, PETER JR | 0.1837 | 0 | 0.1837 | 0.1837 | too small | 0 | 0 |
| 47 | 4 | 1 | 941 FOURTH AVE | TOMANSONS T/A LAIDLAW%FIRST STUDENT | 0.4674 | 0 | 0.4674 | 0.4674 | too small | 0 | 0 |
| 47 | 11 | 1 | 62 THIRD AVE | TOMANSONS T/A LAIDLAW%FIRST STUDENT | 0.1774 | 0 | 0.1774 | 0.1774 | too small | 0 | 0 |
| 47 | 13 | 1 | 64 THIRD AVE | TOMANSONS T/A LAIDLAW%FIRST STUDENT | 0.0107 | 0 | 0.0107 | 0.0107 | too small | 0 | 0 |
| 47 | 14 | 1 | 66 THIRD AVE | TOMANSONS T/A LAIDLAW%FIRST STUDENT | 0.1653 | 0 | 0.1653 | 0.1653 | too small | 0 | 0 |
| 2 | 15 | 15F | 136 STEINER AVE | SOMMER, CHRISTIAN F JR & DIANE | 0.1281 | 0 | 0.1281 | 0.1281 | too small | 0 | 0 |
| 56 | 18 | 1 | 66 MORRIS AVE | BRD MANAGEMENT, LLC | 0.2348 | 0 | 0.2348 | 0.2348 | too small | 0 | 0 |
| 56 | 21 | 1 | 64 MORRIS AVE | DORIE, SCOTT | 0.0627 | 0 | 0.0627 | 0.0627 | too small | 0 | 0 |
| 73 | 18 | 15C | 107 NEPTUNE AVE | BORO OF NEPTUNE CITY | 0 | 0 | 0 | 0 | Muni Use | 0 | 0 |
| 116 | 3 | 1 | 10 OAK DR | MEHANDRU, SUSHIL & URMILA | 0.1897 | 0 | 0.1897 | 0.1897 | too small | 0 | 0 |
| 116 | 5 | 1 | 7 OAK DR | MEHANDRU, SUSHIL & URMILA | 0.1265 | 0 | 0.1265 | 0.1265 | too small | 0 | 0 |
| 116 | 8 | 1 | 3 OAK DR | MEHANDRU, SUSHIL & URMILA | 0.1148 | 0 | 0.1148 | 0.1148 | too small | 0 | 0 |
| 116 | 9 | 1 | 1 OAK DR | OAK PROPERTIES LLC | 0.1204 | 0 | 0.1204 | 0.1204 | too small | 0 | 0 |
| 103 | 9 | 15C | 20 PARK AVE | BORO OF NEPTUNE CITY | 0.396 | 0 | 0.396 | 0.396 | Muni Use | 0 | 0 |
| 103 | 15 | 1 | 18 PARK AVE | BONNEY, MICHAEL J | 0.198 | 0 | 0.198 | 0.198 | too small | 0 | 0 |
| 103 | 26 | 15C | 8 PARK AVE | BORO OF NEPTUNE CITY | 0.264 | 0 | 0.264 | 0.264 | Muni Use | 0 | 0 |
| 103 | 30 | 15C | 4 PARK AVE | BORO OF NEPTUNE CITY | 0.3036 | | | | Muni Use | 0 | 0 |
| 52 | 27 | 1 | 95 EVERGREEN AVE | n/a | 0.0574 | 0 | 0.0574 | 0.0574 | too small | 0 | 0 |
| 66 | 12 | 15C | 97 W SYLVANIA AVE | BORO OF NEPTUNE CITY - FIRST AID SQ | 0.2587 | 0 | 0.2587 | 0.2587 | Muni Use | 0 | 0 |
| 32 | 1 | 15C | 73 RIVERVIEW AVE | BORO OF NEPTUNE CITY | 4.72 | 1.22 | 3.5 | 3.5 | Muni Use/ Park | 0 | 0 |
| 66 | 7 | 15F | 32 LIPMAN PLACE | CROWLEY, LINDA R. | 0.0841 | 0 | 0.0841 | 0.0841 | too small | 0 | 0 |
| 102 | 28 | 1 | 32 EAST END AVE | MC TERNAN, MARY ELIZABETH | 0.198 | | | | too small | 0 | 0 |
| 76 | 24 | 1 | 162 W SYLVANIA AVE | 162 W. SYLVANIA, LLC | 0.2583 | 0 | 0.2583 | 0.2583 | too small | 0 | 0 |
| 76 | 25 | 1 | 164 W SYLVANIA AVE | 163 W. SYLVANIA, LLC | 0.2388 | 0 | 0.2388 | 0.2388 | too small | 0 | 0 |
| 74 | 14.01 | 1 | 101 HAWTHORNE AVE REAR | n/a | 0.0086 | 0 | 0.0086 | 0.0086 | too small | 0 | 0 |
| 64 | 45 | 15F | 65 W WALL ST | ALLEN, CLARENCE RALPH & SUSAN E.B. | 0.1354 | 0 | 0.1354 | 0.1354 | too small | 0 | 0 |
| 101 | 27 | 1 | 40 TUCKER DR | NEICE, SHAWN & JENNIFER | 0.1722 | 0 | 0.1722 | 0.1722 | too small | 0 | 0 |
| 101 | 39 | 1 | 22 TUCKER DR | SCISCO, LARRY EDWARD | 0.1722 | 0 | 0.1722 | 0.1722 | too small | 0 | 0 |
| 82 | 25 | 1 | 123 EVERGREEN AVE | TUZZIO, KEVIN | 0.1722 | 0 | 0.1722 | 0.1722 | too small | 0 | 0 |
| 54 | 3 | 15F | 72 UNION AVE | GREEN, DORMAN L & CORA T | 0.1148 | 0 | 0.1148 | 0.1148 | too small | 0 | 0 |
| 99 | 1 | 15C | 192 W SYLVANIA AVE | BORO OF NEPTUNE CITY | 0.0955 | 0 | 0.0955 | 0.0955 | Muni Use | 0 | 0 |
| 49 | 1 | 15C | 96 LAUREL AVE | BORO OF NEPTUNE CITY | 0.1148 | 0 | 0.1148 | 0.1148 | Muni Use | 0 | 0 |
| 126 | 20 | 15F | 16 OLIVER DR | MARHAN, MATTHEW M & CHERYL | 0.1837 | 0 | 0.1837 | 0.1837 | too small | 0 | 0 |
| 19 | 27 | 15C | 58 BRADLEY ST | BORO OF NEPTUNE CITY | 0.2011 | 0 | 0.2011 | 0.2011 | too small | 0 | 0 |
| 19 | 36 | 15F | 13 MCCLELLAND PL | BELASCO, JR THEODORE & BERNICE | 0.3188 | 0 | 0.3188 | 0.3188 | too small | 0 | 0 |
| 49 | 18 | 1 | 86 EVERGREEN AVE | NEPTUNE REALTY ASSOCIATES | 0.1423 | 0 | 0.1423 | 0.1423 | too small | 0 | 0 |

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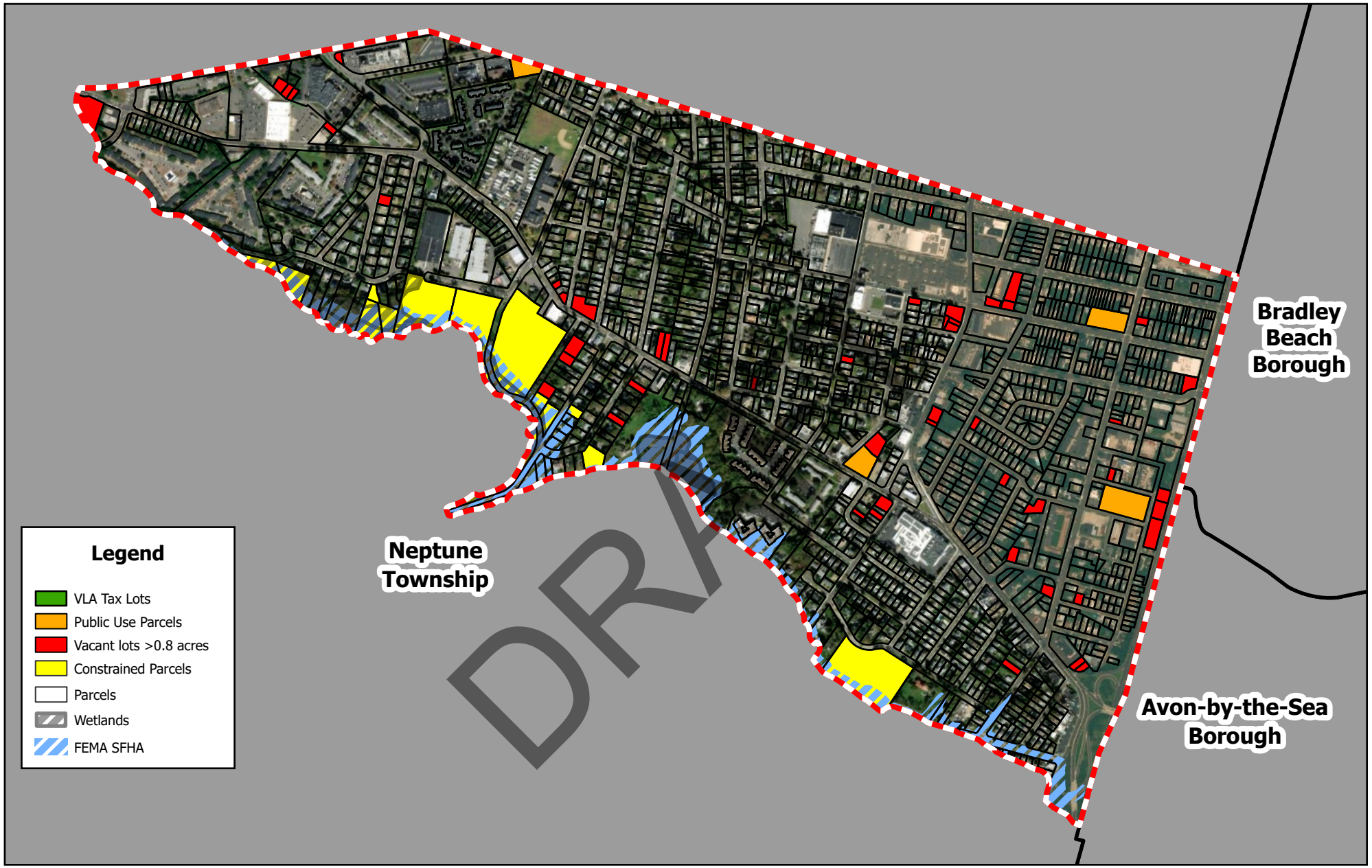
Borough of Neptune City
Vacant Land Adjustment
June 2025

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 49 | 20 | 1 | 89 MORRIS AVE | NEPTUNE REALTY ASSOCIATES | 0.0735 | 0 | 0.0735 | 0.0735 | too small | 0 | 0 |
| 49 | 21 | 1 | 91 MORRIS AVE | NEPTUNE REALTY ASSOCIATES | 0.3096 | 0 | 0.3096 | 0.3096 | too small | 0 | 0 |
| 104 | 17 | 15C | 2 WEST END AVE | BORO OF NEPTUNE CITY | 6.63 | | | 0 | Muni Use/Park | 0 | 0 |
| 115 | 5 | 15C | 2060 CORLIES AVE | BORO OF NEPTUNE CITY | 0 | 0 | 0 | 0 | Muni Use | 0 | 0 |
| 101 | 15 | 1 | 12 TUCKER DR | CARTON, MALCOLM V | 0.5319 | 0.0968 | 0.4351 | 0.4351 | too small | 0 | 0 |
| 116 | 14 | 15C | 2098 CORLIES AVE | BORO OF NEPTUNE CITY | 0.0121 | 0 | 0.0121 | 0.0121 | too small | 0 | 0 |
| 106 | 12 | 15F | OXFORD POND | OXFORD POND TOWNHOUSE CONDO ASSOC | 9.026 | 0 | 9.026 | 9.026 | Apart Complex | 0 | 0 |
| 89 | 19 | 15F | COASTAL VILLAGE | COASTAL VILLAGE CONDO ASSOC. INC | 10.6 | | | 0 | Apart Complex | 0 | 0 |
| 89 | 10.01 | 15F | BIJOU VILLAGE | BIJOU VILLAGE CONDOMINIUM ASSOC. | 3.96 | | | 0 | Apart Complex | 0 | 0 |
| 106 | 10 | 15A | 210 W SYLVANIA AVE | BORO OF NEPTUNE CITY -PUBLIC SCHOOL | 6.57 | 0 | 6.57 | 6.57 | School | 0 | 0 |
| 106 | 16 | 15C | 2000 SIXTH AVE | BORO OF NEPTUNE CITY - HOUSING AUTH | 0.8887 | 0 | 0.8887 | 0.8887 | Muni Use | 0 | 0 |
| 117.01 | 3 | 1 | 405 W SYLVANIA AVE | ASSESSED IN NEP TWP | 1.325 | 0 | 1.325 | 1.325 | Mostly located/ assessed in Nep. Twp. | 0 | 0 |
| 124 | 16 | 15C | 41 FLEXCRAFT DR | BORO OF NEPTUNE CITY | 7.21 | | | 0 | Muni Use | 0 | 0 |
| 124 | 15 | 15C | 49 FLEXCRAFT DR | BORO OF NEPTUNE CITY | 3.87 | | | 0 | Muni Use | 0 | 0 |
| 124 | 2.03 | 15C | MUSQUASH BROOK | BORO OF NEPTUNE CITY | 1.24 | | | 0 | Muni Use | 0 | 0 |
| 124 | 11 | 15C | 6 OVERBROOK PL | BORO OF NEPTUNE CITY | 0.4123 | | | 0 | Muni Use | 0 | 0 |
| 124 | 2.02 | 15C | MUSQUASH BROOK | BORO OF NEPTUNE CITY | 0.98 | | | 0 | Muni Use | 0 | 0 |
| 124 | 1 | 15C | 23 OVERBROOK PL | BORO OF NEPTUNE CITY | 0.28 | | | 0 | Muni Use | 0 | 0 |
| | | | | | | | | | | **RDP:** | **0** |

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# ATTACHMENT B: VACANT LAND MAPPING

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LEON S. AVAKIAN, Inc.
Consulting Engineers

*This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDE and is not state-authorized or endorsed.*

0 0.05 0.1 0.2 0.3 0.4 Miles

# Vacant Land and Constraints

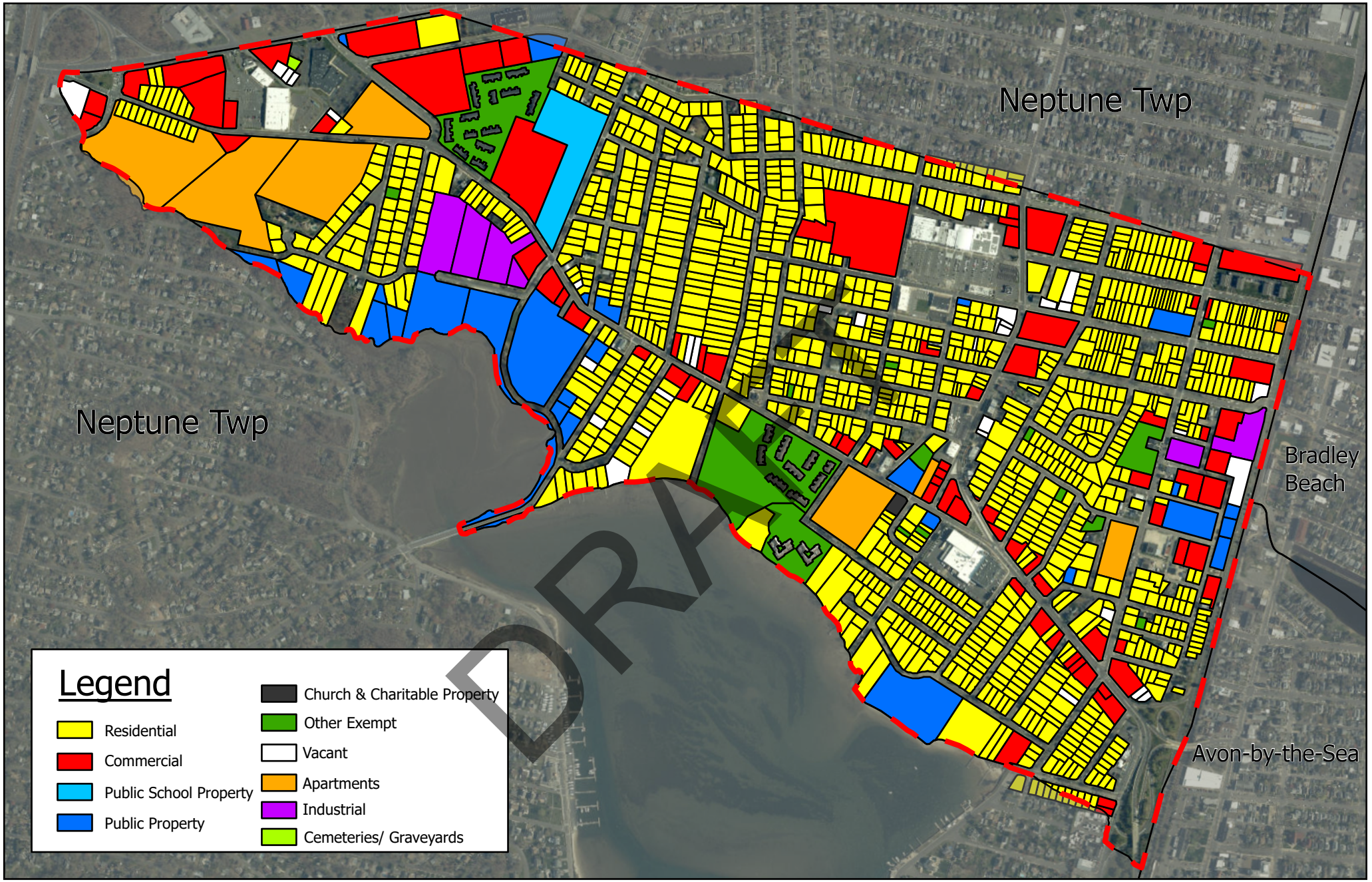
Vacant Land Adjustment
Borough of Neptune City
Monmouth County, New Jersey

Source: LSA, NJGIN
Date: May 2025

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# ATTACHMENT C: EXISTING LAND USE MAP

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LEON S. AVAKIAN, Inc.
Consulting Engineers

*This map was developed using New Jersey Department of Environmental Protection Geographic Information System digital data, but this secondary product has not been verified by NJDE and is not state-authorized or endorsed.*

0 0.05 0.1 0.2 0.3 0.4 Miles

# Attachment C: Existing Land Use Map

## Borough of Neptune City
## Monmouth County, New Jersey

Source: LSA, NJGIN
Date: March 2025
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## Appendix B. Spending Plan

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**NEPTUNE CITY BOROUGH**
**AFFORDABLE HOUSING TRUST FUND SPENDING PLAN**
**May 2025**

The Borough has prepared a Fourth Round Housing Element and Fair Share Plan that advances a comprehensive strategy for meeting its regional share of affordable housing need in accordance with the intent of the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) and the Fair Housing Act (N.J.S.A. 52:27D-301), and in accordance with the procedural and substantive requirements of N.J.A.C. 5:93-1 et seq. and N.J.A.C. 5:91-1 et seq. The Borough has actively participated in the Fourth Round compliance process.

The Borough will adopt a development fee ordinance, codified as part of the Borough's Revised General Ordinances, to require and regulate the collection of residential and non-residential development fees as revenue for the Borough's affordable housing trust fund at a percentage of 1.5% for residential development and 2.5% for non-residential development. The sections below outline the Borough's plan for the administration and use of collected development fee revenues as per the requirements of N.J.A.C. 5:93-5.1(c).

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## I. Projected Revenues 2025 through 2035

A projection of anticipated revenues to be collected during the tenure of the Fourth Round has been calculated based on historical annualized trends in average increase in value of structures after being knocked down and rebuilt in Neptune City. Neptune City is a fully developed community, in which all development occurs through the removal of a previously existing structure.

Multiplying the average development fee by the average number of rebuilds per year provides a reasonable estimate for the anticipated annual development fee revenues through 2025. We estimate that Neptune City should generate approximately $92,500 in development fees each year.

The Borough has not collected any revenue in the form of payments in lieu of construction of affordable units.

## II. Administrative Mechanisms for Collecting and Distributing Revenues

The Borough's Development Fee Ordinance will be recorded in Neptune City's General Ordinance. Procedures for collection, administration, and distribution of development fees as affordable housing trust fund revenues are fully established in this section. The Borough's ordinance complies with P.L. 2008, c.46 section 8 (C. 52:27D-329.2) and the Statewide Non-Residential Development Fee Act (C. 40:55D-8.1 through 8.7).

The Development Fee Ordinance covers the following general topics:

1. Determination of residential development fees;
2. Determination of non-residential development fees;
3. Fee collection procedures;
4. Operation of the affordable housing trust fund;
5. Permitted uses of funds;
6. Monitoring; and
7. Ongoing collection of fees as related to affordable housing compliance.

## III. Anticipated Use of Development Fees

As per the Borough's ordinance, development fees shall be used for the sole purpose of providing low- and moderate-income housing. Funding mechanisms can be set up as a grant or revolving loan program to cover costs associated activities including, but not limited to, the following:

1. Preservation or purchase of housing for maintaining or implementing affordability controls;
2. Rehabilitation grants;
3. New construction of affordable housing units and related costs;
4. Implementing accessory apartment, market to affordable, or regional housing partnership programs;
5. Conversion of existing non-residential buildings to create new affordable units;
6. Green building strategies designed to be cost saving and in accordance with accepted national or State standards;
7. Purchase of land or improvement of land to be used for affordable housing;
8. Extensions or improvements of roads and infrastructure to affordable housing sites;
9. Financial assistance designed to increase affordability; and
10. Administration necessary for implementation of the Housing Element and Fair Share Plan.

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### (A) Anticipated Rehabilitation and New Construction Projects

As discussed in the Housing Element and Fair Share Plan, Neptune City has a rehabilitation present need obligation of 12 units in the Fourth Round. Neptune City plans to dedicate $40,000 per unit to rehabilitation projects. The Borough plans to participate in the County's Rehab Program. At the average cost of $40,000 per unit, the Borough preliminarily expects to rehabilitate approximately 12 units through 2035, totaling to $480,000. An outline of these expenditures can be found in Table 3 attached to this Spending Plan.

## (B) Affordability Assistance Requirement

The Borough anticipates dedicating $307,050 to its affordability assistance program.

As per the requirements of N.J.A.C. 5:93-8.16, at least thirty (30%) percent of all development fees and interest earned shall be used to provide low- and moderate-income households in affordable units with affordability assistance. One-third of the required affordability assistance shall specifically be used to provide affordability assistance to very low-income households (i.e. those households earning thirty percent or less of regional median income).

The projected minimum affordability assistance requirement through 2035 is calculated as follows:

**Table 1. Minimum Affordability Assistance**

| | |
|---|---|
| Projected development fees plus interest, 2025 - 2035 | $1,023,468.22 |
| **PROJECTED TOTAL** | $1,023,468.22 |
| | |
| Projected minimum affordability assistance requirement (30%) | $ 307,040.47 |
| Projected minimum required for very low-income households (1/3 of total affordability assistance) | $ 102,346.82 |

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Affordability assistance programs may include down payment assistance; security deposit assistance; low interest loans; rental assistance; assistance with homeowner's association or condominium fees and special assessments; and assistance with emergency repairs.

Affordability assistance to households earning thirty (30%) percent or less of median income may further include buying down the cost of low- or moderate-income units in the municipal Fair Share Plan to make them affordable to households earning thirty (30%) percent or less of median income.

## (C) Administrative Expenses

Neptune City Borough may contract with a private or public entity to administer any part of its Housing Element and Fair Share Plan. Also in accordance with N.J.A.C. 5:93-8.16, the Borough can use up to twenty (20%) percent of all revenues collected from development fees on administration, including, but not limited to, salaries and benefits for municipal employees or consultant fees necessary to develop or implement a new construction program, rehabilitation program, a Housing Element and Fair Share Plan, an affirmative marketing program, income qualification of households, monitoring the turnover of sale and rental units, and/or compliance with monitoring requirements.

The projected maximum administrative expenditures through 2035 is calculated as follows:

Table 2. Maximum Administrative Expenditures

| | |
|---|---|
| Projected development fees plus interest, 2025-2035 | $1,023,468.22 |
| **PROJECTED TOTAL** | $1,023,468.22 |
| | |
| Projected maximum administrative expenditures (20%) | $ 204,693.64 |

## IV. Schedule for New or Rehabilitated Housing Units

The schedule for new or rehabilitated housing units is documented by year in the Projected Expenditures table attached to this Spending Plan.

## V. Expenditure Schedule

The schedule for expenditures by year can be found in Table 3 attached to this Spending Plan.

## VI. Excess of Funds

In the event that more funds than anticipated are collected, these excess funds will be used to fund additional rehabilitation and/or affordability assistance programs.

## VII. Barrier Free Escrow

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

## VIII. In Sum

Neptune City has prepared this Spending Plan in support of the implementation of its Fourth Round Housing Element and Fair Share plan, and in accordance with the administrative requirements of N.J.A.C. 5:93-1 et seq. The Borough has a balance of $0 as of January 1, 2025 and anticipates an additional $1,023,468.22 in revenues, including interest, by December 31, 2035. The Spending Plan represents the Borough's intended use of development fee revenues that are collected in its Housing Trust Fund, illustrating how the Borough will use these funds to provide for its fair share of regional affordable housing need. This will leave a balance of $31,961.22, which the Borough will reserve in the event that an additional affordable housing project becomes necessary. The Spending Plan represents the Borough's intended use of development fee revenues that are collected in its Housing

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Trust Fund, illustrating how the Borough will use these funds to provide for its fair share of regional affordable housing need.

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| Table 3: Housing Trust Fund<br>Borough of Neptune City, New Jersey | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Projected Revenues for 2025-2035** | | | | | | | | | | | | |
| **Funding Source** | **2025** | **2026** | **2027** | **2028** | **2029** | **2030** | **2031** | **2032** | **2033** | **2034** | **2035** | **Total** |
| AHTF Balance as of 1/1/2025 | $ - | | | | | | | | | | | **$ -** |
| Projected Development Fees | $ 92,500.00 | $ 92,500.00 | $ 92,500.00 | $ 92,500.00 | $ 92,500.00 | $ 92,500.00 | $ 92,500.00 | $ 92,500.00 | $ 92,500.00 | $ 92,500.00 | $ 92,500.00 | **$ 1,017,500.00** |
| Pmts in lieu of construction | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | **$ -** |
| Other funds | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | **$ -** |
| Interest on total account balance (2.53%) | $ 151.75 | $ 303.50 | $ 455.25 | $ 607.00 | $ 758.75 | $ 910.50 | $ 1,062.25 | $ 202.00 | $ 353.74 | $ 505.87 | $ 657.62 | **$ 5,968.22** |
| **Total** | **$ 92,651.75** | **$ 92,803.50** | **$ 92,955.25** | **$ 93,107.00** | **$ 93,258.75** | **$ 93,410.50** | **$ 93,562.25** | **$ 92,702.00** | **$ 92,853.74** | **$ 93,005.87** | **$ 93,157.62** | **$ 1,023,468.22** |
| | | | | | | | | | | | | |
| **Projected Expenditures for 2025-2035** | | | | | | | | | | | | |
| **Type** | **2025** | **2026** | **2027** | **2028** | **2029** | **2030** | **2031** | **2032** | **2033** | **2034** | **2035** | **Total** |
| Rehabilitation Program | $40,000 | $40,000 | $40,000 | $40,000 | $40,000 | $40,000 | $40,000 | $80,000 | $40,000 | $40,000 | $40,000 | $ 480,000.00 |
| Affordability Assistance | $ 27,915.00 | $ 27,915.00 | $ 27,915.00 | $ 27,915.00 | $ 27,915.00 | $ 27,915.00 | $ 27,915.00 | $ 27,915.00 | $ 27,915.00 | $ 27,900.00 | $ 27,915.00 | $ 307,050.00 |
| Administrative Costs | $ 18,587.00 | $ 18,587.00 | $ 18,587.00 | $ 18,587.00 | $ 18,587.00 | $ 18,587.00 | $ 18,587.00 | $ 18,587.00 | $ 18,587.00 | $ 18,587.00 | $ 18,587.00 | $ 204,457.00 |
| | | | | | | | | | | | | $ - |
| **Total** | **$ 86,502.00** | **$ 86,502.00** | **$ 86,502.00** | **$ 86,502.00** | **$ 86,502.00** | **$ 86,502.00** | **$ 86,502.00** | **$ 126,502.00** | **$ 86,502.00** | **$ 86,487.00** | **$ 86,502.00** | **$ 991,507.00** |
| ***Projected Balance available for Future Projects and Programs*** | | | | | | | | | | | | **$ 31,961.22** |

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## Appendix C. Mandatory Set Aside Ordinance

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**ORDINANCE #2025-XX**

**AN ORDINANCE AMENDING AND SUPPLEMENTING THE BOROUGH CODE OF THE BOROUGH OF NEPTUNE CITY TO ADD SECTION XX-XXX ENTITLED "AFFORDABLE HOUSING MANDATORY SET-ASIDE REQUIREMENT"**

**WHEREAS,** the Borough Council of the Borough of Neptune City (the "Borough") has determined that it is in the best interests of the community to revise portions of its existing Borough Code concerning the Development Regulations, to establish a Mandatory Set-Aside Ordinance to promote the creation of low- and moderate-income housing within the Borough; and

**WHEREAS**, the Borough has sought, to the best of its ability as a built-out municipality with a lack of available vacant land, to meet the intent and spirit of the Affordable Housing process by drafting an affordable housing plan and reviewing its existing land use ordinances; and

**WHEREAS**, the Borough has determined that enacting a Borough-wide Mandatory Set-Aside Ordinance to ensure that any site that benefits from rezoning, variance or redevelopment plan approved by the Borough or the Borough's Planning Board that results in multi-family residential development of five (5) or more dwelling units, produces affordable housing at a set-aside of 20%, is in the public interest with respect to the Borough's Fourth Round Housing Element and Fair Share Plan; and

**WHEREAS**, such set-aside requirement shall apply and be effective immediately for multi-family residential development of five (5) or more dwelling units in the Borough with the exception of the set-aside required of those developments that are subject to settlement in accordance the terms of a Settlement Agreement reached with Fair Share Housing Center.

**NOW THEREFORE BE IT ORDAINED** by the Governing Body of the Borough of Neptune City that Chapter XX of the Borough Code of the Borough of Neptune City, be and is hereby amended and supplemented as follows:

**SECTION 1: Amend Chapter XX to add Section XX-XX "Affordable Housing Mandatory Set-Aside Requirement"**

a. If the Borough or the Borough's Planning Board permits the construction of multi-family or single-family attached residential development that is "approvable" and "developable," as defined at N.J.A.C. 5:93-1.3, the Borough or the Borough's Planning Board shall require that an appropriate percentage of the residential units be set aside for low and moderate income households.

b. This requirement shall apply, beginning with the effective date the Ordinance creating this section was adopted, to any multi-family or single-family attached residential development, including the residential portion of a mixed-use project, which consists of five (5) or more new residential units, whether permitted by a zoning amendment, a variance granted by the Borough's Planning Board, or adoption of a Redevelopment

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Plan or amended Redevelopment Plan in areas in need of redevelopment or rehabilitation.

c. For any such development for which the Borough's land use ordinances (e.g. zoning or an adopted Redevelopment Plan) already permitted residential development as of the date of the Ordinance creating this section was adopted, this requirement shall only apply if the Borough or the Borough's Planning Board permits an increase in approvable and developable gross residential density to at least twice the permitted approvable and developable gross residential density as of the effective date of this Ordinance.

d. Nothing in this section precludes the Borough or the Borough's Planning Board from imposing an affordable housing set-aside in a development not required to have a set-aside pursuant to this paragraph consistent with N.J.S.A. 52:27D-311(h) and other applicable law.

e. For all inclusionary projects, the appropriate set-aside percentage shall be twenty percent (20%) or a minimum of one (1) unit.

f. This requirement does not create any entitlement for a property owner or applicant to a zoning amendment, variance, or adoption of a Redevelopment Plan or amended Redevelopment Plan in areas in need of redevelopment or rehabilitation, or for approval of any particular proposed project.

g. This requirement does not apply to any sites or specific zones otherwise identified in the Borough's Settlement Agreement with Fair Share Housing Center, or in the Borough's Housing Element and Fair Share Plan, for which density and set-aside standards shall be governed by the specific standards set forth therein.

h. Furthermore, this section shall not apply to developments containing four (4) or less dwelling units.

i. All subdivision and site plan approvals of qualifying residential developments shall be conditioned upon compliance with the provisions of this section.

j. Where a developer demolishes existing dwelling units and builds new dwelling units on the same site, the provisions of this section shall apply only if the net number of dwelling units is five (5) or more.

k. All inclusionary projects created under this section must comply with the affordable housing requirements in Chapter [ ] (Affordable Housing Regulations).

**SECTION 2.** If any article, section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance and they shall remain in full force and effect.

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**SECTION 3.** In the event of any inconsistencies between the provisions of this Ordinance and any prior ordinance of the Borough of Neptune City, the provisions hereof shall be determined to govern. All other parts, portions and provisions of the Revised General Ordinances of the Borough of Neptune City are hereby ratified and confirmed, except where inconsistent with the terms hereof.

**SECTION 4.** This Ordinance shall take effect immediately upon (1) adoption; (2) approval by the Mayor and Council pursuant to N.J.S.A. 40:69A-149.7; (3) publication in accordance with the laws of the State of New Jersey; and (4) filing of the final form of adopted ordinance by the Clerk with (a) the Monmouth County Planning Board pursuant to N.J.S.A. 40:55D-16, and (b) the Borough Tax Assessor as required by N.J.S.A. 40:49-2.1.

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## Appendix D. Mixed Use Inclusionary Overlay Zone Ordinance

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**ORDINANCE 2025-[ ]**

**BOROUGH OF NEPTUNE CITY**
**COUNTY OF MONMOUTH**

**AN ORDINANCE AMENDING CHAPTER 139 ZONING, ARTICLE IV ZONE REGULATIONS, OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF NEPTUNE CITY**

**BE IT HEREBY ORDAINED** by the Mayor and Council of the Borough of Neptune City in the County of Monmouth, State of New Jersey that the Borough's Land Development Ordinance at Chapter 139, Article IV Zone Regulations, Section [XXX] is hereby amended by a new overlay zoning district within the existing RC Zones located along Stiener Avenue and Memorial Drive within the Borough entitled "Mixed Use Overlay Zone (MU-O). The purpose of the MU-O would be to allow for a combination of mixed uses within the RC Residential Commercial Zone including commercial, retail, and residential uses.

***Mixed Use Overlay (MU-O)***

**A. Purpose. The purpose of the MU-O Zone is to allow for a combination of mixed uses within the Residential Commercial Zone including commercial, retail, and residential uses.**

**B. Permitted Principal Uses (Land and Building)**

**1. Mixed Use**

**Permitted retail/commercial on ground level with residential units above; no residence on ground level; townhouse units are permitted in the rear of the mixed-use building. Any mixed-use development requires a mandatory 20% set aside for affordable housing. A Minimum of one (1) affordable housing unit is required in any residential development utilizing the overlay zoning. All affordable housing units must be compliant with UHAC requirements.**

**2. All other permitted uses in the RC Zone**

**C. Permitted Accessory Uses**

**1. All permitted accessory uses within the RC Zone**

**1. Conditional Uses. All permitted conditional uses within the RC Zone**

**D. Area and bulk requirements**

| | |
|---|---|
| **Minimum Lot Area:** | **10,000 square feet** |
| **Minimum Lot Frontage:** | **75 feet** |

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| | |
|---|---|
| **Minimum Lot Width:** | **50 feet** |
| **Minimum Lot Depth:** | **75 feet** |
| **Minimum Front Yard Setback:** | **The same as established by the structure adjacent to the subject lot which is set back furthest but in no case more than 40 feet or less than 20 feet** |
| **Minimum Side Yard Setback:** | **aggregate of 20 ft., no less than 8 ft. per side** |
| **Minimum Rear Yard:** | **20 feet** |
| **Maximum Building Height:** | **35 ft., 3.5 stories at the street line** |
| **Maximum Lot Coverage:** | **70%** |

**E. Parking and Other Design Standards:**
**As se forth in the Site Plan Review Ordinance**

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**SECTION 2**

All ordinances or parts thereof inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency.

**SECTION 3**

If any section, paragraph, subdivision, clause or provision of this ordinance is adjudged to be invalid, such adjudication shall apply only to section paragraph, subdivision, clause or provision so adjudged and the remainder of this ordinance shall be deemed valid and effective.

**SECTION 4**

This ordinance shall take effect upon its passage and publication and review according to law.

## Appendix E. Affordable Housing/ Development Fee Ordinance

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**NEPTUNE CITY CORDINANCE NO. 2025-XX**

**AN ORDINANCE OF THE MAYOR AND BOROUGH COUNCIL OF THE BOROUGH OF NEPTUNE CITY, COUNTY OF MONMOUTH, STATE OF NEW JERSEY, ADPOTING A DEVELOPMENT FEE ORDINANCE TO COMPLY WITH CURRENT STATE AFFORDABLE HOUSING REGULATIONS**

**SECTION 1. Purpose:**

a) In Holmdel Builder's Association V. Holmdel Township, 121 N.J. 550 (1990), the New Jersey Supreme Court determined that mandatory development fees are authorized by the Fair Housing Act of 1985 (the Act), N.J.S.A. 52:27d-301 et seq., and the State Constitution, subject to the Council on Affordable Housing's (COAH's) adoption of rules.

b) Pursuant to P.L.2008, c.46 section 8 (C. 52:27D-329.2) and the Statewide Non-Residential Development Fee Act (C. 40:55D-8.1 through 8.7), COAH is authorized to adopt and promulgate regulations necessary for the establishment, implementation, review, monitoring and enforcement of municipal affordable housing trust funds and corresponding spending plans. Municipalities that are under the jurisdiction of the Council or court of competent jurisdiction and have a COAH or court approved spending plan may retain fees collected from non-residential development.

c) In Re: Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 221 N.J. 1 (2015), also known as the Mount Laurel IV decision, the Supreme Court remanded COAH's duties to the Superior Court. As a result, affordable housing development fee collections and expenditures from the municipal affordable housing trust funds to implement municipal Third Round Fair Share Plans through July 1, 2025 are under the Court's jurisdiction and are subject to approval by the Court.

d) This ordinance establishes standards for the collection, maintenance, and expenditure of development fees pursuant to COAH's regulations and in accordance P.L.2008, c.46, Sections 8 and 32-38. Fees collected pursuant to this ordinance shall be used for the sole purpose of providing low- and moderate-income housing. This ordinance shall be interpreted within the framework of COAH's rules on development fees, codified at N.J.A.C. 5:97-8.

**SECTION II. Definitions:**

a) The following terms, as used in this ordinance, shall have the following meanings:

i. "**Affordable housing development**" means a development included in the Housing Element and Fair Share Plan, and includes, but is not limited to, an inclusionary development, a municipal construction project or a 100 percent affordable development.

ii. **"COAH"** or the "**Council**" means the New Jersey Council on Affordable Housing established under the Fair Housing Act.

iii. **"Development fee**" means money paid by a developer for the improvement of property as authorized by Holmdel Builder's Association v. Holmdel Borough, 121 N.J. 550 (1990) and the Fair Housing Act of 1985, N.J.S.A. 52:27d-301, *et seq.,* and the NJ Statewide Non-Residential Development Fee Act, P.L. 2008, c. 46 (N.J.S.A. 40:55D-8.1 et seq.), regulated by applicable COAH regulations.

iv. "**Developer**" means the legal or beneficial owner or owners of a lot or of any land proposed to be included in a proposed development, including the holder of an option or contract to purchase, or other person having an enforceable proprietary interest in such land.

v. **"Equalized assessed value**" means the assessed value of a property divided by the current average ratio of assessed to true value for the municipality in which the

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property is situated, as determined in accordance with sections 1, 5, and 6 of P.L.1973, c.123 (C.54:1-35a through C.54:1-35c).

vi. "**Green building strategies**" means those strategies that minimize the impact of development on the environment, and enhance the health, safety and well-being of residents by producing durable, low-maintenance, resource-efficient housing while making optimum use of existing infrastructure and community services.

**SECTION III. Residential Development Fees:**

a) Imposed Fees

i. Within the residential district(s), residential developers, except for developers of the types of development specifically exempted below, shall pay a fee of on one and one-half percent (1.5%) of the equalized assessed value for residential development provided no increased density is permitted.

ii. When an increase in residential density pursuant to N.J.S.A. 40:55D-70d(5) (known as a "d" variance) has been permitted, developers shall be required to pay a development fee of six percent (6%) of the equalized assessed value for each additional unit that may be realized. However, if the zoning on a site has changed during the two-year period preceding the filing of such a variance application, the base density for the purposes of calculating the bonus development fee shall be the highest density permitted by right during the two-year period preceding the filing of the variance application.

b) Eligible exactions, ineligible exactions and exemptions for residential development

i. Affordable housing developments, developments where the developer is providing for the construction of affordable units elsewhere in the municipality, and developments where the developer has made a payment in lieu of on-site construction of affordable units shall be exempt from development fees.

ii. Developments that have received preliminary or final site plan approval prior to the adoption of a municipal development fee ordinance shall be exempt from development fees, unless the developer seeks a substantial change in the approval. Where a site plan approval does not apply, a zoning and/or building permit shall be synonymous with preliminary or final site plan approval for this purpose. The fee percentage shall be vested on the date that the building permit is issued.

iii. Owner-occupied residential structures demolished and replaced as a result of a fire, flood, or natural disaster shall be exempt from paying a development fee.

iv. Development fees shall be imposed and collected when an existing structure undergoes a change to a more intense use, is demolished and replaced, or is expanded, if the expansion is not otherwise exempt from the development fee requirement. The development fee shall be calculated on the increase in the equalized assessed value of the improved structure.

v. Developers of one or two family owner occupied dwelling units and green buildings shall be subject to a reduced fee of fifty percent (50%).

vi. Nonprofit organizations which have received tax exempt status pursuant to section 501(c)(3) of the Internal Revenue Code, providing current evidence of that status is submitted to the municipal clerk, together with a certification that services of the organization are provided at reduced rates to those who establish an inability to pay existing charges, shall be exempted from paying a development fee.

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vii. Federal, state, county and local governments shall be exempted from paying a development fee.

**SECTION IV. Non-Residential Development Fees**

a) Imposed fees

i. Within all zoning districts, non-residential developers, except for developers of the types of development specifically exempted, shall pay a fee equal to two and one-half percent (2.5%) of the equalized assessed value of the land and improvements, for all new non-residential construction on an unimproved lot or lots.

ii. Non-residential developers, except for developers of the types of development specifically exempted, shall also pay a fee equal to two and one-half percent (2.5%) of the increase in equalized assessed value resulting from any additions to existing structures to be used for non-residential purposes.

iii. Development fees shall be imposed and collected when an existing structure is demolished and replaced. The development fee of two and a half percent (2.5%) shall be calculated on the difference between the equalized assessed value of the pre-existing land and improvement and the equalized assessed value of the newly improved structure, i.e. land and improvement, at the time final certificate of occupancy is issued. If the calculation required under this section results in a negative number, the non-residential development fee shall be zero.

b) Eligible exactions, ineligible exactions and exemptions for non-residential development

i. The non-residential portion of a mixed-use inclusionary or market rate development shall be subject to the two and a half percent (2.5%) development fee, unless otherwise exempted below.

ii. The two and one-half percent (2.5%) fee shall not apply to an increase in equalized assessed value resulting from alterations, change in use within existing footprint, reconstruction, renovations and repairs.

iii. Non-residential developments shall be exempt from the payment of non-residential development fees in accordance with the exemptions required pursuant to P.L.2008, c.46, as specified in the Form N-RDF "State of New Jersey Non-Residential Development Certification/Exemption" Form. Any exemption claimed by a developer shall be substantiated by that developer.

iv. A developer of a non-residential development exempted from the non-residential development fee pursuant to P.L.2008, c.46 shall be subject to it at such time the basis for the exemption no longer applies, and shall make the payment of the non-residential development fee, in that event, within three years after that event or after the issuance of the final certificate of occupancy of the non-residential development, whichever is later.

v. If a property which was exempted from the collection of a non-residential development fee thereafter ceases to be exempt from property taxation, the owner of the property shall remit the fees required pursuant to this section within forty-five (45) days of the termination of the property tax exemption. Unpaid non-residential development fees under these circumstances may be enforceable by Neptune City as a lien against the real property of the owner.

**SECTION V.: Collection Procedures**

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a) Upon the granting of a preliminary, final or other applicable approval, for a development, the applicable approving authority shall direct its staff to notify the construction official or Zoning Officer responsible for the issuance of a building permit.

b) For non-residential developments only, the developer shall also be provided with a copy of Form N-RDF "State of New Jersey Non-Residential Development Certification/Exemption" to be completed as per the instructions provided. The developer of a non-residential development shall complete Form N-RDF as per the instructions provided. The construction official shall verify the information submitted by the non-residential developer as per the instructions provided in the Form N-RDF. The Tax assessor shall verify exemptions and prepare estimated and final assessments as per the instructions provided in Form N-RDF.

c) The construction official responsible for the issuance of a building permit shall notify the local tax assessor of the issuance of the first building permit for a development which is subject to a development fee.

d) Within ninety (90) days of receipt of that notice, the municipal tax assessor, based on the plans filed, shall provide an estimate of the equalized assessed value of the development.

e) The construction official responsible for the issuance of a final certificate of occupancy notifies the local assessor of any and all requests for the scheduling of a final inspection on property which is subject to a development fee.

f) Within ten (10) business days of a request for the scheduling of a final inspection, the municipal assessor shall confirm or modify the previously estimated equalized assessed value of the improvements of the development; calculate the development fee; and thereafter notify the developer of the amount of the fee.

g) Should Neptune City fail to determine or notify the developer of the amount of the development fee within ten (10) business days of the request for final inspection, the developer may estimate the amount due and pay that estimated amount consistent with the dispute process set forth in subsection b. of section 37 of P.L.2008, c.46 (C.40:55D-8.6).

h) Fifty percent (50%) of the development fee shall be collected at the time of issuance of the building permit. The remaining portion shall be collected at the issuance of the certificate of occupancy. The developer shall be responsible for paying the difference between the fee calculated at building permit and that determined at issuance of certificate of occupancy.

i) Appeal of development fees

1) A developer may challenge residential development fees imposed by filing a challenge with the County Board of Taxation. Pending a review and determination by the Board, collected fees shall be placed in an interest bearing escrow account by Neptune City. Appeals from a determination of the Board may be made to the tax court in accordance with the provisions of the State Tax Uniform Procedure Law, R.S.54:48-1 et seq., within ninety (90) days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.

2) A developer may challenge non-residential development fees imposed by filing a challenge with the Director of the Division of Taxation. Pending a review and determination by the Director, which shall be made within forty-five (45) days of receipt of the challenge, collected fees shall be placed in an interest bearing escrow account by Neptune City. Appeals from a determination of the Director may be made to the tax court in accordance with the provisions of the State Tax Uniform Procedure Law, R.S.54:48-1 et seq., within ninety
(90) days after the date of such determination. Interest earned on amounts escrowed shall be credited to the prevailing party.

**SECTION VI. Affordable Housing Trust Fund**

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a) There is hereby created a separate, interest-bearing housing trust fund to be maintained by the chief financial officer for the purpose of depositing development fees collected from residential and non-residential developers and proceeds from the sale of units with extinguished controls.

b) The following additional funds shall be deposited in the Affordable Housing Trust Fund and shall at all times be identifiable by source and amount:

1. payments in lieu of on-site construction of affordable units;
2. developer contributed funds to make ten percent (10%) of the adaptable entrances in a townhouse or other multistory attached development accessible;
3. rental income from municipally operated units;
4. repayments from affordable housing program loans;
5. recapture funds;
6. proceeds from the sale of affordable units;
7. development fees; and
8. any other funds collected in connection with Neptune City's affordable housing program.

c) In the event of a failure by Neptune City to comply with trust fund monitoring and reporting requirements or to submit accurate monitoring reports; or a failure to comply with the conditions of the judgment of compliance or a revocation of the judgment of compliance; or a failure to implement the approved Spending Plan and to expend funds within the applicable required time period as set forth in In re Tp. of Monroe, 442 N.J. Super. 565 (Law Div. 2015) (aft' d 442 N.J. Super. 563); or the expenditure of funds on activities not approved by the Court; or for other good cause demonstrating the unapproved use(s) of funds, the Court may authorize the State of New Jersey, Department of Community Affairs, Division of Local Government Services (LGS), to direct the manner in which the funds in the Affordable Housing Trust Fund shall be expended, provided that all such funds shall, to the extent practicable, be utilized for affordable housing programs within Neptune City, or, if not practicable, then within the County or the Housing Region.

d) Any party may bring a motion before the Superior Court presenting evidence of such condition(s), and the Court may, after considering the evidence and providing the municipality a reasonable opportunity to respond and/or to remedy the non-compliant condition(s), and upon a finding of continuing and deliberate non-compliance, determine to authorize LGS to direct the expenditure of funds in the Trust Fund. The Court may also impose such other remedies as may be reasonable and appropriate to the circumstances.

e) All interest accrued in the housing trust fund shall only be used on eligible affordable housing activities approved by COAH or court of competent jurisdiction.

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**SECTION VII. Use of Funds**

a) The expenditure of all funds shall conform to a spending plan approved by COAH or court of competent jurisdiction. Funds deposited in the housing trust fund may be used for any activity approved by COAH or court of competent jurisdiction. to address Neptune City's fair share obligation and may be set up as a grant or revolving loan program. Such activities include, but are not limited to: preservation or purchase of housing for the purpose of maintaining or implementing affordability controls, rehabilitation, new construction of affordable housing units and related costs, accessory apartment, market to affordable, or regional housing partnership programs, conversion of existing non-residential buildings to create new affordable units, green building strategies designed to be cost saving and in accordance with accepted national or state standards, purchase of land for affordable housing, improvement of land to be used for affordable housing, extensions or improvements of roads and infrastructure to affordable housing sites, financial assistance designed to increase affordability, administration necessary for implementation of the Housing Element and Fair Share Plan, or any other activity as permitted pursuant to N.J.A.C. 5:97-8.7 through 8.9 and specified in the approved spending plan.

b) Funds shall not be expended to reimburse Neptune City for past housing activities.

c) At least thirty (30) percent of all development fees collected and interest earned shall be used to provide affordability assistance to low- and moderate-income households in affordable units included in the municipal Fair Share Plan. One-third of the affordability assistance portion of development fees collected shall be used to provide affordability assistance to those households earning 30 percent or less of median income by region.

i. Affordability assistance programs may include down payment assistance, security deposit assistance, low interest loans, rental assistance, assistance with home-owners association or condominium fees and special assessments, and assistance with emergency repairs.

ii. Affordability assistance to households earning 30 percent or less of median income may include buying down the cost of low or moderate income units in the municipal Fair Share Plan to make them affordable to households earning 30 percent or less of median income.

iii. Payments in lieu of constructing affordable units on site and funds from the sale of units with extinguished controls shall be exempt from the affordability assistance requirement.

d) Neptune City may contract with a private or public entity to administer any part of its Housing Element and Fair Share Plan, including the requirement for affordability assistance, in accordance with N.J.A.C. 5:96-18.

e) No more than twenty percent (20%) of all revenues collected from development fees, may be expended on administration, including, but not limited to, salaries and benefits for municipal employees or consultant fees necessary to develop or implement a new construction program, a Housing Element and Fair Share Plan, and/or an affirmative marketing program. In the case of a rehabilitation program, no more than twenty percent (20%) of the revenues collected from development fees shall be expended for such administrative expenses. Administrative funds may be used for income qualification of households, monitoring the turnover of sale and rental units, and compliance with COAH or court of competent jurisdiction's monitoring requirements. Legal or other fees related to litigation opposing affordable housing sites or objecting to COAH's regulations and/or action are not eligible uses of the affordable housing trust fund.

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**SECTION VIII. Monitoring**

a. On an annual basis commencing with the first anniversary of the entry of the Order granting a Final Judgment of Compliance and Repose Neptune City shall provide annual reporting of trust fund activity to the New Jersey Department of Community Affairs ("DCA"), COAH, or Local Government Services ("LGS"), or other entity designated by the State of New Jersey, with a copy provided to Fair Share Housing Center and posted on the municipal website, using forms developed for this purpose by the DCA, COAH, or LGS. This reporting shall include an accounting of all housing trust fund activity, including the collection of development fees from residential and nonresidential developers, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, barrier-free escrow funds, rental income, repayments from affordable housing program loans, and any other funds collected in connection with Neptune City's housing program, as well as to the expenditure of revenues and implementation of the plan approved by the Court.

**SECTION IX. Ongoing collection of fees**

a. The ability for Neptune City to impose, collect and expend development fees shall expire with its Judgment of Compliance and Repose. If Neptune City fails to renew its ability to impose and collect development fees prior to the expiration of its Judgment of Compliance and Repose it may be subject to forfeiture of any or all funds remaining within its municipal trust fund. Any funds so forfeited shall be deposited into the "New Jersey Affordable Housing Trust Fund" established pursuant to section 20 of P.L.1985, c.222 (C.52:27D-320). Neptune City shall not impose a residential development fee on a development that receives preliminary or final site plan approval after the expiration of its Judgment of Compliance and Repose, nor shall Neptune City retroactively impose a development fee on such a development. Neptune City shall not expend development fees after the expiration of its Judgment of Compliance and Repose.

**SECTION X.**

This Ordinance shall be in full force and effect from and after its adoption and publication as may be required by law.

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## Appendix F. Draft Administrative Agent Ordinance

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# § XX-XXX Administrative Agent.

The Administrative Agent may be an independent entity serving under contract to and reporting to the Borough. For new sale and rental developments, all of the fees of the Administrative Agent shall be paid by the owners of the affordable units for which the services of the Administrative Agent are required. For resales, single-family homeowners and condominium homeowners shall be required to pay 3% of the sales price for services provided by the Administrative Agent related to the resale of their homes. That fee shall be collected at closing and paid directly to the Administrative Agent. The Administrative Agent shall perform the duties and responsibilities of an Administrative Agent as set forth in UHAC, including those set forth in §§ 5:80-26.14, 5:80-26.16 and 5:80-26.18 thereof, which include:

A. Affirmative marketing:

(1) Conducting an outreach process to affirmatively market affordable housing units in accordance with the Affirmative Marketing Plan of the Borough of Neptune City and the provisions of N.J.A.C. 5:80-26.15; and

(2) Providing counseling or contracting to provide counseling services to low- and moderate-income applicants on subjects such as budgeting, credit issues, mortgage qualification, rental lease requirements, and landlord/tenant law.

B. Household certification:

(1) Soliciting, scheduling, conducting and following up on interviews with interested households;

(2) Conducting interviews and obtaining sufficient documentation of gross income and assets upon which to base a determination of income eligibility for a low- or moderate-income unit;

(3) Providing written notification to each applicant as to the determination of eligibility or noneligibility;

(4) Requiring that all certified applicants for restricted units execute a certificate substantially in the form, as applicable, of either the ownership or rental certificates set forth in Appendices J and K of N.J.A.C. 5:80-26.1 et seq.;

(5) Creating and maintaining a referral list of eligible applicant households living in the housing region and eligible applicant households with members working in the housing region where the units are located;

(6) Employing a random selection process as provided in the Affirmative Marketing Plan of the Borough of Neptune City when referring households for certification to affordable units; and

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(7) Notifying the following entities of the availability of affordable housing units in the Borough of Neptune City: FSHC, the New Jersey State Conference of the NAACP, the Trenton, Red Bank, Asbury Park/Neptune, Bayshore, Greater Freehold, and Greater Long Branch branches of the NAACP, Shiloh Baptist Church, the Latino Action Network, and the Supportive Housing Association.

C. Affordability controls:

(1) Furnishing to attorneys or closing agents forms of deed restrictions and mortgages for recording at the time of conveyance of title of each restricted unit;

(2) Creating and maintaining a file on each restricted unit for its control period, including the recorded deed with restrictions, recorded mortgage and note, as appropriate;

(3) Ensuring that the removal of the deed restrictions and cancellation of the mortgage note are effectuated and properly filed with the Monmouth County Register of Deeds or County Clerk's office after the termination of the affordability controls for each restricted unit;

(4) Communicating with lenders regarding foreclosures; and

(5) ensuring the issuance of continuing certificates of occupancy or certifications pursuant to N.J.A.C 5:80-26.10.

D. Resales and rerentals:

(1) Instituting and maintaining an effective means of communicating information between owners and the Administrative Agent regarding the availability of restricted units for resale or rerental; and

(2) Instituting and maintaining an effective means of communicating information to low- and moderate-income households regarding the availability of restricted units for resale or rerental.

E. Processing requests from unit owners:

(1) Reviewing and approving requests for determination from owners of restricted units who wish to take out home equity loans or refinance during the term of their ownership that the amount of indebtedness to be incurred will not violate the terms of this article;

(2) Reviewing and approving requests to increase sales prices from owners of restricted units who wish to make capital improvements to the units that would affect the selling price, such authorizations to be limited to those improvements resulting in additional bedrooms or bathrooms and the depreciated cost of central air-conditioning systems;

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(3) Notifying the Borough of an owner's intent to sell a restricted unit; and

(4) Making determinations on requests by owners of restricted units for hardship waivers.

F. Enforcement:

(1) Securing annually from the Borough a list of all affordable housing units for which tax bills are mailed to absentee owners, and notifying all such owners that they must either move back to their unit or sell it;

(2) Securing from all developers and sponsors of restricted units, at the earliest point of contact in the processing of the project or development, written acknowledgement of the requirement that no restricted unit can be offered, or in any other way committed, to any person, other than a household duly certified to the unit by the Administrative Agent;

(3) The posting annually in all rental properties, including two-family homes, of a notice as to the maximum permitted rent together with the telephone number of the Administrative Agent where complaints of excess rent or other charges can be made;

(4) Sending annual mailings to all owners of affordable dwelling units, reminding them of the notices and requirements outlined in N.J.A.C. 5:80-26.18(d)4;

(5) Establishing a program for diverting unlawful rent payments to the Borough's Affordable Housing Trust Fund; and

(6) Creating and publishing a written operating manual for each affordable housing program administered by the Administrative Agent, to be approved by the Borough Committee and the Court, setting forth procedures for administering the affordability controls.

G. Additional responsibilities:

(1) The Administrative Agent shall have the authority to take all actions necessary and appropriate to carry out its responsibilities hereunder.

(2) The Administrative Agent shall prepare monitoring reports for submission to the Municipal Housing Liaison in time to meet any monitoring requirements and deadlines imposed by the Court.

(3) The Administrative Agent shall attend continuing education sessions on affordability controls, compliance monitoring, and affirmative marketing at least annually and more often as needed.

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## Appendix G. Draft Municipal Housing Liaison Ordinance

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# § XX-XXX: Municipal Housing Liaison.

A. The Borough of Neptune City shall appoint a specific municipal employee to serve as a Municipal Housing Liaison responsible for administering the affordable housing program, including affordability controls, the Affirmative Marketing Plan, monitoring and reporting, and, where applicable, supervising any contracted Administrative Agent. Neptune City shall adopt an ordinance creating the position of Municipal Housing Liaison. Neptune City shall adopt a resolution appointing a Municipal Housing Liaison. The Municipal Housing Liaison shall be appointed by the governing body and may be a full- or part-time municipal employee of Neptune City. The Municipal Housing Liaison shall be reported to the Superior Court and thereafter posted on the Borough website and shall be duly qualified through a training program sponsored by Affordable Housing Professionals of New Jersey before assuming the duties of Municipal Housing Liaison.

B. The Municipal Housing Liaison shall be responsible for oversight and administration of the affordable housing program for the Borough of Neptune City, including the following responsibilities, which may not be contracted out to the Administrative Agent:

(1) Serving as Neptune City's primary point of contact for all inquiries from the state, affordable housing providers, Administrative Agents and interested households;

(2) The implementation of the Affirmative Marketing Plan and affordability controls;

(3) When applicable, supervising any contracting Administrative Agent;

(4) Monitoring the status of all restricted units in Neptune City's Fair Share Plan;

(5) Compiling, verifying and submitting annual monitoring reports as may be required by the Court;

(6) Coordinating meetings with affordable housing providers and Administrative Agents, as needed; and

(7) Attending continuing education opportunities on affordability controls, compliance monitoring and affirmative marketing as offered or approved by the Affordable Housing Professionals of New Jersey (AHPNJ), if such continuing education opportunities are made available by COAH or the DCA.

C. Subject to the approval of the Court, the Borough of Neptune City shall designate one or more Administrative Agent(s) to administer and the affirmatively market the affordable units constructed in the Borough in accordance with UHAC and this section. An operating manual for each affordable housing program shall be provided by the Administrative Agent(s), to be adopted by resolution of the governing body and subject to approval of the

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Court. The Operating Manual(s) shall be available for public inspection in the office of the Borough Clerk, in the office of the Municipal Housing Liaison, and in the office(s) of the Administrative Agent(s). The Municipal Housing Liaison shall supervise the contracting Administrative Agent(s).

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