

HOUSING ELEMENT & FAIR SHARE PLAN

Introduction

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

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

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

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

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

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

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

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

In addition, the Township has acquired a twenty-five (25) acre tract know as Dealaman/Havens Farm in the Herberstville neighborhood. A two hundred seventy-five (275) acre parcel known as the Airport Tract, and a seventeen (17) acre site known as the Drum Point Road conservation area have been

acquired in the southern portion of the Township, along with several acquisitions of sites less than ten (10) acres.

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

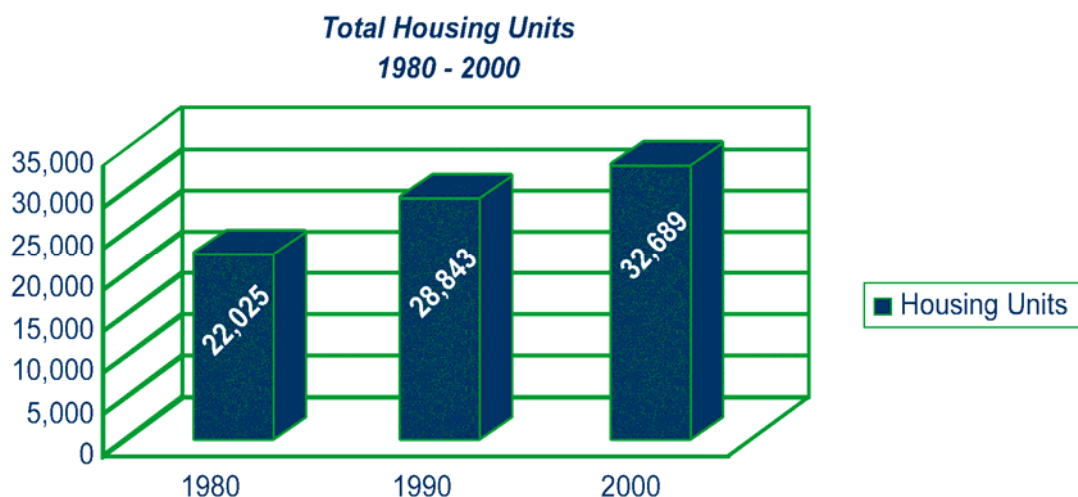
Since the 1993 COAH certification, the Township has been moving forward with the implementation of its Fair Share Plan and has provided affordable housing units in accordance with that plan as described subsequently in this document.

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

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

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

Housing

**Fig. 1**

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

This is an increase of 3,846 housing units between 1990 and 2000, an 11.7% increase in housing stock as shown in Fig. 1. The Township of Brick was ranked third in New Jersey for the biggest rise in owner occupied homes, representing more than 75% of the total housing units in the Township. The Township of Brick also ranked in the top ten municipalities in New Jersey for the biggest drop in vacant housing units, a decrease of 700 vacant units, which are now occupied. This statistic may have occurred due to the fact that many of the municipalities' vacation summer homes have been converted to year-round residences.

Households

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

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

Fig. 2

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

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

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

Household size groups were distributed as follows:

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

Fig. 3

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

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

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

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

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

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

Projection of Housing Stock

The New Jersey Transportation Authority has forecasted the Township of Brick will experience a 32.46% growth in the number of Households. This change represents a projected total of 9,580 new households by 2030. The NJTPA projections are provided below;

NJTPA Percentage Change in Projected Number of Households, 2000-2030 Township of Brick									
2000(1)	February	2005	2010	2015	2020	2025	2030	#	%

	2005(2)							change	change
29,510	30,462	30,340	32,840	35,080	37,320	38,510	39,090	9,580	32.46

Source: NJTPA, March 18, 2005

1- Number of units obtained in 2000 Decennial Census

2- Actual Housing Units Certified by Local Construction Official added to 2000 U.S. Census counts.

Due to the built-out nature of the municipality, the Township of Brick does not agree with the NJTPA Household Projections included in the table above. The municipal build-out analysis identified only 340 acres of developable land remaining in the Township. This available land will not support the NJTPA projections for new growth as currently zoned. The build-out analysis was completed through manipulation of the GIS parcel layer coverage, tax assessor data and inspection of all tax maps for the Township calculates the amount of vacant land in the Township at 340 acres. The 340 acres excludes our environmentally sensitive properties that are tidally influenced or subjected to wetland preservation and buffers. The total developable land of 340 acres does not take into consideration 20% of land area for development of roads and infrastructure, lot layout and land irregularities. This 20% was subtracted out to determine build-able area per each zone within the Township along with permitted building coverage to arrive at the numbers included in the Growth Share calculations identified in the Fair Share Compliance Program. The build-out analysis information applied to the COAH , Projecting Your Municipal Growth Share Obligation, Revised May 23, 2005 arrives at 760 projected new households at full build-out in the Township of Brick. The NJTPA household projection is not achievable when taking the build-out calculation prepared by the Township of Brick. Furthermore, when the household projection of 760 new households is multiplied by the projected persons per household of 2.66 persons, a population projection of 2,022 at full build-out is more realistic than the projected 9,580 persons by 2030 set forth in the NJTPA Forecast.

The Township's current housing stock consists primarily of residential single family and multi-family residential structures in good condition. The construction of low and moderate income housing over the next nine years, through 2014 will be closely planned and monitored under the Housing Element and Fair Share Plan. In 2005, two new ordinances were passed and enacted to address our affordable housing obligation. The first was a Development Fee Ordinance passed to provide for all new developments within the township, including commercial and residential homes and improvements to be assessed an 'affordable housing fee.' This fee is collected to be utilized to provide for affordability assistance, new affordable unit construction and administration of the affordable housing program. In addition, a second ordinance was passed that required the Planning Board and Zoning Board of Adjustment to include in any development approval, either a fee in lieu of development, or development of affordable units as a result of any subdivision or site plan approval. As a result of these new ordinances, all developments within the Township are now considered to be "inclusionary." The ordinances and the Council on Affordable Housing Round Three rules will enact controls on all new construction projects to ensure that affordable units are built or provided for through alternate means such as funding to meet the municipalities Growth Share. For every eight (8) new residential units approved, one (1) new unit will be provided for under the affordable housing criteria.

Demographics

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

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

Township of Brick 50 year Population Growth			
Year	Population	Number Change	% Change
1950	4,319		
1960	16,299	11,980	73.5

1970	35,057	18,758	53.5
1980	53,629	18,572	34.6
1990	66,473	12,844	19.3
2000	76,119	9,646	12.6
2004 Estimate	78,474	2,355	3.00

Fig. 4

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

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

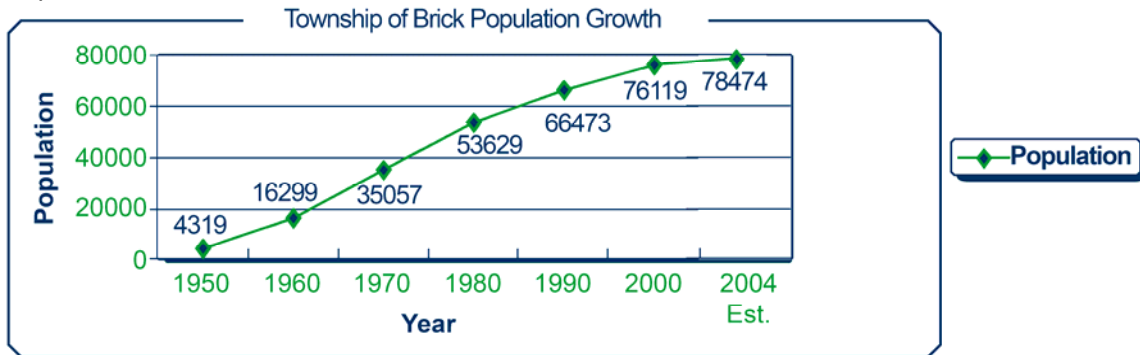


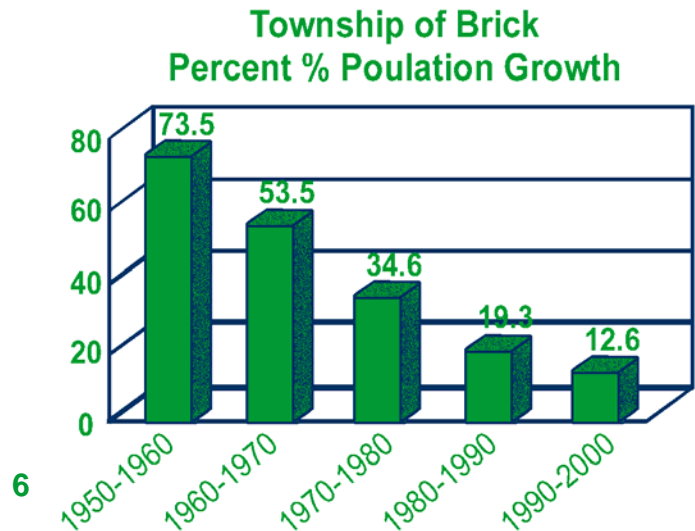
Fig.5

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

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

Fig.6

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



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

Fig. 7

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

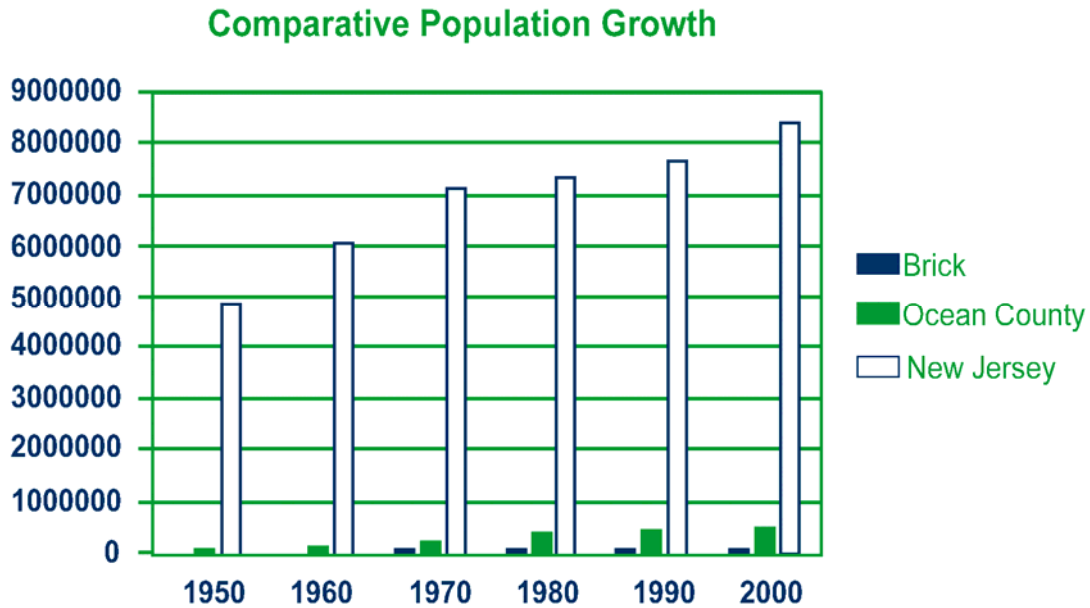


Fig. 8

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

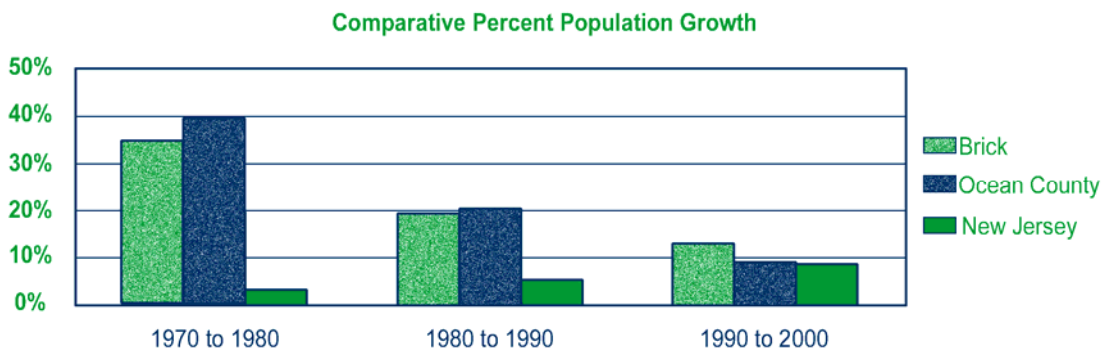


Fig. 9

Density

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

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

Age

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

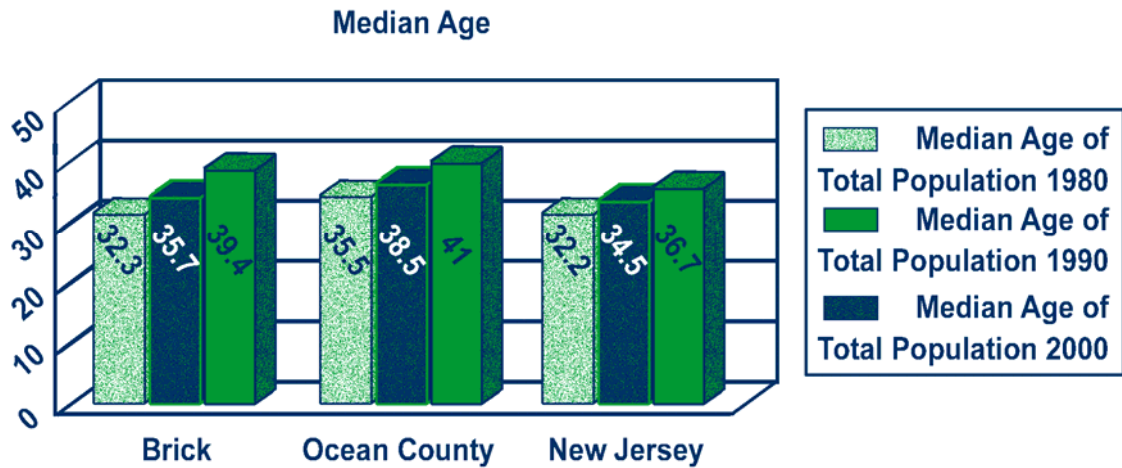


Fig. 10

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

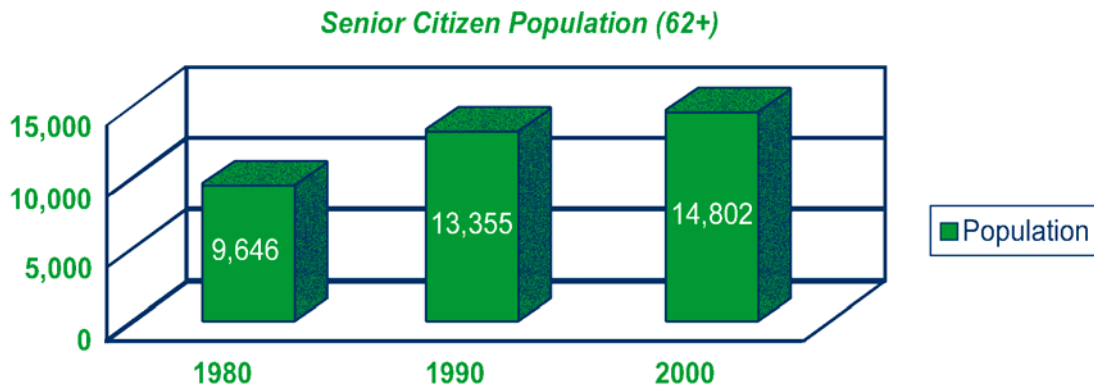


Fig. 11

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

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

Fig. 12

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

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

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

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

Population Projection

Population projections were prepared by the North Jersey Transportation Planning Authority (NJTPA) in 2005. The population of each municipality and Ocean County was projected out to 2030. The population projections for the Township of Brick and Ocean County are shown in the table below.

Township of Brick & Ocean County Population Projection									
	2000	2005	2010	2015	2020	2025	2030	# change	% change
Ocean County	510,900	553,500	579,500	610,400	651,000	697,200	739,300	228,400	44.7
Township of Brick	76,120	77,350	81,900	85,970	90,100	92,430	93,680	17,560	23.1

Source: NJTPA, March 18, 2005

Population and Employment Projections

Based on the above information, the Township of Brick strongly disagrees with the population projection numbers that are provided from 2000 through 2030 by the NJTPA. The rate of population growth within the Township of Brick has been decreasing significantly due to the lack of developable land and environmental regulations affecting the density of new developments. Therefore, the projected population growth between 2000 and 2030 should reflect a similar, if not more significant, decline in growth due to the lack of available land for development and factors associated with the Baby Boom/ Bust age groups.

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

Township of Brick Forecast of Population, Employment & Household at "Build-Out" Projected to be added to Census 2000 Data and 2005 Estimates			
	Population	Household	Employment
Township of Brick – Projection for 2025	+ 3,142 (households x persons/households 2.66)	+ 1181 (more households)	+ 1,957 (jobs generated)
2005 Build-out + MPO 2005 Projection	80,492	31,521	20,427
2000 Census	76,119	29,510	16,810
MPO 2005 Projection	77,350	30,340	18,470
MPO 2025 Projection	92,430	38,510	21,440

Taking into consideration the Township's 2005 Build-out Analysis, when the Population, Household and Employment projections are added to the MPO 2005 projections, at 2025 or at Build-Out, the Township of Brick estimates that the 2025 Population will be 80,492, Households will be 31,521 and Employment will be 20,427.

As demonstrated above, the MPO projection to 2025 would be difficult at best due to the fact at full build-out, the land use in the Township of Brick will only be able to support an additional 2,142 persons, 1,181 households and 1,957 jobs. These projections will fall short of the MPO projection for 2025 Population 92,430, Household 38,510, and Employment 21,440.

Employment Characteristics

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

According to the New Jersey Department of Labor, 2003, the Township of Brick ranked third in Ocean County for the average number of employees covered under the New Jersey Unemployment Compensation Law with 18,369 jobs. The number of resident workers by percent of population is provided below, as reported in the 2000 Census.

Township of Brick Number of Resident Workers by Percent Population 2000							
Management, Professional & related Occupations	Service Occupations	Sales & Office Occupations	Farm, Fishing & Forestry Occupations	Construction, Extraction & Maintenance	Production, Transportation & Material Moving	Government Workers	Total Number of Workers
27.1	13.1	27	0.2	10.1	9.7	12.7	41,552

The service industry is the predominant employer in the Township according to the 2002 US Economic Census. The service industry category includes a number of business types including the arts, entertainment and recreation, administration, support, waste management, and remediation services, professional, scientific and technical services, management and educational services. Retail Trade ranked second in the Township of Brick including department stores, office supply stores, building materials dealers, plumbing supply stores, electrical supply stores, gasoline service stations and automotive dealers. The Construction Trade was the next largest employer. Below is a table listing the Number of Employers by Occupation Type, 2002.

Township of Brick Number of Employers by Occupation Type, 2002 <small>* Data on public employees is not available</small>									
Construction	Retail Trade	Transportation & Utilities	Services	Farm, Fishing, Forestry & Mining	Manufacture & Wholesale Trade	Finance, Insurance & Real Estate	Health Care	Unclassified (zip code boundary not defined)	Total (except public)
129	182	23	349	2	37	77	90	9	898

These three entities do not have any plans for further expansion and will not be significantly adding to their work force as it presently exists. Therefore, the future employment characteristics for the municipality consist of the majority of the employers to be a variety of commercial and retail businesses with the associated educational, medical and public sector providing for the balance of jobs available within the Township. According to the NJ Department of Labor, 2004, the major employers in the Township of Brick employed the following:

Brick Township Board of Education 1,617 employees
 Meridian Health: Ocean Medical Center 1,325 employees
 Brick Township Municipal Offices 660 employees

Certificates of Occupancy Issued for Non-Residential Space from 2000 to February of 2005 highlight the healthy growth of the Township's commercial industry.

Township of Brick Certificates of Occupancy Issued for Non-Residential Space by UCC Use Group and Potential # Jobs Generated*, 2002 to February 2005													
Office (B) & Assembly (A-2, A-3 Uses)		Retail (M)		Education (E)		Industrial (F)		Institutional (I)		Storage (S)		Total	
SF	# Jobs	SF	# Jobs	SF	# Jobs	SF	# Jobs	SF	# Jobs	SF	# Jobs	SF	# Jobs
144,223	433	267,049	267	118,809	119	23,553	47	241,846	484	459,217	92	1,254,697	1,442

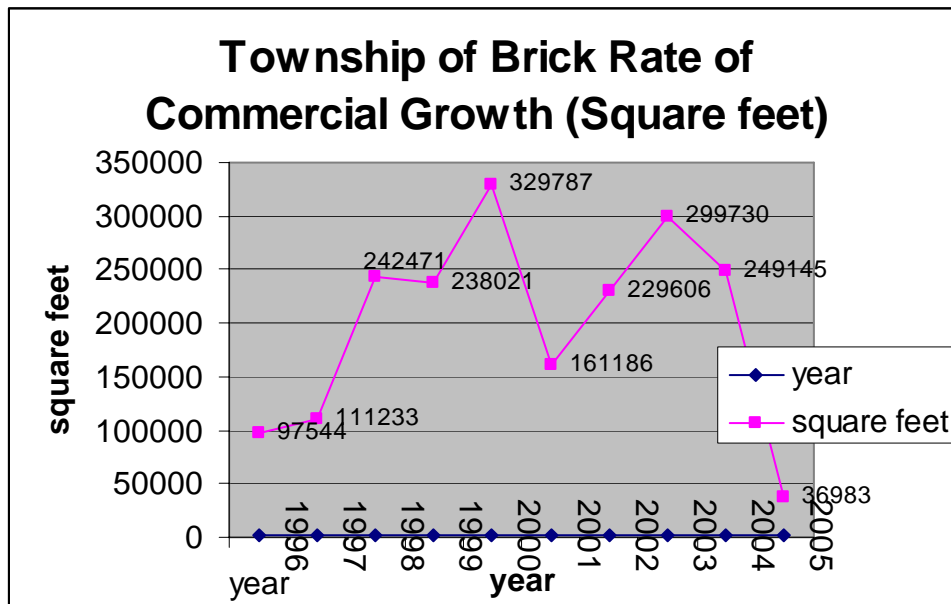
* Potential number of jobs estimated using COAH job multipliers contained in Appendix E of N.J.A.C. 5:94, Substantive Rules

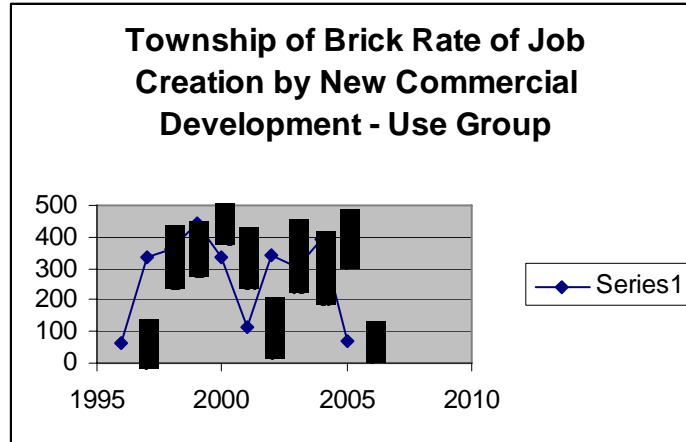
However, the amount of commercial land available for development is becoming severely limited due to the fact that most of the commercially zoned property has already been developed, redeveloped or

approved for development. In addition, our industrial park is nearing build-out and is relatively small, totaling less than twenty acres. Two of the last remaining industrial zone properties have just been certified for occupancy in 2005 totaling 35,079 square feet and the final parcel was approved at the Zoning Board of Adjustment.

Employment Projections forecast by NJTPA project employment growth is not consistent with the recent trends for commercial growth in the Township of Brick. The peak of commercial growth for job creation based on use group occurred in 1999 as seen in the Ten-year Historic Trend of Certificate of Occupancy of Commercial Developments. In contrast, the peak for development of commercial square footage occurred in 2000. This is a result of the decrease in the amount of land zoned for the largest job creating uses including office and assembly becoming built-out in this time frame. As a result, the diversity of commercial development has become more narrowed with a major concentration in retail, storage and institutional growth and less in the larger job creation uses including office and assembly. We expect to see a decline in the rate of commercial job creation, due to the fact that there is limited remaining available commercial land for development, where the NJTPA projections show an increased rate of commercial growth.

Ten-year Historic Trend of Certificates of Occupancy Commercial Development by Square Feet Township of Brick																		
	'96	Jobs	'97	Jobs	'98	Jobs	'99	Jobs	'00	Jobs	'01	Jobs	'02	Jobs	'03	Jobs	Total	Jobs
COs Issued B-Office	14,759	44.277	100,016	300.048	21,794	65.382	12,855	38.565	2,778	8.334	1,756	5.268	86,450	259.35	7,189	21.567	247,597	742.791
COs Issued M-Retail	2,400	2.4			149,935	149.935	35,614	35.614	896	0.896	41,055	41.055	106	0.106	185,468	185.468	388,474	388.474
COs Issued S- Warehouse	80,385	16.077					200	0.4	188,445	37.689	93,132	18.6264	96,891	19.3782	43,129	8.6258	502,182	100.4256
COs Issued A1							44,784	89.568									44,784	89.568
COs Issued A2-Resturant			1,250	3.75													1,250	3.75
COs Issued A3-			6,717	20.151	384	1.152			13,770	41.31			2,000	6.0	11,870	35.61	34,741	104.223
COs Issued A4-			3,250	9.75	10,274	30.822											13,524	40.572
COs Issued A5							856	exclude									856	exclude
COs Issued Education					5,340	5.34	7,962	7.962	3,000	3.0			34,159	34.159	52,074	52.074	102,535	102.535
COs Issued Industrial F											23,553	47.106					23,553	47.106
COs Issued Institutional					54,744	109.488	135,750	271.5	120,898	241.796	1,690	3.38	10,000	20.0			323,082	646.164
	97,544	62.754	111,233	333.699	242,471	362.119	238,021	443.7	329,787	333.025	161,186	115.4354	229,606	338.9932	299,730	303.3448	1,682,578	2,265.6086





Multi-family/dormitory use is included in the Construction Reporter, however, the Township of Brick records this use group as Institutional due to the fact that it accounts for developments of nursing homes, assisted living facilities and congregate care facilities. Therefore the following data is combined with the commercial

Township of Brick Multi-Family/Dormitory COs Issued Square footage of commercial space 1996-2003								
	1996	1997	1998	1999	2000	2001	2002	Total
Multi-Family/Dormitory	11,921	19,793	10,544	156,136	70,320	35,828	1,584	306,126

Race

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

Available Land for Development

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

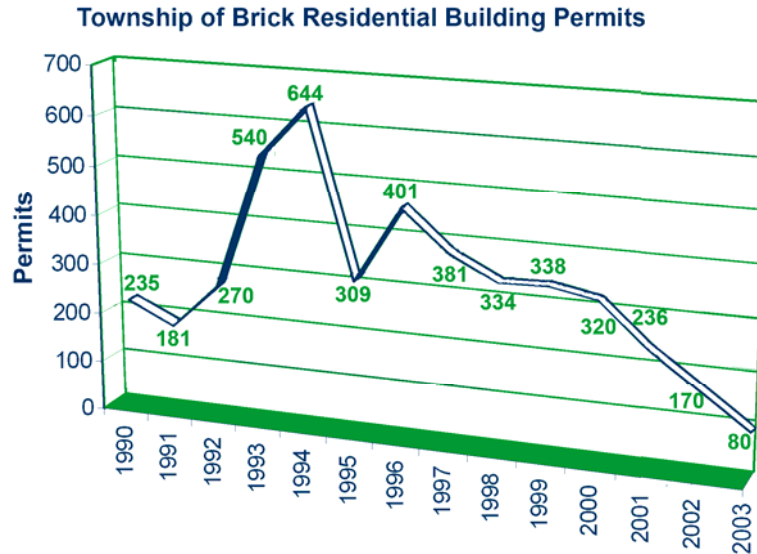
population projections have been utilized to determine the Township's 3rd round COAH obligation. However, regarding population and development projections, the Township of Brick, Office of Land Use and the Brick Township Municipal Utility Authority have been utilizing a much more reliable and up-to-date geographic information system data set based on vacant and underdeveloped parcels in the Township. This parcel data is based on tax maps and filed sub-division maps and is continually updated by Township and BTMUA staff. This data serves as the basis for all planning and land use analysis as well as open space preservation.

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

Residential Building Permits

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

Fig. 13



Building permits issued in 2003 for new residential and commercial developments reflect the decline in available land for development. In 2003, approximately 17 acres was approved for residential development by the Planning Board. The 17 acres includes major and minor subdivisions, some of which involved two lot subdivisions where homes were already located on one lot. In some cases, the

application only included adjustments to lot lines with no new structures planned for development. The net number of new homes constructed in Brick Township in 2003 was only 80. In 2004, 155 housing units were certified, and a total of 71 demolition permits were issued for residential units, with a net new development of 84 units. This demonstrates that the building occurring in the Township is primarily in-fill or the replacement of older, smaller homes with new more modern housing for single families.

Due to the lack of available land for development and the declining baby boom population, building permits are expected to continue to decline. In support of this statement, the Construction Official in the Township of Brick has reported that in the year 2005, the number of residential certificates of

occupancy that were issued was 137, however, the number of residential demolition permits was 73. This is a net increase of only 63 new residential units within the Township in 2005, This supports the anticipated decline in the rate of residential development due to the lack of build-able land.

Income

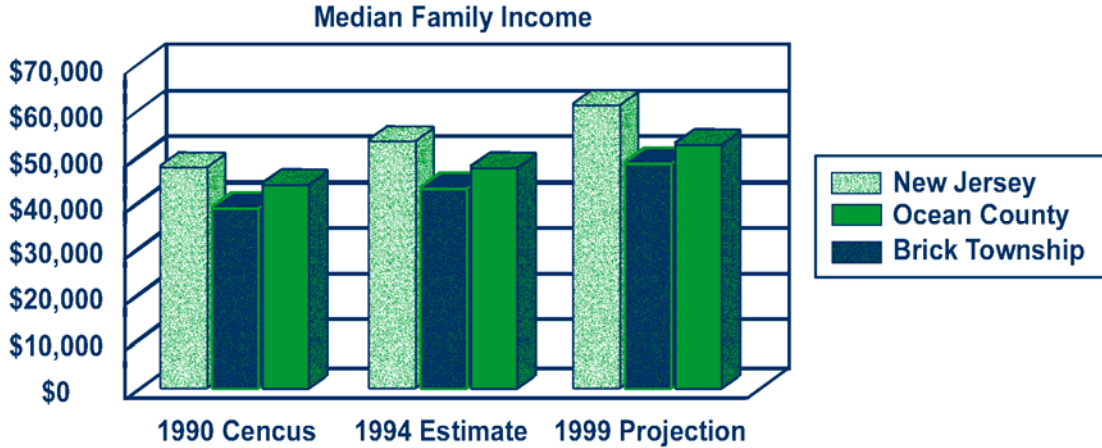


Fig. 14

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

Poverty

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

Conclusion

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

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

Township of Brick Profile of General Demographic Characteristics for 2000		
Subject	Number	Percent
Total Population	76,119	100.0
SEX AND AGE		
Male	36,155	47.5
Female	39,964	52.5
Under 5 years	4,721	6.2
5-9 years	5,331	7.0
10-14 years	5,249	6.9
15-19 years	4,336	5.7
20-24 years	3,359	4.4
25-34 years	9,372	12.3
35-44 years	13,078	17.2
45-54 years	10,650	14.0
55-59 years	3,920	5.1
60-64 years	3,140	4.1
65-74 years	6,242	8.2
75-84 years	5,050	6.6
85 years and over	1,671	2.2
Median age (years)	39.4	(X)
18 years and over	57,965	76.2
Male	26,935	35.4
Female	31,030	40.8
21 years and over	55,790	73.3
62 years and over	14,802	19.4
65 years and over	12,963	17.0
Male	5,103	6.7
Female	7,860	10.3
RACE		
One race	75,325	99.0
White	72,932	95.8
Black or African American	751	1.0
American Indian and Alaska Native	76	0.1
Asian	904	1.2
Asian Indian	217	0.3
Chinese	188	0.2
Filipino	254	0.3
Japanese	21	0.0
Korean	122	0.2
Vietnamese	45	0.1
Other Asian 1	57	0.1
Native Hawaiian and Other Pacific Islander	12	0.0
Native Hawaiian	1	0.0
Guamanian or Chamorro	1	0.0
Samoan	1	0.0
Other Pacific Islander2	9	0.0
Some other race	650	0.9
Two or more races	794	1.0
Race alone or in combination with one or more races	3	
White	73,643	96.7
Black or African American	948	1.2
American Indian and Alaska Native	281	0.4
Asian	1,083	1.4
Native Hawaiian and Other Pacific Islander	33	0.0
Some other race	968	1.3
HISPANIC OR LATINO AND RACE		
Total Population	76,119	100.0
Hispanic or Latino (of any race)	2,930	3.8
Mexican	491	0.6

Subject	Number	Percent
Puerto Rican	1,229	1.6
Cuban	200	0.3
Other Hispanic or Latino	1,010	1.3
Not Hispanic or Latino	73,189	96.2
White alone	70,860	93.1
RELATIONSHIP		
Total Population	76,119	100.0
In households	75,431	99.1
Householder	29,511	38.8
Spouse	16,756	22.0
Child	23,039	30.3
Own child under 18 years	16,932	22.2
Other relatives	3,324	4.4
Under 18 years	1,001	1.3
Non-relatives	2,801	3.7
Unmarried partner	1,412	1.9
In group quarters	688	0.9
Institutionalized population	538	0.7
Non-institutionalized population	150	0.2
HOUSEHOLDS BY TYPE		
Total Households	29,511	100.0
Family households (families)	20,788	70.4
With own children under 18 years	9,318	31.6
Married-couple family	16,756	56.8
With own children under 18 years	7,407	25.1
Female householder, no husband present	3,021	10.2
With own children under 18 years	1,647	5.0
Non-family households	8,723	29.6
Householder living alone	7,367	25.0
Householder 65 years and over	3,735	12.7
Households with individuals under 18 years	9,995	33.9
Households with individuals 65 years and over	9,081	30.8
Average household size	2.56	(X)
Average family size	3.07	(X)
HOUSING OCCUPANCY		
Total housing units	32,689	100.0
Occupied housing units	29,511	90.3
Vacant housing units	3,178	9.7
For seasonal, recreational or occasional use	2,137	6.5
Homeowner vacancy rate (percent)	0.9	(X)
Rental vacancy rate (percent)	4.4	(X)
HOUSING TENURE		
Occupied housing units	29,511	100.0
Owner-occupied housing units	24,605	83.4
Renter-occupied housing units	4,906	16.6
Average household size of owner-occupied unit	2.60	(X)
Average household size of renter-occupied unit	2.32	(X)

(X) Not applicable

1 Other Asian alone, or two or more Asian categories

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

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

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

DETERMINING MUNICIPAL FAIR SHARE OBLIGATION.

In 1994, COAH adopted N.J.A.C. 5:93-1 et. seq., the rules that provided the methodology for determining the Township's 1987-1999 housing obligation. This methodology resulted in a housing obligation of 1,022 units, including a rehabilitation obligation of 92 units for the Township. The Township submitted a plan to COAH to address this obligation. That plan was certified by COAH on August 4, 1999.

In 2004, COAH adopted N.J.A.C. 5:94-1. With this rule, COAH analyzed the 2000 Census and issued new estimates regarding the number of substandard units occupied by low and moderate income households and recalculated the housing obligation for each municipality for the 1987-1999 period. COAH now estimates that there are eight (8) substandard housing units in the Township. It has recalculated Brick Township's low- and moderate-income housing obligation from the prior rounds as 970 units. See N.J.A.C. 5:94-1, et. seq., Appendix C.

The third round rules require each municipality to calculate its own housing obligation for the period from January 1, 2004 to January 1, 2014. The new housing obligation is the sum of: (1) deficient housing units occupied by low- and moderate-income households which is referred to as the rehabilitation share; (2) remaining Prior Round (1987-1999) Obligation assigned to a municipality by the Council or the court for the period 1987 through 1999 pursuant to N.J.A.C. 5:94-1, et. seq., Appendix C; and (3) the share of the affordable housing need generated by a municipality's actual growth (2004-2014) based upon the number of new housing units constructed and the number of new jobs created as a result of non-residential development, which is referred to as the "growth share." N.J.A.C. 5:94-2.1.

Using this formula, the Township's third round obligation (2004-2014), as further detailed below, is:

1.	Rehabilitation Share:	8
2.	Remaining Prior Round :	0
3.	Growth Share:	206
	TOTAL OBLIGATION	214

REHABILITATION SHARE:

The Township's Rehabilitation share is 8 units as set forth in N.J.A.C. 5:94-1, et. seq., Appendix C.

REMAINING PRIOR ROUND OBLIGATION:

Using the Prior Round Obligation as recalculated in accordance with COAH's Handbook, the Township has no Remaining Prior round Obligation

The following was approved by COAH on August 4, 1999 for the Prior Round (1987 – 1999):

APPROVED SECOND ROUND PLAN	Units	Bonus Credits	Total Credits
Rehabilitation Credit	74	0	74
Rehabilitation Program	18	0	18
Prior Cycle Credits			
Credits without Controls	412	0	412
George J. Conway Apartments	125	0	125
David M. Fried Apartments	41	0	41
Affordable Housing Completed			
Forge Pond – Chambers Bridge (A.R. Rentals)	120	11	131
Forge Pond (Family/Disabled Rentals)	40	40	80
Kentwood Victorian Gardens (Rentals)	16	16	32
Timber Ridge	12	0	12
Scattered Site Units	12	0	12
Zoning for Affordable Housing			
Waterside Gardens	29	0	29
The Hills A	50		50
The Hills B	8	0	8
Bundoran	29	0	29
TOTALS	986	67	1,053

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

The following chart identifies the amended plan submitted to COAH in June 2002:

	Units	Bonus Credits	Total Credits
Rehabilitation Credits	74	0	74
Housing Rehabilitation Program	18	0	18
Prior Cycle Credits			
Credits without Controls	412	0	412
George J. Conway Apartments	125	0	125
David M. Fried Apartments	41	0	41
Units Built after 1986			
Forge Pond (Chambers Bridge Residence) Rental	160	51	211
Kentwood Victorian Gardens - Rental	16	16	32
Timber Ridge	12	0	12
Homes Now Inc. (Dottie's House 1) - Rental	8	8	16
Scattered Site Units	19	0	19
Sites Zoned for Affordable Housing			
Waterside Gardens	29	0	29
Homes Now Inc. (Bancroft) - Rental	36	13	49
Homes Now Inc. (Arc Pier Ave.) - Rental	12	0	12
Alternative Living Facilities (Group Homes – 5)	25	0	25
	987	88	1,075

It is the Township's intent to use the credits identified in the May 2002 plan, modified to move surplus credits to the third round, to address its Prior Round Obligation. However, the new rules have recalculated Brick Township's Prior Round obligation. This requires the Township to recalculate the rental obligation and rental bonus cap, senior cap and RCA cap. Those numbers have been recalculated as set forth below.

Rental obligation and Rental Bonus credits, pursuant to N.J.A.C. 5:93-5.15.

In addressing its affordable housing obligation, every municipality must create a realistic opportunity for rental units. Pursuant to N.J.A.C. 5:93-5.15, the Township's rental obligation for the 1987-1999 period, adjusted to incorporate COAH's recalculation of the Township's Prior Round obligation is 98 units. N.J.A.C. 5:93-5.15. The amended second round plan includes 98 family rental and 120 age-restricted rental units, excluding the prior cycle credits.

A two-for-one bonus was granted in the second round for family rental units and a 1.33-for-one credit was granted for age-restricted units. N.J.A.C. 5.15(d). The maximum amount of the bonus credits is equal to the Township's rental obligation.

$$\begin{aligned}
 &= (.25)(\text{precycled need} - \text{prior cycle credits} - \text{rehabilitation component}) \\
 &= (.25)(978 - 578 - 8) \\
 &= (.25)(392) \\
 &= 98 \text{ rental units required.}
 \end{aligned}$$

The Township is entitled to 98 rental bonus credits.

MAXIMUM AGE-RESTRICTED UNITS.

Pursuant to N.J.A.C. 5:93-5.14, municipalities may age-restrict units in accordance with the following formula:

$$\begin{aligned} &=.25(\text{precycled need} - \text{prior cycle credits} - \text{rehabilitation credits}) - 1^{\text{st}} \text{ round age-restricted} \\ &\text{units} \\ &=.25(978 - 578 - 8) - 120 \\ &=.25(392) - 120 \\ &=98 - 120 \\ &= 0 \end{aligned}$$

Based on this formula, the Township reached its maximum number of age-restricted units.

MAXIMUM RCA CREDITS

Pursuant to N.J.A.C. 5:93-6.1 the maximum number of RCAs the township could transfer for the second round was:

$$\begin{aligned} &=.5(\text{precycled need} - \text{prior cycle credits} - \text{rehabilitation credits} - \text{impact of 20\% cap} - \text{impact} \\ &\text{of 1,000 unit cap}) \\ &=.5(978 - 578 - 8 - 0 - 0) \\ &=.5(392) \\ &= 196. \end{aligned}$$

The Township proposes no RCAs.

REMAINING PRIOR ROUND OBLIGATION:

Pursuant to N.J.A.C. 5:94-1.1 et. seq., Appendix C, the Township's Prior Round Obligation is 8 units of Rehabilitation and 970 units of new construction. The Township's Remaining Prior Round Obligation is zero (0) units. The Township has met its Prior Round Obligation as follows:

Prior Cycle Credits:

George J. Conway Apartments – Constructed in 1981, the George J. Conway Apartments is an age-restricted public housing project for low- and moderate-income households consisting of 125 affordable rental units. **125 CREDITS**

David M. Fried Apartments – constructed in 1983, the David M. Fried Apartments is an age-restricted public housing project for low- and moderate-income households consisting of 41 affordable rental units. **41 CREDITS**

Credits without controls - As part of the Township's first round substantive certification, it performed a credits without controls survey pursuant to N.J.A.C. 5:93-3.2. The Township received credit for 412 eligible units constructed between April 1, 1980 and December 15, 1986. **412 CREDITS**

Affordable Housing Constructed Since 1986.

Timber Ridge (Block 108, Lots 7 and part of 8). – Timber Ridge, which is complete, is located near the intersection of Burnt Tavern and Van Zile Roads. It is a development of single family detached homes on 5,000 square foot and larger lots. The project contains 122 homes, of which 12 are deed restricted for low- and moderate-income households. **12 CREDITS**

Kentwood Victorian Gardens (Block 1091, Lot 6). – This rental development is located east of Route 70 near Old Squan Road. The project, which is complete, contains a total of 81 units of which 16 are deed restricted for low- and moderate-income households. **16 CREDITS**

Forge Pond (Chambers Bridge Residence) (Block 702, Lot 7 and part of 3). – This municipally-sponsored project is complete and includes 120 age-restricted rental units, 24 developmentally disabled rental units and 16 physically disabled rental units. The project has 30-year deed restrictions. **160 CREDITS**

Scattered-Site Construction. As part of its first round certification, the Township initiated a scattered-site construction program for the creation of single-family detached homes. The Township completed 12 detached single-family homes located through out the Township prior to its second round certification. It has since completed an additional 7 detached single-family homes. The homes are purchased by low- and moderate-income families and have 20-year deed restrictions. **19 CREDITS**

Homes Now, Inc. - Bancroft (Block 1068, part of lot 11 and 12). This project has been completed since the submission of the Amended Second Round plan. The project is located on Route 70 West, east of the Old Laurelton Circle. It consists of 12 3-bedroom apartments and one manager's apartment. It is occupied by 36 special needs residents who are highly functional adults with moderate disabilities. **36 CREDITS FOR 36 BEDROOMS**

Homes Now, Inc. - ARC (Block 702, Lot 3.01). This site is located at the northern terminus of Pier Avenue. It will consist of twelve (12) beds in three 4-bedroom units occupied by severely disabled residents. One of the three units, 143 Pier Avenue, has been completed and is being operated by ARC of Ocean County. The other two units are under construction. The Township will take 6 credits for the 12 bedrooms in the 2nd Round and 6 credits in the 3rd Round. **6 CREDITS FOR 6 BEDROOMS.**

Waterside Gardens – This is an existing 528-unit apartment complex located south of Drum Point Road. The owner has proposed to convert 29 existing utility/storage areas to 2-bedroom apartments, to be deed restricted for low- and moderate-income households. Prior to submission of the Third Round Plan to the Court, the owner reconfirmed his desire to complete the conversion of the units. **29 CREDITS.**

Alternative Living Arrangements.

The following Group Homes located in the Township are entitled to credits:

- | | | |
|----|---|------|
| 1. | ARC of Ocean County, Bursville Rd., 1985. | 6 BR |
| 2. | ARC of Ocean County, Cornell Drive, 1997. | 5 BR |
| 3. | Developmental Services of NJ, 1999. | 5 BR |
| 4. | Allies, Inc., 2001. | 3 BR |

19 CREDITS.

The Township's total recalculated obligation is 978. The Township's Prior Round plan is summarized below. The Township is entitled to credit for 981 units. It has a Remaining Prior Round Obligation of zero (0) units. It has 39 excess credits to be applied toward its Growth Share Obligation

	Units	Bonus Credits	Total Credits
Rehabilitation	8	0	8
Prior Cycle Credits			
Credits without Controls	412	0	412
George J. Conway Apartments	125	0	125
David M. Fried Apartments	41	0	41
Affordable Housing Completed			
Forge Pond (Chambers Bridge - A.R. Rentals)	120	16	136
Forge Pond (Family/disabled Rentals)	40	40	80
Kentwood Victorian Gardens - Rental	16	0	16
Timber Ridge	12	0	12
Scattered Site Units	19	0	19
Homes Now Inc. (Bancroft) - Rental	36	36	72
Homes Now Inc. (Arc Pier Ave.) - Rental	6	6	12
Zoning for Affordable Housing			
Waterside Gardens	29	0	29
Alternative Living Facilities (Group Homes – 4)	19	0	19
Totals	883	98	981

RESIDENTIAL GROWTH SHARE.

The Township Growth Share, calculated in accordance with COAH's Handbook, is 206.

The COAH Handbook (Second Edition, August 2006) provides a nine-step model for projecting the residential component of the municipal growth share obligation for the period January 1, 2004 to January 1, 2014. Following that model, the Township's Residential Growth Share is 134 units, as set forth below.

STEP 1: Identify the projections provided by your MPO. The MPO for Ocean County is the NJTPA.

The NJTPA¹ projections indicate that Brick Township can expect its population to increase from 77,350 to 85,970 between 2005 and 2015; an increase in 8,620. The 2000 Census indicates that the average household size in Brick Township was 2.66. By dividing the projected population increase by the average household size, one can convert the NJTPA projection into a projection of 3,241 additional households. The MPO household projection is an increase of 4,740 households (35,080 – 30,340).

¹ NJTPA Approved Population Forecasts by County & Municipalities - 2000-2030, 5/23/05.

Table R-1 MPO Residential Growth Projection Township of Brick					
2015 MPO Population	-	2005 MPO Population	Population Change	2000 Household Size	Household Growth
85,970	-	77,350 =	8,620	/2.66	=3,241

STEP 2: Analyze of certificates of occupancy and demolition permits issued for the last 10 years. This information indicates that the number of construction permits has been decreasing steadily from its high in 1999. Based upon the available vacant land in the Township, it is believed that this trend will continue.

Table R- 2 Historic Trend of Certificates of Occupancy and Demolition Permits Township of Brick										
	'96	'97	'98	'99	'00	'01	'02	'03	'04	'05
COs Issued	268	478	351	505	343	338	148	131	155	137
Demolitions	9	23	29	32	27	41	52	29	71	73
Net	259	455	322	473	316	297	96	102	84	64

STEP 3: Project anticipated new construction through 2014 based on a site-specific analysis of development applications, both approved and anticipated.

The Planning Board approved an age-restricted project, New Visions at Chambers Bridge, which will consist of 300 age-restricted residential units, including 38 low- and moderate-income age-restricted residential units. The Township sold this project to Jerald Development through the open public bidding process in 2006 and conditioned the approval on the retention of the 38 low- and moderate income age-restricted units.

Pulte Homes has made application to construct a 350-unit age-restricted condominium project on a 36 acre site with 39 units of low- and moderate-income housing units. This project will be subject to the Township's growth share ordinance.

Eleventh Venture has received approval of a 112-unit age-restricted multi-family development in 2004. It will make a contribution in lieu of constructing the affordable units pursuant to the Township's Growth Share ordinance.

Table R-3 Anticipated Developments & Number of Residential Units by the Year that COs are Anticipated to be Issued Township of Brick									
	'06	'07	'08	'09	'10	'11	'12	'13	Total
Approved Development Applications Planning Board Subdivision Approvals (Approved in FY-2005-2006)	2	2	3	3					10
Township of Brick – Lighthouse Court	5								5
Township of Brick – New Visions		300							300
Dottie's House Expansion	9								9
Eleventh Venture	112								112
Pending Development Applications									
Anticipated Development Applications Pulte Homes – Age Restricted Multi-Family Development			350						350
Other Projected Development (Build-out Analysis)	57	57	52	52	35	35	18	18	324
Projected COs Issued for Tear Downs & Rebuilds	26	26	26	26	20	20	18	18	180
Total	211	385	431	81	55	55	36	36	1290

Methodology:

The "Other Projected Development" information was derived from the build-out analysis data. The full amount of anticipated new households was distributed at a declining rate to 2013. As time goes by, less land will be available for development in Brick Township, thus decreasing the amount of new COs for vacant land and increasing the amount of demolitions as older homes are bought, knocked down and rebuilt. The methodology utilized to distribute the amount of COs anticipated to be issued per year is based upon the historic ratio of COs and demolition permits issued as listed in Table R-2 by percent. For example, the amount of demolition permits issued in '96 was 3% of the COs issued. In '04, demolitions represented 45% of the COs, in '05, demolitions represented 53% of COs issued. Demolition numbers were only assumed as a percentage of the "Other Projected Development" number, as the "Known Developments" will not have been constructed as a result of demolition of existing structures.

Step 4: Subtract anticipated demolitions from the total COs projected, as shown in Table R-4.

Table R-4 Projected Certificates of Occupancy and Demolition Permits Township of Brick									
	'06	'07	'08	'09	'10	'11	'12	'13	Total
Total COs Issued (from table R-3)	211	385	431	81	55	55	36	36	1290
Demolitions (Identified as Tear Downs & Rebuilds)	26	26	26	26	20	20	18	18	-180
Net	185	359	405	55	35	35	18	18	1110

Step 5: Add actual net residential growth from 2004 and 2005 (Table R-2) to total projected net residential growth from 2006 to 2014 (table R-4) to arrive at total 10-year residential growth. The Math involved with this step results in a total of 1,258 units.

Table R-5 Total Net Residential Growth (Sum of Actual and Projected Growth) Township of Brick											
	Actual			Projected							
	'04	'05	'06	'07	'08	'09	'10	'11	'12	'13	Total
Total COs Issued (from Table R-3)	155	137	211	385	431	81	55	55	36	36	1582
Demolitions	71	73	26	26	26	26	20	20	18	18	-324
Net	84	64	185	359	405	55	35	35	18	18	1,258

STEP 6: Compare the net residential projected growth in Step 5 to the MPO housing unit growth projected in Step 1. COAH's directives indicate that if the residential projection in Step 5 exceeds the MPO projection in Step 1, the projection in Step 5 will have the presumption of validity. The township rejects the MPO numbers. It has performed a build-out analysis for the Township which reflects actual vacant land, environmental constraints and deed restrictions. The build-out analysis is summarized after the Growth Share calculations and the back up data has been submitted to the Court with the Township's plan.

**TABLE R-6
COMPARISON OF PROJECTED RESIDENTIAL GROWTH (MUNICIPAL AND MPO)**

Net residential Household Growth
(From Table R-5)
1,258

MPO Household Projection
(From Table R-1)
3,241

STEP 7: From your total Residential Growth number, subtract affordable housing units that are included in your fair share plan to address your prior round or growth share obligation that received or are projected to receive COs after January 1, 2004.

Table R-7 Second* and Third Round Units in Inclusionary Developments to be Excluded from Growth Projection, by the Year that COs are anticipated to be Issued *Submitted in Second Round Amendment											
	'04	'05	'06	'07	'08	'09	'10	'11	'12	'13	Total
Pier Avenue* Three single Family Residential Homes		1	2								3
Bancroft*	36										36
Lighthouse Court			1								1
New Visions				38							38
Eleventh Venture			12								12
Pulte Homes					39						39
Dottie's House Expansion			9								9
Dottie's House Transitional Housing		2	2								4
Growth Share Ordinance (build-out)(388/9)				3	10	12	8	8	4	4	49
Total	36	3	26	41	49	12	8	8	4	4	191

STEP 8: Subtract the total number of prior round and third round units to be excluded from your growth projection as calculated in Step 7 (Table R7) from your net residential growth projection as calculated in Step 5 (Table R-5). Table R8 shows the net residential growth projection after excluding all allowable prior and third round affordable and market-rate units.

TABLE R-8
Net Growth Projections After Subtracting Prior and Third Round Affordable
and Inclusionary Market-Rate Units

	'04	'05	'06	'07	'08	'09	'10	'11	'12	'13	TOTAL
Net Residential Growth (Table R-5)	84	64	185	359	405	55	35	35	18	18	1258
Exempt Units (Table R-7)	36	3	26	41	49	12	8	8	4	4	191
Final Net Growth	48	61	159	318	356	43	27	27	14	14	1,067

STEP 9: Use the net projected residential growth of 1,018 units and divide that number by eight, with the resulting growth share obligation of 127 affordable units. The reason you divide by eight is that all known affordable units that will meet a prior round and third round obligation have been subtracted from these projections, and only market rate units are included in the projections.

TABLE R-9
Affordable Housing Unit Obligation Generated by Residential Development

	'04	'05	'06	'07	'08	'09	'10	'11	'12	'13	TOTAL
Table R-8 Total	48	61	159	318	356	43	27	27	14	14	1,067
Divided by 8	6	7.63	19.87	39.75	44.5	5.38	3.38	3.38	1.75	1.75	133.38

NON-RESIDENTIAL GROWTH SHARE

The COAH Handbook provides a nine-step model for projecting the non-residential component of the municipal growth share obligation for the period January 1, 2004 to January 1, 2014. Following that model, the Township non-residential growth share is 72 units as set forth below.

STEP 1: Project job growth using the MPO employment projections by subtracting the number of jobs in year 2005 from the number of jobs in the year 2015.

Table NR-1 MPO Non-Residential Growth Projection Township of Brick		
2015 MPO	2005 MPO	Employment Change
20,340	18,470	1,870

STEP 2: Review the historical data for the last 10 years to identify Certificates of Occupancy and Demolitions that have occurred during that time.

Table NR-2 Ten-year Historic Trend of Certificates of Occupancy of Commercial Development by Square Feet Township of Brick										
	'96 Sq. Ft.	'97 Sq. Ft.	'98 Sq. Ft.	'99 Sq. Ft.	'00 Sq. Ft.	'01 Sq. Ft.	'02 Sq. Ft.	'03 Sq. Ft.	'04 Sq. Ft.	'05 Sq. Ft.
COs Issued B-Office	14,759	100,016	21,794	12,855	2,778	1,756	86,450	7,189	16,021	
COs Issued M-Retail	2,400		149,935	35,614	896	41,055	106	185,468	39,524	
COs Issued S- Warehouse	80,385			200	188,445	93,132	96,891	43,129	37,620	1,824
COs Issued A1				44,784						
COs Issued A2-Resturant		1,250								
COs Issued A3-		6,717	384		13,770		2,000	11,870	2,389	
COs Issued A4-		3,250	10,274						14,757	
COs Issued Education			5,340	7,962	3,000		34,159	52,074	29,576	80
COs Issued Industrial F						23,553				35,079
COs Issued Institutional I	11921	19739	65288	291886	191218	37518	11584	17710	109,258	
DEMOLITIONS B- OFFICE					732		3000		3106	4946
DEMOLITIONS A-3									1860	

STEP 3: Convert the historical trend data to jobs using the ratios established in COAH's Appendix E of N.J.A.C. 5:94-1 et. seq.

Table NR-3 Ten-year Historic Trend of Jobs Created Through Non-residential Construction Township of Brick										
	'96 Jobs	'97 Jobs	'98 Jobs	'99 Jobs	'00 Jobs	'01 Jobs	'02 Jobs	'03 Jobs	'04 Jobs	'05 Jobs
COs Issued B-Office	44	300	65	39	8	5	259	22	48	0
COs Issued M-Retail	2	0	150	36	1	41	0	185	40	0
COs Issued S- Warehouse	16	0	0	0	38	19	19	9	8	0
COs Issued A1	0	0	0	90	0	0	0	0	0	0
COs Issued A2-Resturant	0	4	0	0	0	0	0	0	0	0
COs Issued A3-	0	20	1	0	41	0	6	36	7	0
COs Issued A4-	0	10	31	0	0	0	0	0	44	0
COs Issued Education	0	0	5	8	3	0	34	52	30	0
COs Issued Industrial F	0	0	0	0	0	47	0	0	0	70
COs Issued Institutional I	23	40	131	584	382	75	23	35	0	0
DEMOLITIONS B-OFFICE					-2		-9		-9	-15
DEMOLITIONS A-3									-6	

Note 3: Table NR-3 Use Group Actual Developments 2004 & 2005 (1/05-9/05 – Construction Reporter)

STEP 4: Take the actual growth that has occurred in 2004 and 2005 and convert the square footage to jobs using Appendix E.

Table NR-4A
“B” USE GROUP: Actual Developments
 by Year that COs Were Issued (3 jobs per 1,000 square feet)

	2004	2005	Total Sq. Ft.	Jobs
TOTAL NEW DEVELOPMENT				
	16,021		16,021	48
TOTAL DEMOLITIONS				
	3,106	4,946	8,052	-24

Table NR-4B
“M” USE GROUP: Actual Developments
 by Year that COs Were Issued (1 job per 1,000 square feet)

	2004	2005	Total Sq. Ft.	Jobs
TOTAL NEW DEVELOPMENT				
	39,524		39,524	40
TOTAL DEMOLITIONS				

Table NR-4C
 “F” USE GROUP: Actual Developments
 by Year that COs Were Issued (2 jobs per 1,000 square feet)

	2004	2005	Total Sq. Ft.	Jobs
TOTAL NEW DEVELOPMENT				
		35,079	35,079	70
TOTAL DEMOLITIONS				

Table NR-4D
 “S” USE GROUP: Actual Developments
 by Year that COs Were Issued (.2 jobs per 1,000 square feet)

	2004	2005	Total Sq. Ft.	Jobs
TOTAL NEW DEVELOPMENT				
	37,620	1,824	39,444	8
TOTAL DEMOLITIONS				

Table NR-4E
 “A3” USE GROUP: Actual Developments
 by Year that COs Were Issued (3 jobs per 1,000 square feet)

	2004	2005	Total Sq. Ft.	Jobs
TOTAL NEW DEVELOPMENT				
	2,389		2,389	7
TOTAL DEMOLITIONS				
	1,860		1,860	-6

Table NR-4F
 “A4” USE GROUP: Actual Developments
 by Year that COs Were Issued (3 jobs per 1,000 square feet)

	2004	2005	Total Sq. Ft.	Jobs
TOTAL NEW DEVELOPMENT				
	14,757		14,757	44
TOTAL DEMOLITIONS				

Table NR-4G
 “E” USE GROUP: Actual Developments
 by Year that COs Were Issued (1 jobs per 1,000 square feet)

	2004	2005	Total Sq. Ft.	Jobs
TOTAL NEW DEVELOPMENT				
	29,576	80	29,656	29
TOTAL DEMOLITIONS				

Table NR-4H
 “I” USE GROUP: Actual Developments
 by Year that COs Were Issued (2 jobs per 1,000 square feet)

	2004	2005	Total Sq. Ft.	Jobs
TOTAL NEW DEVELOPMENT				
	109,258		109,258	219
TOTAL DEMOLITIONS				

STEP 5: Include projections from the Housing Element of future non-residential construction based on a site-specific analysis of building permits issued and development applications, both approved and anticipated. Use developments expected to be constructed before 2014 to project non-residential growth.

Note that the non-residential growth projections in this Step 5 are based on the build-out analysis performed by the Township. The analysis gives consideration to wetlands, steep slopes, access to utilities, etc.

TABLE NR-5A

“B” USE GROUP: Developments and Anticipated Developments by the Year that COs are anticipated to be issued (3 jobs per 1,000 square feet)

	'06	'07	'08	'09	'10	'11	'12	'13	Total Sq. Ft.	Jobs
Approved Development Applications										
Pending Development Applications										
Anticipated Development Applications										
Other Projected Development										
O-P/OPT Zone		37,000	20,000			40,866		20,000	117,866	353.60
TOTAL NEW DEVELOPMENT		37,000	20,000			40,866		20,000	117,866	353.60
TOTAL DEMOLITIONS	16,640									-50

TABLE NR-5B

“M” USE GROUP: Developments and Anticipated Developments by the Year that COs are anticipated to be issued (1 job per 1,000 square feet)

	'06	'07	'08	'09	'10	'11	'12	'13	Total Sq. Ft.	Jobs
Approved Development Applications										
JMS @ Brick	100,000	80,701		80,701					261,402	261.40
Pending Development Applications										
Anticipated Development Applications										
Other Projected Development										
B-1 Zone			30,000	25,000			20,079	16,000	91,079	91.01
B-2 Zone			59,521	59,521	59,521	59,521	59,521		297,605	297.61
B-3 Zone *	46,637			46,637	46,637	46,637	46,637	46,637	279,822	279.83
TOTAL NEW DEVELOPMENT	146,637	80,701	89,521	211,859	106,158	106,158	126,237	62,637	929,908	930
TOTAL DEMOLITIONS	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	48,000	-48

* 272,250 sq. ft. was subtracted from the B-3 Zone due to Pulte Homes' inclusion in residential growth share calculation. Pulte Homes is a use variance application located on a vacant 25+ acre parcel in the B-3 Zone. This site is included within Table R-3 as Pulte Homes – Age-Restricted Multi-Family.

TABLE NR-5C

“F” USE GROUP: Developments and Anticipated Developments by the Year that COs are anticipated to be issued (2 jobs per 1,000 square feet)

	'06	'07	'08	'09	'10	'11	'12	'13	Total Sq. Ft.	Jobs
Approved Development Applications										
Pending Development Applications										
Anticipated Development Applications										
Other Projected Development										
M-1 Zone	8,999					14,000			22,999	46.0
TOTAL NEW DEVELOPMENT	8,999					14,000			22,999	46.0
TOTAL DEMOLITIONS										

TABLE NR-5D

“I” USE GROUP: Developments and Anticipated Developments by the Year that COs are anticipated to be issued (2 jobs per 1,000 square feet)

	'06	'07	'08	'09	'10	'11	'12	'13	Total Sq. Ft.	Jobs
Approved Development Applications										
Pending Development Applications										
Anticipated Development Applications										
Other Projected Development										
HS Zone			100,547		77,000				177,547	355.09
TOTAL NEW DEVELOPMENT			100,547		77,000				177,547	355.09
TOTAL DEMOLITIONS										

STEP SIX: Merge the tables 5A through 5J. Jobs lost (as evidenced by demolitions) are subtracted from jobs created (new construction) to arrive at net projected employment growth.

TABLE NR-6
Net Projected Employment Growth - Jobs

	'06	'07	'08	'09	'10	'11	'12	'13	TOTAL
Total Projected Employment Growth	164.6	191.7	350.6	211.9	260.2	256.8	126.2	122.6	1,684.6
Employment Lost to Demolition	-56	-6	-6	-6	-6	-6	-6	-6	-98
Total Projected Net Employment Growth	108.6	185.7	344.6	205.9	254.2	250.8	120.2	116.6	1,586.6

STEP SEVEN: Add actual net non-residential growth from 2004 to your projected net non-residential growth from 2005-2014 to arrive at the total 10-year non-residential (employment) growth as shown in table

TABLE NR-7
Total Net Non-residential (Employment) Growth (Sum of Actual and Projected Growth)

	'04	'05	'06	'07	'08	'09	'10	'11	'12	'13	TOTAL
Total Employment Growth	177.0	70	164.6	191.7	350.6	211.9	260.0	256.8	126.2	122.6	1,931.6
Employment Lost to Demolition	-15.3	-14.8	-56	-6	-6	-6	-6	-6	-6	-6	-128.1
Total Net Employment Growth	161.7	55.2	108.6	185.7	344.6	205.9	254.2	250.8	120.2	116.6	1,803.5

STEP 8: Compare the net non-residential growth from Step 7 to the MPO employment growth as projected in Step 1.

TABLE NR-8
COMPARISON OF PROJECTED NON-RESIDENTIAL EMPLOYMENT GROWTH (MUNICIPAL AND MPO)

Net Non-residential Growth
(From Table NR-7)
1,803.5

MPO Employment Projection
(From Table NR-1)
1,870

STEP NINE: Using the net municipal non-residential growth of 1,803.5 jobs, divide that number by 25, with the resulting non-residential growth share obligation of 72.1 affordable units.

TABLE NR-9
Affordable Housing Unit Obligation Generated by Non-residential Development

	'04	'05	'06	'07	'08	'09	'10	'11	'12	'13	TOTAL
Table NR-7	161.7	55.2	108.6	185.7	344.6	205.9	254.2	250.8	120.2	116.6	1,803.5
Divided by 25	6.5	2.2	4.3	7.4	13.8	8.2	10.2	10.0	4.8	4.7	72.1

FINAL STEP: The net residential component of growth share projection from Step 9 of the Residential Growth Projection is added to the net Non-residential growth share projection step 9 above to determine the third round growth share obligation.

TABLE T-1
Total Projected Affordable Housing Obligation Generated
by Residential and Non-residential Development 2004-2014

	'04	'05	'06	'07	'08	'09	'10	'11	'12	'13	TOTAL
Table R-9 Total Residential	6.0	7.63	19.87	39.75	44.5	5.38	3.38	3.38	1.75	1.75	133.38
Table NR-8 Total Non-residential	6.5	2.2	4.3	7.4	13.8	8.2	10.2	10.0	4.8	4.7	72.1
Total Growth Share	12.5	9.83	24.17	47.15	58.3	13.58	13.58	13.38	6.55	6.45	205.49

The Township's total growth share is 206 units.

BUILD OUT ANALYSIS

MPO Projections

The NJTPA 2030 Final Population, Employment and Household Forecasts, Approved by the NJTPA Board of Trustees March 14, 2005 is provided herein:

NJTPA Approved Demographic and Employment Forecasts						
2000 Population	2005 Population	2010 Population	2015 Population	2020 Population	2025 Population	2030 Population
76,120	77,350	81,900	85,970	90,100	92,430	93,680
2000 Employment	2005 Employment	2010 Employment	2015 Employment	2020 Employment	2025 Employment	2030 Employment
16,810	18,470	19,580	20,340	20,980	21,440	21,780
2000 Household	2005 Household	2010 Household	2015 Household	2020 Household	2025 Household	2030 Household
29,510	30,340	32,840	35,080	37,320	38,510	39,090

The county-level forecasts (MCD/TAZ-Level Forecast Assumptions) were allocated to municipalities and traffic analysis zones using the MCD/TAZ allocation module in the forecasting model. The allocation module uses a series of land development indicator data and decision rules to allocate demographic and employment information to the TAZ level. The TAZ level data are then aggregated to produce MCD (municipal-level) projections. Assumptions for the MCD/TAZ allocation module include: 1) represent a mix of factors designed to create a “middle scenario” for most locations as suggested by the probability assessment conducted during the project; 2) correspond to historic shares of county growth and recent growth trends; and 3) produce estimates mostly consistent with existing forecasts conducted by individual counties. Key assumptions include the following:

Population Growth Assumptions

- County provided vacant land, densities, and known/anticipated projects
- 2005 household estimates
- 2005 employment estimates
- Indicators of population development potential – high weights:
 - Past population growth trends
 - Current share of households/population
 - State plan designation
 - Vacant developable land
- Lower/equal weight
 - Accessibility to jobs and residents
 - Major planned development projects
 - Existing and planned infrastructure
 - Proximity to highway and transit corridors/nodes

Employment Growth Assumptions

- Past period share of employment growth received the highest weight among the employment development potential indicators
- Share of County employment, accessibility to NJTPA region, vacant developable land, state plan area, and proximity to highway and transit corridors/nodes were assigned lower/equal rates

Density/Redevelopment Assumptions

- Shore Communities – moderate level (20%) redevelopment potential was applied to industrial lands and a low level (10%) of redevelopment potential was applied to “other lands.” (not commercial, residential, industrial or vacant). No redevelopment potential was used in suburban areas.
- The allowance for future development at a density above the existing density was varied by area type. New growth was allowed to occur at 10% above existing densities in suburban medium and suburban high areas and shore communities.

2015 MPO Municipal Growth Share Calculation for The Township of Brick				
Residential Growth (Household)	Residential Growth Share (Affordable Units)	Jobs Growth	Jobs Growth Share (Affordable Units)	Total Growth Share (Affordable Units)
4,740	526.67	1,870	74.80	601

The Township of Brick rejects the MPO Population, Household and Employment Forecasts and the Growth Share Calculation of an additional 601 units of affordable housing for the Third Round as they do not take into account individualized development trends and characteristics of any particular municipality. For instance, they have not taken into account environmental constraints such as the C-1 designation for stream corridor protection which makes land within 300 feet of any C-1 stream undevelopable, New Jersey Freshwater Wetlands development restrictions and conservation areas that restrict development on preserved vacant lands such as Green Acres properties. In addition, individual municipalities were not consulted as part of this study to determine real-time remaining vacant developable lands.

In addition, an analysis of individualized development trends would have revealed that while the Township of Brick did make up a considerable share of the population and employment in Ocean County over the past ten years, the rate of growth has been significantly declining as a result of the loss of land available for new development. Although part of the Township is comprised of Planning Area 2, under the State Plan, this planning area designation reflects the current state of the Township's land use characteristics, where the development exists. The remaining areas that are vacant are identified as Planning Area 5, indicating that they will remain vacant and not be subject to a landscape shift as a result of preservation and environmental regulation and the majority of these lands are proposed open space purchase. NJSR 88 and 70 and the Garden State Parkway do traverse the Township, however, the access to these major transportation areas support the current capacity of the surrounding developments. The remaining developable areas that have access to these corridors will not significantly change over the NJTPA forecast time frame simply because of their existence.

The allowance of 10% above existing densities in suburban and shore communities was calculated without considering re-development of residential areas. When evidence of past trends supports a decline in density, and the redevelopment of areas where density is stabilized, the allowance of a 10% increase is inconsistent with realistic projections.

Brick Township Projections

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

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

The following properties were excluded from the acreage calculation:

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

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

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

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

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

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

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

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

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

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

Residential Build-Out of Privately-Owned Vacant Land as of 2005

Zone	Vacant Developable Land (Acres)*	Minimum Lot Size (Acres)	Density (DU / Acre)	Projected Residential Yield (in Units)
RESIDENTIAL				
R-R	86.22	0.9	1/0.9	96
R-7.5	15.96	0.17	1/0.17	94
R-10	23.07	0.23	1/0.23	100
R-15	25.18	0.34	1/0.34	74
R-20	28.64	0.46	1/0.46	24
R-M	4.80	25.00	6/1	0
TOTAL				388

**Developable vacant lands are defined as property of one or more acre, excluding wetlands areas. Wetlands have been factored out of the total vacant land number, and 20% has been subtracted from the total vacant land acreage to account for development of roads and infrastructure and lot layout and irregularities.*

Zone	Developable Vacant Land (Acres)	Developable Vacant Land (Square Feet)	Developable Vacant Land - 20% to account for roads, infrastructure and irregularities	Maximum Lot Coverage by Building (%)	Anticipated New Commercial Development in Square Feet of Building Area	Square Feet Generating One Affordable Unit	Job Ratio 1-3/1,000 (retail & office)	Use Group	Estimated Job Yield
Neighborhood Business Zone (B-1)	9.68	421,660	337,328	30	101,198	16,667.00	1-3/1,000 (retail & office)	B, M	101.198-303.594
General Business (B-2)	31.63	1,377,802	1,102,242	30	330,672	25,000	1/1,1000 (retail)	M	330.672
Highway Development (B-3)	60.99	2,656,724	2,125,379	25	531,344	16,667.00	1-3/1000 (retail & office)	B & M	531.344-1594.032
Regional Commercial Zone (B-4)	28.9	1,258,884	1,007,107	25	251,775	75,000	0.2/1,1000 (warehouse & retail)	S & M	50.355
Hospital Support (H-S)	18.87	821,977	657,582	30	197,274	10,417	3/1,000 (office & institutional)	B & I	591.822
Office-Professional (O-P)	0	0	0	25	0	8,333	3/1,000 (office)	B	0
Office-Professional (O-P-T)	0	0	0	25	0	8,333	3/1,000 (office)	B	0
Industrial (M-1)	2.2	95,832	76,666 5,306,304 sq. ft. or 121.8 acres	30	22,999	125,000	0.2/1,000 (warehouse)	S	4.5338
Total =	152.27	6,632,879							Total = 1,610 - 2,875
Total Estimated Job Yield/Affordable Housing Obligation = 1,610/25 = 64.4 ~ 2,875/25=115									
Average of range = 2,242.5/25=89.7									

* Build-Out Analysis for commercial properties was performed through extensive survey of all vacant land within the Township. A current query of Tax Assessor Data was utilized to identify all vacant, privately owned parcels. Parcels that were undersized for development in residential zones were not excluded, assuming variances for lot size could be achieved. Parcels that were undersized in commercial zones were also evaluated for develop ability assuming variances could be granted, within reason. Each parcel was examined and assessed based on the following criteria; 1. zone, 2. Encumbrances such as easements 3. Wetlands, 4. Access to road frontage, 5. Size, 6. Setbacks and irregular shapes, 7. Total square footage of developable lands was multiplied by the Maximum % of lot coverage by building allowed in each zone to arrive at Anticipated Commercial Growth in Square Feet. Parcels that were eliminated as "un-developable" were subtracted from the master lists. The total acreage was calculated and 20% was subtracted from this total to account for development of roads and infrastructure and lot layout irregularities.

* Square footage information in the build out analysis for each zone may vary from the Growth Share analysis as Office Professional uses were factored into the analysis, although no available OP/OPT lands are currently zoned for this use. It was assumed that office uses would be approved in each zone that the Township permits. We determined the percentage of office square footage through a ten year trend.

Taking this information into consideration, we have provided a Growth Share analysis using the best, known and available real-time data and have provided this analysis herein:

The Township of Brick, Division of Land Use and Planning utilized the methodology set forth in the Council on Affordable Housing, Projecting Your Municipal Growth Share Obligation, Revised May 23, 2005 to determine the Township of Brick's residential and commercial growth share obligation. The Division of Land Use and Planning utilized the build-out analysis which identified approximately 340 acres of developable vacant land as "other projected development." These 340 acres of land were adjusted to account for environmental constraints including wetlands, zoning, density, building criteria and infrastructure improvements.

The build out analysis provides a more realistic projection of residential and job growth because it accounts for existing allowable land uses and actual environmental and other restrictions which preclude the development. The acreage was broken into zones and an assessment of the potential build out of those lands is included in the tables located in the Growth Share calculations of this Housing Element. Demolitions were not taken into account in utilizing the build-out calculation, as it is assumed that no demolitions will occur on vacant lands. As less land is available for development, residential homes are being demolished and replaced with new, more modern homes. Therefore, demolitions will reflect these types of developments and be accounted for in anticipated demolition permits, thus canceling out the COs issued for these residential structures. In addition, in utilizing the build-out analysis, we are assuming all of the vacant developable land in the Township of Brick will be developed over the next ten years and have accounted for this fact by including all of the anticipated 388 units in the projection analysis. Other known developments were identified as projects that are currently approved or before the Planning and Zoning Board's of Adjustment. Keeping in mind that two of the projected known developments are subject to zoning approval as use variances, these projected developments are subject to change.

The Township has conducted a build-out analysis which identified actual developable vacant land and has projected the population, household and employment to be significantly less than the NJTPA forecasts.

Township of Brick Forecast of Population, Employment & Household at "Build-Out" (B-O) Projected to be added to Census 2000 Data and 2005 Estimates		
	Township of Brick Projection = Build-Out + 2005 MPO Projections	MPO 2025 Projection
Population	2,953 B-O + (2005 MPO 77,350) = 80,303	92,430
Household	1,110 B-O + (2005 MPO 30,340) = 31,450	38,510
Employment	1,587 B-O + (2005 MPO 18,470) = 20,057	21,440

Taking into consideration the Township's 2005 Build-out Analysis, when the Population, Household and Employment projections are added to the MPO 2005 projections, at 2025 or at Build-Out, the Township of Brick estimates that the 2025 Population will be 80,303, Households will be 31,450 and Employment will be 20,427.

As demonstrated above, the MPO projection to 2025 would be difficult at best due to the fact at full build-out, the land use in the Township of Brick will only be able to support an additional 2,953 persons, 1,110 households and 1,587 jobs. These projections will fall short of the MPO projection for 2025 Population 92,430, Household 38,510, and Employment 21,440.

It should be noted that the US Census Bureau estimates for Brick Township are also lower than the MPO estimates. The census estimates total population in the Township in 2005 of 73,110 (MPO 77,350) with a margin of error of +/- 5,127. Population estimates are not an exact science. However, the Township's estimates are based on real data within the Township and, unlike the MPO and census, are not anticipated growth from a larger area disbursed to the Township.

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

ANALYSIS OF THE ANTICIPATED GROWTH BY THE MPO AND THE TOWNSHIP

The COAH regulations state municipal growth projections that are consistent with the projections provided pursuant to N.J.A.C. 5:94-2.2(b)3 shall have the presumption of validity in a petition for substantive certification. N.J.A.C. 5:94-2.3. If the projections in a municipality's Housing Element and Fair Share Plan used to determine the municipal growth share pursuant to N.J.A.C. 5:94-2.4 are less than the projections provided pursuant to N.J.A.C. 5:94-2.2(b)3, the Council may reject the municipality's petition for substantive certification unless the municipality demonstrates to the Council the validity of the analysis required in N.J.A.C. 5:94-2.2(b)4.

Analysis pursuant to N.J.A.C. 5:94-2.2(b)4.

i. Demonstration that the capacity of existing or planned zoning to accommodate the Plan Projections pursuant to N.J.A.C. 5:94-2.2(b)3 renders those Plan Projections inaccurate.

The MPO projection is based on a 1995 report that estimates 2,509 acres of developable land in Brick Township. This projection indicates the actual developable land in the Township is seven times greater than the actual amount of developable land. Based on this projection, the MPO estimates residential growth of 3,241² households and 8,620 people. It estimates job growth of 1,870 jobs.

The Township staff has performed a vacant land study to determine the actual amount of vacant land available in the Township. It has found that there are 122 acres of commercially zoned land and 218 acres of residentially zoned vacant land in the Township. The Township's build out analysis identified all available land by block, lot, area and zone. It identified any environmental constraints which would limit development. It then identified the number of residential units or amount of commercial square feet that could be constructed on the available vacant land. Based upon this detailed analysis of the available land in the Township, it estimates residential growth of 1,110 households and 2,953 people. It estimates job growth of 1,587 jobs.

Based upon actual land available for development, development of planned projects and development of the available land in accordance with the present zoning standards, the Township submits its estimate more accurately identifies the capacity of the Township to accommodate growth.

ii. An analysis of the reasons for the differences between the municipal growth projections calculated pursuant to (b)1 and 2 above and the Plan Projections calculated pursuant to N.J.A.C. 5:94-2.2(b)3.

The Township believes that the reasons for the difference in projections between the MPO and the Plan is that the MPO projections are based on a 1995 report, "Measuring Urban Growth in New Jersey: A report on recent land development patterns utilizing the 1986 – 1995 NJDEP land use/land cover data set," by Hasse & Lathrop CRSSA, Rutgers University, 2001. This report estimates seven times greater that the amount of developable land than actually exists in the Township. The MPO estimates 2,509 acres of developable land. The actual amount of vacant developable land in the Township is 340 acres.

Furthermore, the MPO projections assume growth in a municipality by allocating county growth among the municipalities within the county. This does not take into account individualized development trends and characteristics in a particular municipality. It fails to account for environmental features such as C-1 waters, freshwater wetlands and conservation areas. An analysis of individualized development trends would have revealed that while the Township of Brick did make up a considerable share of the population and employment in Ocean County over the past ten years, the rate of growth has been

² This number is equal to the population projection of 8,620 divided by the 2000 average household size of 2.66. The MPO projects an increase of 4,740 households.

significantly declining as a result of the loss of land available for new development. Although the Township is comprised of Planning Area 2, under the State Plan, this planning area designation reflects the current state of the township's land use characteristics, where the development exists. The remaining areas that are vacant are identified as Planning Area 5, indicating that they will remain vacant and not be subject to a landscape shift as a result of preservation and environmental regulation and the majority of these lands are proposed open space purchase. NJSR 88 and 70 and the Garden State Parkway do traverse the Township, however, the access to these major transportation areas support the current capacity of the surrounding developments. The remaining developable areas that have access to these corridors will not significantly change over the NJTPA forecast time frame simply because of their existence.

iii. A detailed justification as to why the Council should accept the alternate projections.

The Court should accept the Township's growth projections because they are based on more reliable and up-to-date geographic information system data set based on vacant and underdeveloped parcels in the Township. This parcel data is based on tax maps and filed sub-division maps and is continually updated by Township and BTMUA staff. This analysis is a real-time assessment of the availability of developable land within the municipality created from GIS information, tax assessor data and in depth analysis of each developable parcel. This data serves as the basis for all planning and land use analysis as well as open space preservation. The utilization of antiquated MPO data taken from the 1995 report characterizes land development patterns that are more than likely have been built since that time and does not provide a realistic picture of what is available for development in the year 2005. The Township's data projections are based on real time data of available land as of 2005, with consideration given to zoning, environmental constraints and infrastructure needed to accomplish development.

Additionally, the Court should accept the Township's projections because the Township's current Zoning Ordinances and Master Plan provide for an appropriate amount of housing, including affordable housing, and commercial space and the Township's affordable housing ordinances provide for inclusionary zoning and development fees that serve to ensure that its growth share obligation will be met in a realistic and achievable manner.

iv. An analysis of how existing zoning or planned changes in zoning provide adequate capacity to accommodate residential and non-residential growth projections calculated pursuant to N.J.A.C. 5:94-2.2(b)1 and 2. This analysis should include the availability of existing and planned necessary infrastructure, the anticipated demand for the types of uses permitted by zoning based on present and anticipated future demographic characteristics of the municipality, anticipated land use patterns, municipal economic development policies and constraints on development including state and federal regulations, land ownership patterns, presence of incompatible land uses or sites needing remediation and existing or planned measures to address these constraints and a draft residential and/or non-residential growth share ordinance to address the potential shortfall resulting from the difference between the Plan Projections pursuant to N.J.A.C. 5:94-2.2(b)3 and the municipal residential and/or non-residential projections.

The information required by this section is set forth in detail in the section above under Build Out Analysis – Brick Township Projections.

CONCLUSION

Through a municipal build-out analysis and review of current affordable housing policies, the Township proposes that its Growth Share number is 206. The Fair Share Plan outlines how the Township proposes to achieve the Growth Share obligation in a fair and achievable manner, taking into

consideration that there are only 340 acres of developable land left in which to locate new residential and commercial developments.

FAIR SHARE COMPLIANCE DETAILS

REHABILITATION SHARE

8 CREDITS

COAH has used the 2000 Census to estimate substandard housing occupied by low and moderate income households (rehabilitation share). COAH has determined that the Township has an eight (8) unit rehabilitation share.

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

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

PRIOR ROUND NEW CONSTRUCTION OBLIGATION

970 CREDITS

COAH has recalculated the Township's Prior Round New Construction Obligation at 970 units. The Township has addressed this obligation as follows:

	Units	Bonus Credits	Total Credits
Rehabilitation	8	0	8
Prior Cycle Credits			
Credits without Controls	412	0	412
George J. Conway Apartments	125	0	125
David M. Fried Apartments	41	0	41
Affordable Housing Completed			
Forge Pond (Chambers Bridge - A.R. Rentals)	120	16	136
Forge Pond (Family/disabled Rentals)	40	40	80
Kentwood Victorian Gardens - Rental	16	0	16
Timber Ridge	12	0	12
Scattered Site Units	19	0	19
Homes Now Inc. (Bancroft) - Rental	36	36	72
Homes Now Inc. (Arc Pier Ave.) - Rental	6	6	12
Zoning for Affordable Housing			
Waterside Gardens	29	0	29
Alternative Living Facilities (Group Homes – 4)	19	0	19
Totals	883	98	981

The Township also has excess credits from the Forge Pond (Chambers Bridge Residence) site. That site consists of a total of 184 units, including a superintendent's residence. 183 units have been deed restricted. Of the 184 units, 159 are age-restricted, 16 are restricted for the physically disabled, 8 are 3-bedroom units for the developmentally disabled and one is for on-site management. COAH granted the Township credit in its certified second round plan for 24 units (bedrooms) for the developmentally disabled and 16 physically disabled. Those 40 units are shown on the eighth line in the chart above. It also gave the Township credit for 120 of the 159 age-restricted units because of the age-restricted cap as shown on the seventh line on the chart above. Thus, there are 39 "excess" credits available to the Township to address its growth share obligation.

GROWTH SHARE

Pursuant to the calculations above, Brick Township has a Growth Share Obligation of 206 units. See Table T-1.

Rental Obligation - 52 Units

The Township's Third Round Rental Obligation is 50 units ($206 * .25$ rounded up). The Township proposes to address its rental obligation as follows:

Forge Pond (Chambers Bridge Residence Senior Units)

26 CREDITS

As set forth above the Township is entitled to excess credits for the Chambers Bridge Residence subject to the senior cap of 50% of the Growth Share obligation. It has a total of 39 excess credits available. The excess credits can be applied to the rental obligation subject to the cap of 50% of the third round rental obligation. Therefore, 25 credits can be applied toward the Township's rental obligation. *Note that the balance of the excess credits are taken below.*

Homes Now, Inc. – Pier Avenue

6 CREDITS

Owner – Homes Now, Inc.
Block 702, Lot 3.01.

This site is located at the northern terminus of Pier Avenue. It will consist of twelve (12) bedrooms in three 4-bedroom units occupied by severely disabled residents. One of the three units, 143 Pier Avenue, has been completed and is being operated by ARC of Ocean County. The other two buildings are presently under construction. The Township will take 6 credits for the 12 bedrooms in the 2nd Round and 6 credits in the 3rd Round

Dottie's House I

8 CREDITS

Owner – Homes Now, Inc.
Block 195, Lot 30

This site has been completed. Homes Now Inc., a nonprofit corporation has constructed and operates Shelter Support Housing rental units on a site located on the East Side of Adamston Road in the R-R-1 Rural Residential Zone. The property provides housing to victims of domestic abuse. It consists of 8 rental units. This site has been extremely successful and has experienced a need to expand in order to meet a waiting list of potential residents. The units are set aside for very low income families in accordance with N.J.A.C. 5:94-4.22 and the Township will take the bonus credits available for such units.

Dottie's House Expansion.

9 CREDITS

Owner – Homes Now, Inc.
Block 195, Lot 30
2.5 Acres

Homes Now Inc., a nonprofit corporation has constructed and operates Shelter Support Housing rental units on a site located on the East Side of Adamston Road in the R-R-1 Rural Residential Zone. The property provides housing to victims of domestic abuse. An expansion of this 8 unit rental facility has been approved to provide nine (9) additional apartment units for very low income families. This site has been extremely successful and has experienced a need to expand in order to meet a waiting list of potential residents. This site has received approval from the Zoning Board of Adjustment to expand the facility to provide a mix of apartment units consisting of 4 new two-bedroom units, 4 new three-bedroom units and 1 new one-bedroom unit. A copy of the resolution of approval is attached hereto. The new units will be set aside for very low income families in accordance with N.J.A.C. 5:94-4.22 and the Township will take the bonus credits available for such units.

Dottie's House Transitional Housing

4 CREDITS

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

Two properties that are being identified for Dottie's House Transitional Housing are:

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

The Township anticipates creating two separate units on each lot.

Devereux NJ Treatment Network

5 CREDITS

This is a Group Home located on Burrsville Road operated by Devereux NJ Treatment Network under a contract with the State of New Jersey Department of Human Service.

BALANCE OF GROWTH SHARE – 154 Units

Bonus Credits

21 CREDITS

Pursuant to N.J.S.A. 5:94-4.22 a municipality shall receive two units of credit for affordable units deed restricted to be affordable to households earning 30 per cent or less of median income by region. No bonus credit shall be granted for units provided pursuant to N.J.A.C. 5:94-4.7, -4.8 or -4.19. Dottie's House I (8 units), Dottie's House Expansion (9 units) and Dottie's House Transitional (4 units) facilities are, or will be, deed restricted and qualify for bonus credits pursuant to this regulation.

Excess Credits

13 CREDITS

As set forth above, the Township is entitled to excess credits for 39 senior units at Chambers Bridge Residence that were not available for credits in the second round due to the senior cap. 26 credits have been used to address 50% of the Township's rental obligation. The balance of 13 credits are used to address the Growth Share obligation.

Inclusionary Age Restricted Townhouse Development

38 CREDITS

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

The Township of Brick obtained Planning Board approval for the construction of eight (8) four-story buildings with a total of 300 age-restricted residential units. The project will consist of approximately two hundred four (204) two (2) bedroom units and ninety-six (96) one (1) bedroom units. The approval for 300 units includes thirty-eight (38) low and moderate income age-restricted residential units. The anticipated development is identified as "New Visions" in Tables R-3 and R-7 in the calculation of the Township's Growth Share above.

The project site is located in the PMRRC (Planned Multi-family Residential Retirement Community) zoning district. The site will meet COAH's requirements for phasing, income, bedroom distribution and marketing. The property consists of 23.78 acres, with a total of 2.35 acres of wetlands. The site was granted CAFRA approval in July of 2001. Infrastructure is available to the site for all major utilities including sanitary sewer and water supply. The Township has sold the property to Jerald Development which will build the units.

Growth Share Ordinance

88 CREDITS

The Township of Brick anticipates meeting the balance of its Growth Share Plan obligation through implementation of the Growth Share Ordinance. The Growth Share Ordinance was adopted on April 19, 2005. The Township intends to amend the Growth Share Ordinance in the form attached hereto. It requires each development to provide one affordable unit for every eight (8) housing units and one (1) affordable unit for every twenty-five (25) jobs generated by non-residential development. The ordinance permits on-site affordable housing, a payment in lieu of housing or construction of housing off-site. The Township anticipates 88 units produced based on the build-out analysis. This number includes 39 units from the Pulte project identified below and 49 units identified as "Build out Analysis" in Tables R-3 and R-7 in the calculation of the Township's Growth Share above.

It is anticipated that the following specific project will be developed in accordance with the Growth Share Ordinance to provide low and moderate income housing:

Pulte Homes
Block 685, Lot 7.02
35.9 Acres
Age-Restricted Condominium Development

Pulte Homes has made application to the Zoning Board of Adjustment to pursue a use variance and site plan to construct a three-hundred fifty (350) unit age-restricted condominium development. The anticipated development is identified in Tables R-3 and R-7 in the calculation of the Township's Growth Share above. The applicant will be required to provide for the growth share obligation that will be created if this development is approved by the board. This application is anticipated to be heard in the first half of 2007.

It is anticipated that 39 units of low and moderate income units will be created through this development. The applicant will be permitted to construct twenty-six (26) age-restricted affordable units within the project. The balance of the growth share requirement from this development, thirteen (13) non age-restricted units, will be met through other crediting opportunities.

SUMMARY OF THIRD ROUND FAIR SHARE PLAN

Rental Obligation, N.J.A.C. 5:94-4.20. 52 Units (206 * 0.25 rounded up)

Senior Cap, N.J.A.C. 5:94-4.19. 103 units (206 * 0.50).

	Units	Growth Share	Total Credits
REHABILITATION	8		8
PRIOR ROUND OBLIGATION	970		970
GROWTH SHARE OBLIGATION	199		
Rental Obligation - 52 units			
Forge Pond Excess Credits – Age Restricted	26		
Homes Now – Pier Avenue	6		
Dottie's House I	8		
Dottie's House Expansion	9		
Dottie's House Transitional	4		
Devereux NJ Treatment Network	5		
Total Growth Share Rental Units		58	
Bonus Credits – NJAC 5:94-4.22		21	
Excess Credits - Forge Pond Age-Restricted		13	
New Visions – Age Restricted		38	
Growth Share Ordinance – Build Out Analysis		49	
Growth Share Ordinance - Pulte Homes Age-Restricted		26	
Growth Share Ordinance - Pulte Home Non Age-restricted		13	
Total Growth Share Credits		218	218
Totals Third Round Credits			1196

Affordability Assistance Program

The Township of Brick has established an agreement with Homes Now, Inc., at Dottie's House and Victorian Gardens to provide affordability assistance to two units in each facility with rental assistance. Two units in each facility will be set aside to provide housing to clients who would not otherwise qualify for the program to receive rental assistance to meet program requirements.

