

**The City of South Amboy
Middlesex County
Housing Element and Fair Share Plan**

Round Four (2025-2035)

Prepared For:



The City of South Amboy
140 North Broadway
South Amboy, NJ, 08879

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Acknowledgements

Mayor

Fred A. Henry

City Council

Michael Gross

Larry Lenahan

Thomas B. Reilly

Zusette Dato

Anthony Conrad

Planning Board

Chairman Dr. Jorge Gonzalez-Gomez

Vice Chairman Scott Kominkiewicz

Mayor Fred A. Henry

Council President Michael Gross

Gregory Czoch

George Baranowski

Janet Kern

Andrew Horezga

William DeMasi

Francis Mulvey, Alternate

Sean Li, Alternate

Michael Greenhaus, Alternate

Amy Dundee, Alternate

City Administrator

David Kales

City Clerk

Deborah Brooks

City Attorney

Francis "Mac" Womack, Esq.

City Finance Director

Dan Balka

Affordable Housing Attorney

Kevin P. McManimon, Esq.

Planning Board Attorney

James E. Stahl, Esq.

Planning Board Planner/Engineer

AJV Engineering, Inc.

Prepared by:

Golda MacMillan, AICP/PP

Planner License No. 33LI00639400

Supporting Staff: Sahana Kumar, Planner I

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I. Introduction

This Housing Element and Fair Share Plan will exhibit the City of South Amboy's (herein the "City" or "South Amboy") commitment to providing affordable housing within the municipality.

As such, this document seeks to frame South Amboy's efforts based on the current best knowledge of the affordable housing framework created by the State, applicable past rules established by the Council on Affordable Housing (COAH), and the requirements of P.L.2024, c.20F¹ (the "Law" or "Amended Law") which governs municipal responsibilities concerning provisions of affordable housing in the Third and Fourth Round.

This Plan has four sections. The first section ("Introduction") includes a brief history of New Jersey Housing Policy. The second section ("Housing Element") includes a Demographic Analysis, Housing Inventory, Employment Analysis, and review of land uses and policies, as required by statute. The third section (Fair Share Plan – Round 3) summarizes the City's affordable housing obligations for 2015-2025. The fourth section (Fair Share Plan– Round 4) summarizes the City's affordable housing obligations for 2025-2035 and its plan for complying with these obligations.

A. History of New Jersey Affordable Housing Policy

1975 – 1985 | Mount Laurel Doctrine and the Fair Housing Act

In 1975, the New Jersey Supreme Court decided *Southern Burlington County NAACP v. the Township of Mount Laurel*, more commonly referred to as "Mount Laurel I," wherein it interpreted the New Jersey Constitution to create an affirmative obligation for developing municipalities to provide a "realistic opportunity for the construction of low- and moderate-income housing in their communities." In 1983, the New Jersey Supreme Court expanded the obligation from only developing municipalities to all municipalities in a decision commonly referred to as "Mount Laurel II". In addition, the Supreme Court required the establishment of each municipality's fair share obligation and required each municipality, through its zoning, to provide a realistic opportunity for the construction of that established fair share obligation. Subject to several prerequisites, conditions and requirements, Mount Laurel II also created the "builder's remedy" as a mechanism to enforce the doctrine in instances where a developer successfully demonstrated a municipality's zoning failed to create the requisite realistic opportunity. Under such circumstances, a plaintiff may be entitled to have its site rezoned for an inclusionary development with an affordable set aside if the site is available, developable, approvable, and suitable for the proposed project and all other requirements for a successful builder's remedy are met and all defenses defeated.

¹ https://pub.njleg.state.nj.us/Bills/2024/PL24/2_.PDF

In 1985, in response to Mount Laurel II and the flood of litigation stemming from it, the Legislature adopted the Fair Housing Act (“FHA”) to discourage litigation and incentivize voluntary compliance (see N.J.S.A. 52-27D-303). The FHA established, among other things, the Council on Affordable Housing (“COAH”) as an administrative alternative to litigation and judicial intervention. COAH was charged with establishing various housing regions in the state, estimating regional affordable housing obligations, and adopting criteria and guidelines for the municipal determination of housing need as well as guidelines for satisfying those obligations. The FHA also linked municipal planning and zoning powers to the satisfaction of affordable housing obligations. Under the FHA, a municipal zoning ordinance is presumptively invalid if a municipality fails to adopt a housing element as part of its master plan or enacts zoning regulations that are inconsistent with their housing plan.

1987 – 2004 | Establishment and Administration of First Round and Second Round COAH Rules

After the adoption of the Fair Housing Act, COAH adopted procedural and substantive rules to effectuate the FHA’s legislative intent in both the First Round (1987-1993) (N.J.A.C 5:91 and 5:92) and Second Round (1993-1999) (N.J.A.C. 5:93). The Second Round substantive regulations (Chapter 93) superseded the First Round substantive regulations (Chapter 92) and recalculated the First Round obligations. Under COAH’s regulations, low-income households were defined as those with incomes no greater than 50 percent of the area median income (AMI), adjusted for household size, and moderate-income households were those with incomes no greater than 80 percent and no less than 50 percent of the median household income. AMI limits were calculated based upon housing regions as established by COAH.

2004 – 2010 | Third Round Litigation and Revisions

In December 2004, COAH promulgated its Third Round “Growth Share” methodology , which adjusted prior round obligations and devised a new system for projecting future municipal housing obligations. Growth Share obligations were based upon municipal growth and the Third Round was defined as the period of 1999-2014. The initial Growth Share methodology required municipalities to provide one affordable housing unit for every eight market rate units and one affordable unit for every 25 jobs created. In January 2007, the Appellate Division invalidated the Growth Share Methodology and required COAH to revise its rules, which it did in May 2008 via the Third Round substantive regulations of Chapter 97.

The FHA was subsequently amended in July 2008. This round of amendments, among other things, eliminated Regional Contribution Agreements and reduced non-residential development fees. In September 2008, Executive Order #114 amended the COAH rules to ensure consistency with the Highlands Regional Master Plan.

2010 – 2023 | COAH's Noncompliance and Resumption of Court Responsibility

During this period, there was inaction and increased uncertainty in the realm of affordable housing.

After taking office, Governor Chris Christie signed Executive Order No. 12, establishing the Housing Opportunity Task Force and charging them with a full review of the Fair Housing Act, COAH, and COAH's regulatory structure. Ultimately, the task force recommended a model which included adjusted definitions of present and prospective need, a benchmark of 10 percent growth predicted by the State Planning Commission to guide obligations, and transferring of procedural responsibility from COAH to the Home Mortgage Finance Agency (HMFA).

Further complicating matters, in October 2010, the Appellate Division invalidated a substantial portion of COAH's rules. Most notably, the Court invalidated the Third Round Growth Share methodology and ordered COAH to revise its rules in accordance with the decision. In addition, the Court prohibited certification of housing plans that rely upon municipally sponsored affordable housing projects without specified funding and required COAH to create an incentive structure for inclusionary developments.

In January 2011, the legislature passed S-1 / A-3447, which was subsequently vetoed. Then, in June Governor Christie issued a reorganization plan which transferred the administration of the State's affordable housing program from COAH to the New Jersey Department of Community Affairs. Upon challenge by the Fair Share Housing Center, the Appellate Court invalidated Governor Christie's Reorganization Plan in March 2012. The Supreme Court upheld this decision in July 2013.

In September 2013, the Supreme Court confirmed the invalidation of the previously adopted Third Round regulations, upholding that the methodology used for projecting housing needs in these rules was unconstitutional. In that ruling, the court established a February 2014 deadline for development and adoption of new COAH rules, which was eventually extended to November 2014. Significantly, no rules were adopted.

In March 2015, in the case entitled *In re: Adoption of N.J.A.C. 5:96 & 5:97*, 221 N.J. 1 (2015), more commonly referred to as "Mount Laurel IV," the State Supreme Court determined that COAH was "moribund" and unable to carry out its duties as intended by the Fair Housing Act. The Court further held "that the courts may resume their role as the forum of first instance for evaluating municipal compliance with Mount Laurel obligations."

Thus, the Court designed a transitional process whereby municipalities could seek judicial approval of their HEFSPs. Those transitional procedures gave municipalities the choice whether to seek compliance voluntarily via a Declaratory Judgment (DJ) Action or to not file a DJ Action and risk being sued. During this period, and in the absence of COAH, many municipalities entered into court-mediated Settlement Agreements involving the Fair Share Housing Center.

2024 – Present | Adoption of P.L. 2024, c.2 and Fourth Round Methodology Changes and Department of Community Affairs

With the impending end of the Third Round in 2025, there was a push at the State level to implement new legislation that would reorganize the affordable housing process and end the transitional and court-oriented process initiated by Mount Laurel IV. The result of this effort was A-4 / S-50, which was signed into law by Governor Phil Murphy on March 20, 2024. This legislation created a framework to be used for the Fourth Round and beyond. In summary, the Law:

1. Abolishes the Council on Affordable Housing ("COAH") and transfers its duties to the DCA and the Administrative Office of the Courts ("AOC");
2. Enables the DCA to implement the judicial methodology provided by Judge Mary C. Jacobson, A.J.S.C. in her March 8, 2018 decision, *In re Application of Municipality of Princeton* (the "Princeton Case"), to calculate every municipality's affordable housing obligation for the Fourth Round;
3. Creates the Affordable Housing Dispute Resolution Program (the "Program") to oversee disputes and provide for mediation; and
4. Expands the availability of bonus credits, while eliminating the previously offered "rental bonus credit." Bonus credits are further described in this Housing Element and Fair Share Plan.
5. Modifies applicable data and calculations underlying the methodology for calculation of affordable housing obligations, eliminating the prior dependence of Courts and court-appointed Special Adjudicators (formerly known as Special Court Masters) to deploy accepted methodologies to determine each municipality's affordable housing obligation.
6. Sets timeframes under which municipalities must act to preserve immunity from exclusionary zoning litigation.

Critically, the Amended Law requires that municipalities adopt a housing element and fair share plan no later than June 30, 2025 to maintain immunity from exclusionary zoning litigation.

B. Housing Element and Fair Share Plan Requirements

Municipal Land Use Law ("MLUL") + Fair Housing Act ("FHA")

The MLUL, through incorporation of the New Jersey FHA, requires municipalities to include a housing element in their master plans as a prerequisite to the zoning power. The principal purpose is to enumerate and provide the data, policies, and methods by which municipalities will meet housing needs, with particular attention to low- and moderate-income households.

Pursuant to Section 10 of P.L.1985, c.222 (C.52:27D-310) and as amended per P.L.2024, c.2,1F² as amended, the required contents of the housing element shall contain at least:

- a. *An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low- and moderate-income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;*
- b. *A projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;*
- c. *An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;*
- d. *An analysis of the existing and probable future employment characteristics of the municipality;*
- e. *A determination of the municipality's present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing, as established pursuant to section 3 of P.L.2024, c.2 (C.52:27D-304.1);*
- f. *A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing; and*
- g. *An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c.273 (C.52:27D-329.20).*
- h. *For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, established pursuant to section 4 of P.L.2004, c.120 (C.13:20-4), an analysis of compliance of the housing element with the Highlands Regional Master Plan of lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands-conforming municipalities. This analysis shall include consideration of the municipality's most recent Highlands Municipal Build Out Report, consideration of opportunities for redevelopment of existing developed lands into inclusionary or 100 percent affordable housing, or both, and opportunities for 100 percent*

² <https://law.justia.com/codes/new-jersey/title-52/section-52-27d-310/> and <https://pub.njleg.state.nj.us/Bills/2024/PL24/2 .PDF>

affordable housing in both the Highlands Planning Area and Highlands Preservation Area that are consistent with the Highlands regional master plan; and

- i. *An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.*

In addition to the statutory components of the Housing Element and Fair Share Plan detailed in 52:27D-310, [Administrative Directive #14-24](#);2F³ which promulgated the procedures and guidelines for implementing the Affordable Housing Dispute Resolution Program; contains a section entitled “Required Elements of Housing Element and Fair Share Plan.” In summary, the Directive requires four additional elements of the HEFSP to be included:

1. A site suitability analysis for any inclusionary zone and/or 100% affordable site
2. A concept plan for site development of any proposed inclusionary zone.
3. A detailed review of the credit worthiness of all existing units in the municipality.
4. All ordinances and resolutions required to implement the plan attached as an Appendix to the HEFSP.

However, it should be noted that the requirement to adopt all implementing ordinances to effectuate the HEFSP as set forth in the Fair Housing Act is March 15, 2026. Given this discrepancy of the dates, the statutory necessity of implementing ordinances to be reviewed by the Planning Board and deemed consistent with this adopted HEFSP, and the potential for challenges to the HEFSP as adopted, such ordinance amendments will be prepared following adoption of this plan element.

³ https://www.njcourts.gov/sites/default/files/administrative-directives/2024/12/dir_14_24.pdf

II. Housing Element: Municipal Summary

The City of South Amboy is roughly 2.68 square miles in area and located in Middlesex County. For regional and planning purposes, South Amboy is in Housing Region 3, a region that consists of Somerset, Middlesex, and Hunterdon counties.

In compiling the analysis for the Housing Element, this report utilizes the following data:

1. American Community Survey ("ACS"): The most up to date information is the ACS estimates, which are generated between the decennial censuses. ACS figures are based on data collected over a 5-year time period. The estimates represent the average characteristics of population and housing between 2018-2023 and DO NOT represent a single point in time. Comparisons will be made with the 2018-2023 ACS to show change over time.^{3F4}
2. Decennial Census: Every ten years, the Census conducts detailed data collection to create an image that is as accurate as possible of the conditions throughout the country in that year. Data from the decennial census is used for comparison when equivalent ACS information is unavailable, as well as for longitudinal analysis.^{4F5}
3. North Jersey Transportation Planning Authority ("NJTPA"): Every four years, the NJTPA updates its regional forecasts for population, households and employment as part of updating its long range transportation plan (LRTP), the region's blueprint for transportation investment.^{5F6}
4. State or Other Agency Sources: for select data types, State sources are used instead of the Census Bureau when equivalent Census data does not exist or the State data provides a more complete picture.

A. Housing Conditions

The analysis in this section shall satisfy Part A of P.L.1985, c.222 (C.52:27D-310), which requires:

- A) *"Inventory of housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low- and moderate-income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards"*

⁴ <https://data.census.gov/table>

⁵ <https://data.census.gov/table?d=DEC%20Demographic%20Profile>

⁶ <https://www.njtpa.org/NJTPA/media/Documents/Planning/Plans-Guidance/Planning%20for%202050/draft%20final/E-2050-Demographic-Forecasts.pdf>

Housing Stock by Age and Condition

According to the 2023 ACS, there are an estimated 4,361 housing units in South Amboy which represented no increase since 2020.

Over half (51.3%) of South Amboy's housing structures were built prior to 1960, suggesting that around 2 out of 4 units are older than 65 years.

Table 1: Year Structure Built

	UNITS	PERCENT
Total housing units	4,361	100
Built 2020 or later	0	0.0
Built 2010 to 2019	476	10.9
Built 2000 to 2009	714	16.4
Built 1990 to 1999	226	5.2
Built 1980 to 1989	190	4.4
Built 1970 to 1979	184	4.2
Built 1960 to 1969	335	7.7
Built 1950 to 1959	274	6.3
Built 1940 to 1949	274	6.3
Built 1939 or earlier	1,688	38.7
Source: 5-Year American Community Survey, 2023, DP04		

The table below details the condition on housing in South Amboy based on heating fuel, plumbing facilities, kitchen facilities. Based on the most recent estimates from the ACS, five housing units in South Amboy were identified as lacking at least one of these essential components. This represents a notable decrease in the number of inadequate housing units compared to the 2018 estimate of 196.

Table 2: Housing Condition

	2023	PERCENT	2018	PERCENT	PERCENT CHANGE
Occupied housing units lacking certain facilities	5	0.1	196	5.8	-5.7
Lacking heating fuel	0	0.0	33	1.0	-1
Lacking complete plumbing facilities	5	0.1	97	2.9	-2.8
Lacking complete kitchen facilities	0	0.0	66	1.9	-1.9
Source: 5-Year American Community Survey, 2018 & 2023, DP04					

Housing Values and Costs

Since 2018, home values in the City have increased by \$88,600 (32.05%). This change is accompanied by an increase in homes worth between \$300,000 to \$499,999 and a decrease in homes worth between \$200,000 to \$299,999.

Table 3: Value of Owner-Occupied Housing Units

	2023	PERCENT	2018	PERCENT	PERCENT CHANGE
Total Owner-occupied units	2,285	100	2,049	100	0
Less than \$50,000	41	1.8	38	1.9	-0.1
\$50,000 to \$99,999	0	0.0	26	1.3	-1.3
\$100,000 to \$149,999	18	0.8	94	4.6	-3.8
\$150,000 to \$199,999	36	1.6	189	9.2	-7.6
\$200,000 to \$299,999	303	13.3	914	44.6	-31.3
\$300,000 to \$499,999	1,439	63.0	621	30.3	32.7
\$500,000 to \$999,999	448	19.6	152	7.4	12.2
\$1,000,000 or more	0	0.0	15	0.7	-0.7
Median (dollars)	\$365,000	(X)	\$276,400	(X)	-
<i>Source: 5-Year American Community Survey, 2018 & 2023, DP04</i>					

The table below shows the housing expenditure for those who own and rent in South Amboy. The general affordability standard is that no more than 30% of gross income should be allocated for housing costs.

A cost burden is the ratio of housing costs to household income. For renters, housing cost is the gross rent (lease rent plus utilities). For owners, housing cost is the monthly owner costs, which may include mortgage, utilities, association fees, insurance, and real estate taxes. Interestingly, the below data presents an “inverted bell” curve, where most homeowners and renters have low housing costs (below 20%) or are cost burdened. Homeowner cost burdened rates are 35.9% with a mortgage and 40.4% without a mortgage; it is atypical for households without mortgages to be more cost burdened than their mortgaged counterparts, which may be explained by predominately older, retired households having paid off their mortgages. A 32.7% of renters are cost burdened.

Table 4: Housing Cost Burden, 2023*(Monthly Costs as Percentage of Household Income)*

RANGES	OWNER				RENTER	
	W/ MORTGAGE		W/O MORTGAGE		TOTAL	PERCENT
	TOTAL	PERCENT	TOTAL	PERCENT		
Less than 20%	449	30.5	421	53.4	671	36.1
20.0-24.9%	337	22.9	29	3.7	480	25.9
25.0-29.9%	160	10.9	20	2.5	98	5.3
30.0-34.9%	82	5.6	80	10.1	198	10.7
35.0% or more	446	30.3	239	30.3	408	22.0
Not Computed	22	(X)	0	(X)	0	(X)
<i>Source: 5-Year American Community Survey, 2023, DP04</i>						

Occupancy Characteristics and Type of Housing

As of 2023, more owner-occupied households comprise of the residential occupancy in the City, accounting for 55.2% of all households. Renter-occupied units comprise 44.8%, while 5.1% of the City's housing stock is classified as vacant. Compared to 2018, the City has shifted a 5.2 percentage point decrease in owner-occupied households and a 3.1 percentage point decline in the vacancy rate.

Table 5: Housing Tenure and Occupancy

	2023	PERCENT	2018	PERCENT	PERCENT CHANGE
Total	4,361	100	3,698	100	-
Owner Occupied	2,285	55.2	2,049	60.4	-5.2
Renter Occupied	1,855	44.8	1,346	39.6	5.2
Vacant Units	221	5.1	303	8.2	-3.1
<i>Source: 5-Year American Community Survey, 2018 & 2023, DP04</i>					

Housing units with more than one occupant per room are considered overcrowded. Overcrowded households in the City have decreased since 2018.

Table 6: Occupants Per Room + Inadequate Units in Occupied Housing Units

OCCUPANTS PER ROOM	2023	PERCENT	2018	PERCENT
Total	4,140	100	3,395	100
1.00 or less	4,131	99.8	3,383	99.6
1.01 to 1.50	9	0.2	12	0.4
1.51 or more	0	0.0	0	0.0

Source: 5-Year American Community Survey, 2018 & 2023, DP04

Since 2018, the share of City's housing stock has increased from 3,698 units to 4,361 units, representing a 17.9% increase in the housing stock over just 5 years. This increase is driven by growth in 1-unit attached units and apartment buildings with 5 to 9 units, while other housing types saw modest increases and decreases in unit counts.

Table 7: Housing Type and Size

HOUSING UNITS	2023	PERCENT	2018	PERCENT	PERCENT CHANGE
Total housing units	4,361	100	3,698	100	17.9
1-unit, detached	1,965	45.1	1,949	52.7	-7.6
1-unit, attached	644	14.8	424	11.5	3.3
2 units	610	14.0	529	14.3	-0.3
3 or 4 units	356	8.2	304	8.2	0
5 to 9 units	352	8.1	121	3.3	4.8
10 to 19 units	0	0.0	44	1.2	-1.2
20 or more units	420	9.6	327	8.8	0.8
Mobile home	14	0.3	0	0.0	0.3
Boat, RV, van, etc.	0	0.0	0	0.0	0

Source: 5-Year American Community Survey, 2018 & 2023, DP04

Since 2018, the bedroom typology of City has decreased in "family" sized 5+ bedroom type from 3.5% to 2% in 2023, despite a modest increase in 4-bedroom units. This trend contrasts with growth in efficiency, 1-, and 3-bedroom units.

Table 8: Number of Bedrooms Per Unit

ROOMS	2023 TOTAL	PERCENT	2018 TOTAL	PERCENT	PERCENT CHANGE
Total	4,361	100	3,698	100	-
No Bedroom	0	0.0	121	3.3	-3.3
1 Bedroom	669	15.3	604	16.3	-1
2 Bedrooms	1,277	29.3	991	26.8	2.5
3 Bedrooms	1,703	39.1	1,406	38.0	1.1
4 Bedrooms	624	14.3	448	12.1	2.2
5 or more Bedrooms	88	2.0	128	3.5	-1.5

Source: 5-Year American Community Survey, 2018 & 2023, DP04

Existing Low- and Moderate-Income Housing Units

South Amboy reviewed all property tax assessment records and information in the assessor's office, including but not limited to the property record cards, to determine the number of existing low- and moderate-income housing units. Based on review of available records, there are at least 88 LMI units approved and/or constructed in the City. The City is following / commits to following the applicable requirements regarding unit monitoring and reporting.

B. Housing Projections

The analysis in this section shall satisfy Part B of P.L.1985, c.222 (C.52:27D-310), which requires:

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

Projection of Housing Stock

Below is a general prediction by NJTPA of South Amboy's household population growth to 9,441 households in 2050. This 0.2% increase in households would require available units to accommodate and may be a predictive indicator of new projected housing stock.

Table 9: Housing Unit Projection

YEAR	POPULATION	ANNUALIZED % CHANGE
2015	8,785	-
2050 (Predicted)	9,441	0.2%

Source: [NJTPA, "Appendix E - 2050 Demographic Forecasts"](#)

Zoning regulations and existing capital infrastructure may help determine where growth is expected and where new housing units are likely to be developed in the future.

South Amboy expects new developments to bear the cost that such development puts upon the existing infrastructure. This includes the addition of capacity necessitated by the new development, as well as associated maintenance costs. New developments that contribute revenue to the City through annual service charges or ad valorem taxes should not be a burden on the City's infrastructure.

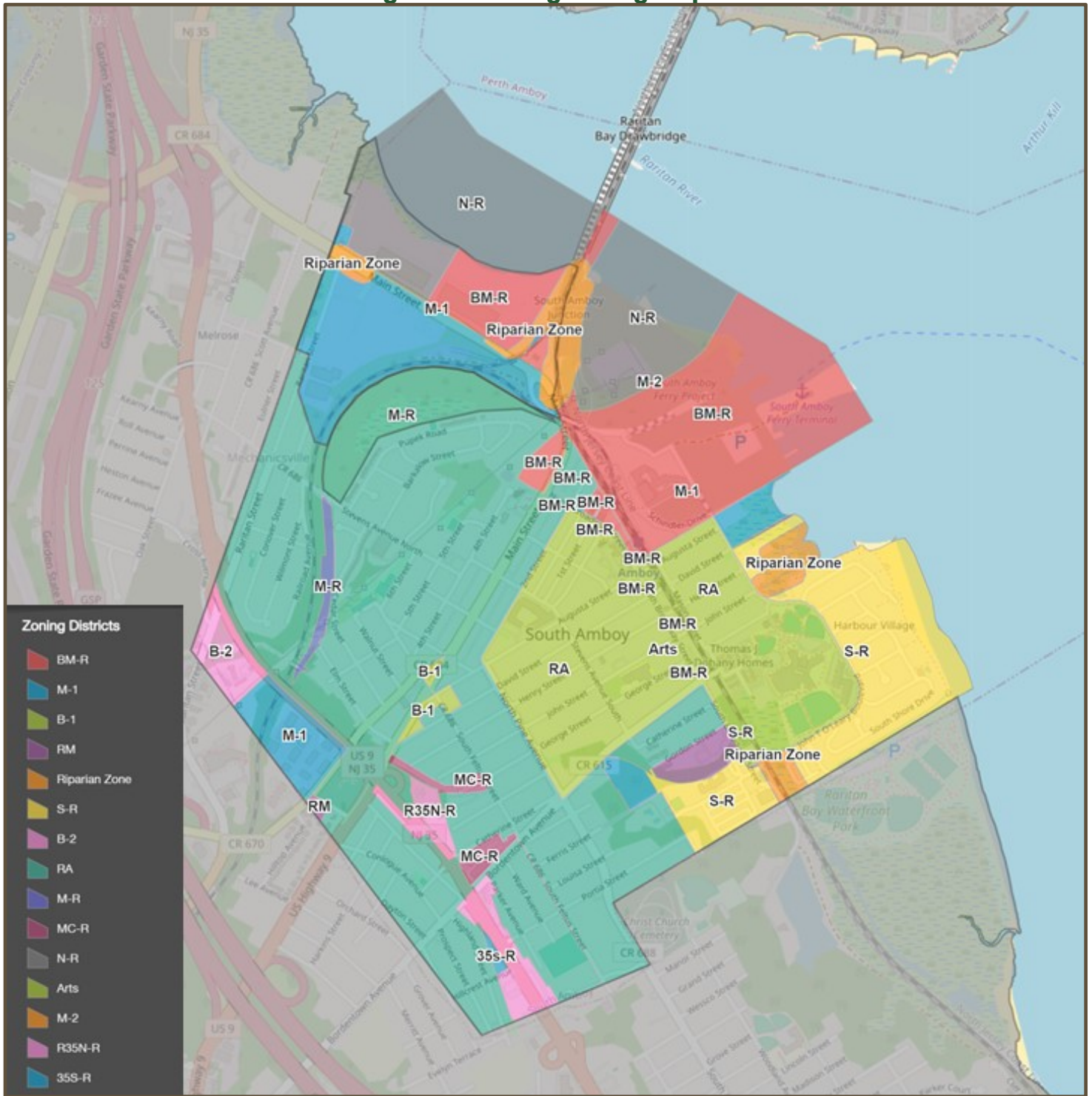
Figure 1: Existing Land Use Map



City of South Amboy Land Use Map⁷

⁷ Map Note: Classifications are based on assessor records. "Vacant land" as depicted on this map should not be construed to limit or supersede any conclusions made in any Vacant Land Adjustment (as applicable).

Figure 2: Existing Zoning Map

City of South Amboy Zoning Map

C. Demographic Characteristics

The analysis in this section shall satisfy Part C of P.L.1985, c.222 (C.52:27D-310), which requires:

- C) "An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age."

Population, General

The population estimate for South Amboy in 2023 was 10,237, which represents an increase of 826 from the 2020 Census (8.8%). Despite this trend, the NJTPA predicts South Amboy's population to decline to 9,441 people in 2050.

Table 10: Historic Population Growth

YEAR	POPULATION	CHANGE	% CHANGE
1940	7,802	-	-8.0%
1950	8,422	620	7.9%
1960	8,422	0	0.0%
1970	9,338	916	10.9%
1980	8,322	-1,016	-10.9%
1990	7,863	-459	-5.5%
2000	7,913	50	0.6%
2010	8,631	718	9.1%
2020	9,411	780	9.0%
2023	10,237	826	8.8%
2050 (Predicted)	9,441	-796	-7.7%

Source: [NJ State Data Center, New Jersey Population Trends 1790 to 2000](#), [US Census Bureau; NJTPA, "Appendix E - 2050 Demographic Forecasts"](#)

Population Composition by Age

The estimated current median age in South Amboy is 42.3, compared to 39.9 for Middlesex County and 40.1 for New Jersey.

Table 11: Population by Age

AGE RANGE	SOUTH AMBOY	PERCENT	MIDDLESEX COUNTY	PERCENT
Under 5 years	402	4.1	45,069	5.2
5 to 9 years	435	4.5	48,614	5.6
10 to 14 years	647	6.7	55,584	6.4
15 to 19 years	387	4.0	61,623	7.1
20 to 24 years	459	4.7	53,776	6.2
25 to 34 years	1,392	14.3	109,984	12.7

AGE RANGE	SOUTH AMBOY	PERCENT	MIDDLESEX COUNTY	PERCENT
35 to 44 years	1,372	14.1	120,042	13.9
45 to 54 years	1,262	13.0	114,069	13.2
55 to 59 years	1,006	10.4	56,182	6.5
60 to 64 years	731	7.5	54,428	6.3
65 to 74 years	1,315	13.5	84,963	9.8
75 to 84 years	220	2.3	42,094	4.9
85 years and over	86	0.9	17,195	2.0
Median Age	42.3	(X)	39.9	(X)

Source: 5-Year American Community Survey, 2023, DP05

Households

According to the US Census Bureau's classification system, people either live in a household, housing unit, or in "group quarters." Two types of "households" exist: family and non-family. A "household" consists of one or more persons living and eating together separately from other persons who may be in the same building. A "family" is a household with two or more related persons living together in the same housing unit. For the purposes of this analysis, household data is used.

South Amboy saw housing unit / household growth greater than County trends, while the City deviated from the County on average household size, seeing an 8.7% decrease in owner-occupied household size and a 6.25% decrease in renter household size. Consistent with County trends, the number of single-member households decreased by 39.53%.

Table 12: Population by Housing Type

	CITY OF SOUTH AMBOY			MIDDLESEX COUNTY		
	2018	2023	% CHANGE	2018	2023	% CHANGE
Total Housing Units	3,698	4,361	17.93	302,255	319,111	5.58
Total Households	3,395	4,140	21.94	285,480	311,100	8.97
Average Household Size (Owner)	2.76	2.52	-8.70	2.90	2.80	-3.45
Average Household Size (Renter)	2.24	2.10	-6.25	2.63	2.51	-4.56
Householders living alone	946	572	-39.53	65,315	39,469	-39.57

Source: 5-Year American Community Survey, 2018 & 2023, DP02, DP04

Race & Nationality

South Amboy has evolved into a diverse, inclusive, and welcoming community for households from a variety of backgrounds.

Foreign born residents make up 17.3% percent of South Amboy's population, which is lower than County (37.1%) and State (23.5%) levels. Conversely, significantly more of South Amboy's foreign-born residents have become naturalized citizens (80.9%) compared to a smaller share across Middlesex County (54.4%) and the State (56.9%).

Table 13: Residents' Place of Birth

	CITY OF SOUTH AMBOY		MIDDLESEX COUNTY		NEW JERSEY	
	COUNT	PERCENT	COUNT	PERCENT	COUNT	PERCENT
Total	9,714	100	863,623	100	9,267,014	100
Born in United States	7,835	80.7	526,932	61.0	6,849,548	73.9
Foreign Born	1,683	17.3	320,372	37.1	2,181,755	23.5
-Naturalized Citizen	1,362	80.9	174,380	54.4	1,241,100	56.9
-Not a Citizen	321	19.1	145,992	45.6	940,655	43.1

Source: 5-Year American Community Survey, 2023, DP02

South Amboy is located at a crossroads in Middlesex County, south of New York City, and the beginning of the Jersey shore. In this position, South Amboy represents a predominant White (65.3%) followed by Black or African American (10.7%) communities. South Amboy's racial demographics slightly differ from that of New Jersey, with greater shares of African American and Asian residents.

Table 14: Residents' Race

	CITY OF SOUTH AMBOY		MIDDLESEX COUNTY		NEW JERSEY	
	COUNT	PERCENT	COUNT	PERCENT	COUNT	PERCENT
Total	9,714	100	863,623	100	9,267,014	100
Two or More Races	1,025	10.6	79,989	9.3	978,591	10.6
One race	8,689	89.4	783,634	90.7	8,288,423	89.4
- White	6,340	65.3	340,039	39.4	5,276,142	56.9
- Black or African American	1,037	10.7	93,776	10.9	1,201,053	13
- American Indian and Alaska Native	23	0.2	14,121	1.6	41,900	0.5
- Asian	474	4.9	223,472	25.9	918,644	9.9
- Native Hawaiian and Other Pacific Islander	0	0.0	0	0.0	2,658	0.0

Source: 5-Year American Community Survey, 2023, DP05

Income and Poverty Status

The median household income for South Amboy grew dramatically from 2018 to 2023, growing 63.1% and far outpacing the County (19.08%) and the State (22.1%).

Table 15: Household Median Income

	2023	2018	INCREASE	% INCREASE
South Amboy	110,125	67,519	42,519	63.1
Middlesex County	105,055	88,217	16,838	19.08
New Jersey	99,781	81,740	18,041	22.1
Source: 5-Year American Community Survey, 2018 & 2023, S2503				

In South Amboy, 725 residents (7.5%) live below the poverty line, a constant from 2018. In this regard, the City had a different trajectory to Middlesex County, which experienced a slight increase from 8.3% to 8.7% over the same period.

Table 16: Poverty Status

CITY OF SOUTH AMBOY	2023	PERCENT	2018	PERCENT	CHANGE
Total Persons	9,659	-	8,694	-	965
Total Below Poverty	725	7.5	656	7.5	69
MIDDLESEX COUNTY	2023	PERCENT	2018	PERCENT	CHANGE
Total Persons	837,449		800,115		37,334
Total Below Poverty	72,914	8.7	66,769	8.3	6,145
Source: 5-Year American Community Survey, 2018 & 2023, S1701					

D. Multigenerational Housing Continuity

The analysis in this section shall satisfy Part G of P.L.1985, c.222 (C.52:27D-310), which requires:

- G) “An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c.273 (C.52:27D-329.20).”

On November 8, 2021, the Senate and General Assembly of the State of New Jersey adopted C.52:27D-329.20,6F⁸ which establishes the “Multigenerational Family Housing Continuity Commission” for the purpose of conducting research, obtaining public input, and adopting recommendations on how to most effectively advance the goal of enhancing multigenerational

⁸ https://pub.njleg.gov/Bills/2020/AL21/273_.HTM

family housing continuity, which can be defined broadly as the degree to which senior citizens are able to reside at the homes of their extended families.

In short, the bill requires a municipal housing plan element to provide an analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity, as expressed in the recommendations of the commission.

The City is committed to promoting intergenerational harmony through the provision of diverse housing options in a manner consistent with the regulation. As demonstrated in the above demographic and housing analysis, South Amboy is diversifying its housing stock with new multi-family development. Strategies proposed or already implemented include the creation of new family housing units. The City, in setting forth its compliance plan, is abiding by the limitations included in the statute.

E. Employment Data

The analysis in this section shall satisfy Part D of P.L.1985, c.222 (C.52:27D-310), which requires:

- C) *“An analysis of the existing and probable future employment characteristics of the municipality.”*

Below is a general prediction by NJTPA of South Amboy’s employment forecast, which is a growth to 2,316 in 2050.

Table 17: Employment Projection

YEAR	LABOR FORCE	CHANGE	ANNUALIZED % CHANGE
2015	1,838	-	-
2050 (Predicted)	2,316	478	0.7%
Source: NJTPA, "Appendix E - 2050 Demographic Forecasts"			

III. Fair Share Plan: Obligations and Compliance Plan

A. Introduction and Fourth Round Changes

As stated in the History of New Jersey Affordable Housing section of this Plan, New Jersey's Fourth Round methodology of calculating and fulfilling municipal obligations is set forth in the Law under a new system. The housing need obligations discussed herein consist of the following components: Prior Round Compliance; Present Need or "Rehabilitation Obligation;" and the "Prospective Need". Collectively, the Present Need and the Prospective Need are referred to as the Round 4 obligation.

The figures that are presented in the fair share obligations below were adopted by the City via Resolution 25-057 on January 22, 2025 (See Appendix A). Under the Resolution, the City Present Need or "Rehabilitation Obligation" is 19 units, and the "Prospective Need" is 49 units.

The purpose of this section of the Plan is to set forth the City's proposed approach to satisfying its Round 4 obligation.

Importantly, the Law sets forth opportunities for bonus credits. These credits include:

- a. One (1) bonus credit for special needs or permanent supportive housing;
- b. One (1) bonus credit for 100% affordable housing projects for which the host municipality has contributed towards the cost of the project, subject to certain minimum contribution requirements;
- c. One (1) bonus credit for market rate units that are converted to affordable units;
- d. One-half (0.5) bonus credit for ownership units created in a partnership sponsorship with a non-profit housing developer;
- e. One-half (0.5) bonus credit for units located within a one-half mile radius (or a one-mile radius for projects located in a Garden State Growth Zone) of NJ Transit or Port Authority rail, bus, or ferry stations, including all light rail stations;
- f. One-half (0.5) bonus credit for age-restricted units, subject to certain caps;
- g. One-half (0.5) bonus credit for each three-bedroom unit in excess of the three-bedroom requirements set forth in the Uniform Housing Affordability Controls;
- h. One-half (0.5) bonus credit for housing units constructed on previously developed land that was utilized for retail, office, or commercial space; and
- i. One-half (0.5) bonus credit for units whose affordability controls are extended for a new term of affordability.

Municipalities will also be restricted to only claim one type of bonus credit per affordable unit. Such bonus credits may only satisfy 25% of their Fourth Round obligation.

B. Prior Round Need Compliance “Look Back” (2015-2025)

During the previous affordable housing round, no builder’s remedy litigation was initiated and no settlement agreement was executed. As the City is now participating in the Fourth Round, it acknowledges that Third Round obligations must be satisfied.

Given that a formal Third Round obligation was never established, the City intends to utilize recognized Court-approved methodologies for calculating its obligation, specifically the 2016 “Kinsey & Hand” analysis developed by David N. Kinsey, PhD, FAICP, PP, and subsequently revised on November 30, 2017 (See Appendix B).

Based on this methodology, the City of South Amboy’s calculated Third Round obligation is as follows:

Municipality	County	Region	Prior Round Obligation, 1987-1999	Present Need, 2015	Prospective Need, 2015-2025 (pre-caps)
South Amboy City	Middlesex	3	0	22	68

The City proposes to satisfy its Third Round Obligations via the following strategies:

- **Prior Round Obligation (0):** The prior round obligation is the amount of the municipality’s “new construction” obligation between the years 1987 and 1999, as calculated by COAH in June 1994 when its Round Two regulations were adopted – these numbers remain unchanged. South Amboy was among a number of non-urban aid municipalities that was determined to have no affordable housing obligation under the COAH’s Second Round regulations.
- **Present Need / Rehabilitation (22):** The present need, or rehabilitation obligation, is an estimate of the number of substandard units occupied by low- and moderate-income households existing within the municipality as determined by Census data. The City is rolling over its Round 3 obligation to the Fourth Round. The compliance strategy is outlined in the next section below.
- **Prospective Need (68):** The City’s Round 3 prospective need housing obligation will be addressed through a major redevelopment project known as the Manhattan Beach Club. This residential redevelopment is situated between the South Amboy NJ Transit train station and the NY Waterway South Amboy Ferry Terminal, along the Raritan Bay waterfront. The site, formerly designated for industrial use, has been rezoned under the “Beach Club District Redevelopment Plan” (See Appendix C). Pursuant to the terms of an adopted Redevelopment Agreement, the project is required to construct 88 affordable housing units designated for low- and moderate-income households. This allocation is

sufficient to fully satisfy the City's Third Round Prospective Need obligation and will also generate a surplus of affordable units that may be applied toward the Fourth Round Prospective Need, as detailed below:

Compliance Plan	#
Round 3 Prospective Need (Kinsey Figure)	68
Manhattan Beach Club: 51 of the 88 LMI Units*	-51
25% Rental Family Bonus Credits of Prospective Need	-17
Balance to Satisfy Round 3	0
<i>*Remaining 37 LMI Units will be utilized in Round 4</i>	

As such, the City satisfied its obligation under the Third Round where no "unmet need" obligation remains to be addressed.

C. Present and Prospective Need Obligation (2025-2035)

The analysis in this section shall satisfy Part E of P.L.1985, c.222 (C.52:27D-310), which requires:

- E) "A determination of the municipality's present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing, as established pursuant to section 3 of P.L.2024, c.2 (C.52:27D-304.1)"

Present Need (Rehabilitation Share)

The Rehabilitation Share is described as "deficient housing units occupied by low- and moderate-income households within a municipality and is a component of "present need" under N.J.A.C. 5:93-1.3. In South Amboy, the rehabilitation obligation through the end of the Fourth Round (i.e. July 2035) has been determined to be 19. In addition, the City acknowledges that it did not satisfy its rehabilitation obligation in the Third Round of 22, and that this obligation is carrying forward to the Fourth Round. The combined Third and Fourth Round rehabilitation obligation is 41.

The City proposes to participate in Middlesex County's rehabilitation program. Middlesex County provides deferred payment loans to low- and moderate- income homeowners occupying a one- to three-family home in the Middlesex County Consortium, which includes South Amboy. A 10-year zero interest loan in the amount of assistance required for the rehabilitation work will be made to the homeowner by the County Division of Housing and Community Development. The Home Improvement Program will market the available funds to qualified residents and vet residents to ensure they qualify and manage the repairs. The program will primarily serve owner-occupied units and address homes with lack of heat, lack

of hot water, roof leaks, dangerous electrical problems, broken pipes, problems with sanitary facilities, and other housing conditions that threaten the health, safety, or well-being of the household members per COAH rules (N.J.A.C. 5:93). All rehabilitated units shall remain affordable to low- and moderate-income households for a period of at least 10 years (the control period). For owner-occupied units, the control period is enforced with a recorded lien; and for renter occupied units, the control period is enforced with a recorded deed restriction.

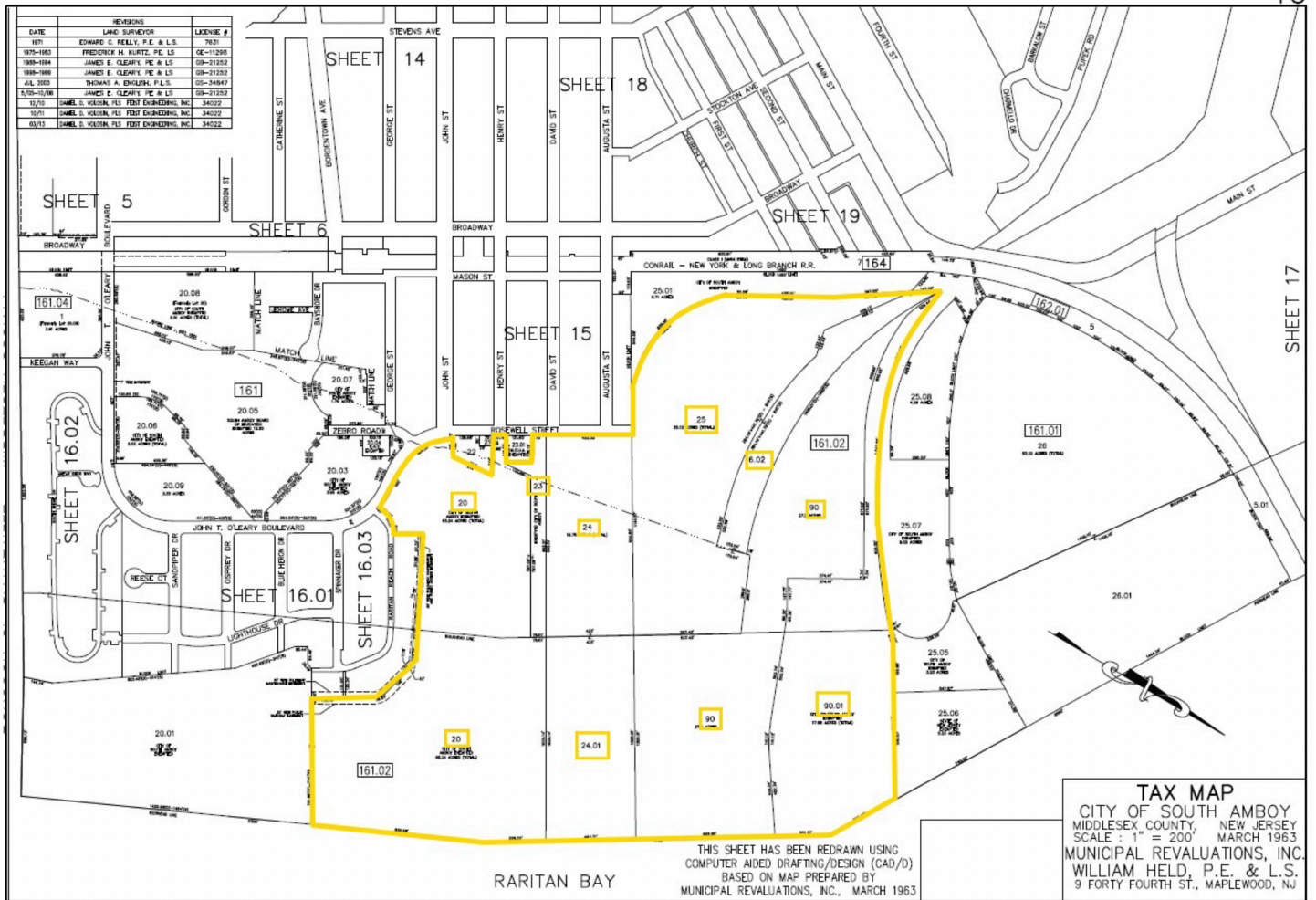
Furthermore, the City of South Amboy will adopt a developer fee ordinance to establish an Affordable Housing Trust Fund. Revenues generated through this mechanism will be allocated to affordable housing, including rehabilitation designed to address substandard residential units occupied by low- and moderate-income households. For further details, refer to the Affordable Housing Spending Plan included in the supporting appendices.

Prospective Need Obligation

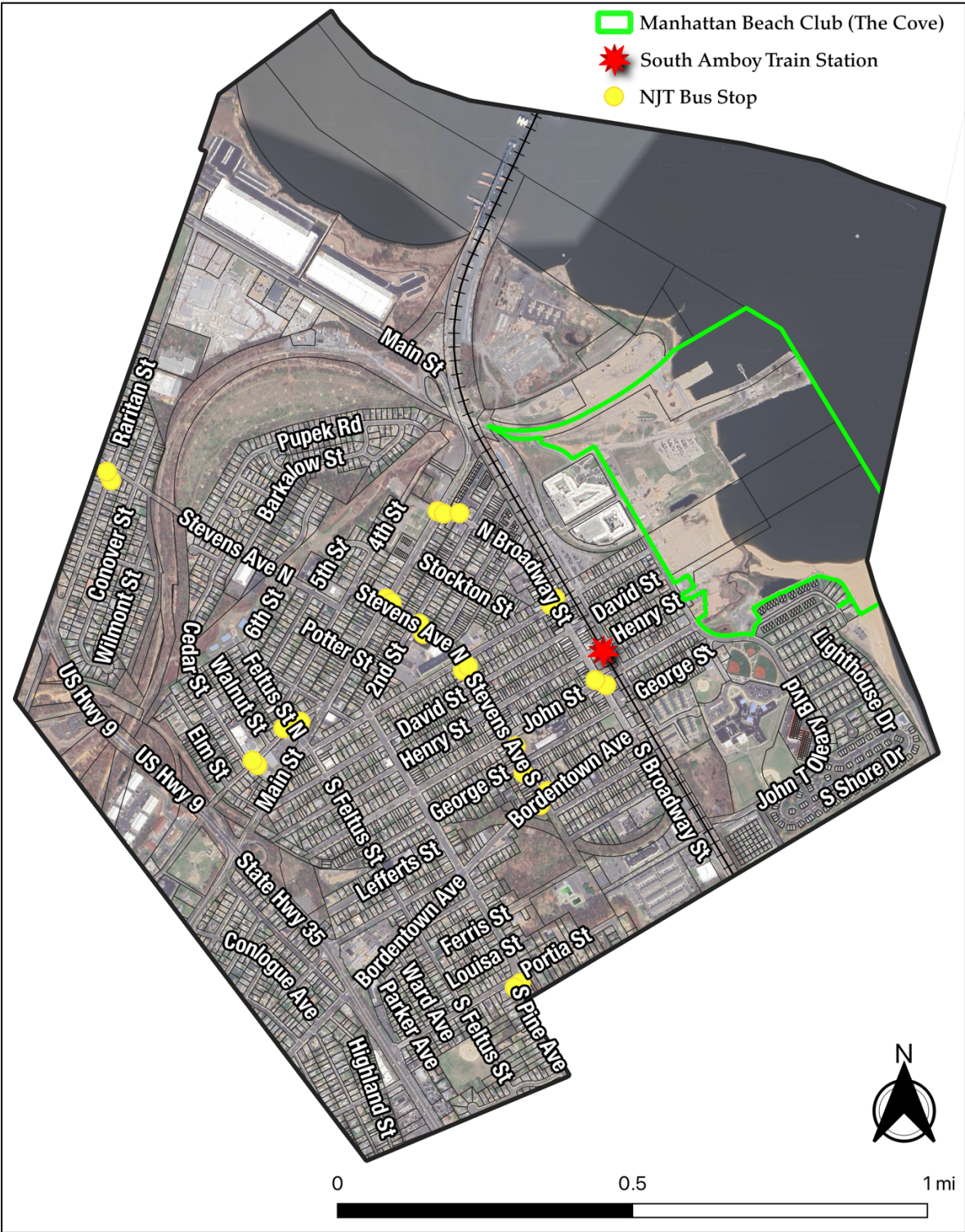
The City has a Fourth Round Prospective Need obligation totaling 49 credits. This obligation will be fulfilled through the Manhattan Beach Club Redevelopment Project, a multi-phase development situated on a 55-acre site located between the South Amboy NJ Transit Station and the Raritan Bay shoreline. The project includes a mix of residential, commercial, and retail uses, and will also feature the construction of a new ferry terminal to enhance regional transit connectivity. The 49 credits will be satisfied through the remaining 37 units not used in Round Three, which also yields a 12.25 bonus credit for units located within ½ mile of a NJ Transit Train Station / planned ferry station.

Compliance Plan	#
Round 4 Prospective Need	49
Manhattan Beach Club: 37 of the 88 LMI Units*	-37
Under N.J.S.A. 52:27D-311k : One-half (0.5) bonus credit for units located within a one-half mile radius (or a one-mile radius for projects located in a Garden State Growth Zone) of NJ Transit or Port Authority rail, bus, or ferry stations, including all light rail stations.	-12.25
Capped at 25% Bonus Credits of Prospective Need	
Balance to Satisfy Round 4	0
<i>*Remaining 51 LMI Units were utilized in Round 3</i>	

Figure 3: Prospective Need Projects Maps and Project Rendering

**Manhattan Beach Club Tax Map**

Block 161.02; Lots 20, 23, 24, 24.01, 25, 90, 90.01, 6.02 and a portion of Lot 20.01



Aerial of the Manhattan Beach



Rendering of The Cove at Manhattan Beach by Studio Hillier

Prospective Need Projects Description and Suitability Analysis

Municipalities shall designate sites that are available, suitable, developable and approvable, as defined in N.J.A.C. 5:93-1. As such, the criteria for crediting units at the Manhattan Beach Club must meet the following:

1. "Available site" – a site with clear title, free of encumbrances which preclude development for low- and moderate-income housing.
 - The site utilized for the satisfaction of the City's Prospective Need obligation is available and owned by parties with ongoing and approved residential development projects.
2. "Suitable site" – a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.
 - The site is strategically located between two major transit facilities: the South Amboy NJ Transit rail station and a planned NY Waterway ferry terminal. The surrounding land uses are compatible with residential development and present no adverse environmental or operational impacts. Furthermore, the site is supported by an existing roadway network capable of accommodating safe and efficient vehicular and pedestrian circulation. Its proximity to downtown South Amboy further enhances access to a variety

of commercial services and transit-oriented amenities. The anticipated ferry terminal will provide additional regional connectivity, including direct access to employment centers in New York City.

3. “Developable site” – a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable area wide water quality management plan (including the wastewater management plan) or is included in an amendment to the area wide water quality management plan submitted to and under review by DEP.
 - The site is served with adequate water and sanitary sewer infrastructure and is consistent with the applicable Water Quality Management Plan and Wastewater Management Plan. The redevelopment is a waterfront environmental remediation of a former light-industrial waterfront property, being transformed into a mixed-use residential development in accordance with applicable environmental and land use regulations.
4. “Approvable site” – a site that may be developed for low- and moderate-income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low- and moderate-income housing.
 - The site has received approval for the inclusion of low- and moderate-income housing units as part of the redevelopment planning process. A Redevelopment Agreement has been executed between the City and the designated redeveloper, in accordance with the Beach Club District Redevelopment Plan, originally adopted by Ordinance No. 18-2018 on December 19, 2018, and subsequently amended by Ordinance No. 13-202 on September 7, 2022. The project is currently under construction. On January 26, 2022, Phase 1 of the Manhattan Beach Club received Preliminary and Final Major Site Plan approval for the development of three multi-family residential buildings.

Land Most Appropriate for Affordable Housing

The analysis in this section shall satisfy Part F of P.L.1985, c.222 (C.52:27D-310), which requires:

- *F) “A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing”*

As part of this Fair Share Plan, the City has considered land that is appropriate for the construction of low- and moderate-income housing. As noted above, the City has identified projects to fulfill its obligations. The City believes that the approach set forth in this document represents the best approach to satisfying the requirements of the Amended Law. While it acknowledges that developers may proposed additional sites in the future that could be suitable for affordable housing, no further sites are currently required to fulfill the City’s obligations.

Below is a table reviewing additional obligation requirement thresholds.

Table 18: Mandatory Obligation Subsets

MANDATORY OBLIGATIONS	CITATION	# REQUIRED OF ACTUAL UNITS*	PROPOSED
Very Low-Income Units (13% Minimum) <i>Shall count towards the minimum 50 percent of the housing units required to be made available for occupancy by low-income households to address a municipality's prospective need obligation.</i>	52:27D-329.1	5 (Rounded Up)	Projects will comply with UHAC Requirements for LMI requirements
Family VLI Units (50% Minimum of VLI Units)	52:27D-329.1	3 (Rounded Up)	
Low-Income Units (50% Minimum) <i>Conversely, the maximum of Moderate-Income Units shall not exceed 50%.</i>	52:27D-329.1	19 (Rounded Up)	
Family Units (50% Minimum)	52:27D-311.1	19 (Rounded Up)	All 37 physical units are Family Rental
Rental Units (25% Minimum)	52:27D-311.1	10 (Rounded Up)	
Family Rental Units (50% Minimum of Rental Units)	52:27D-311.k.5	5	
Age-restricted units (30% Maximum)	52:27D-302.q	11 (Rounded Down)	None of the 37 physical units are senior or transitional proposed at this time
Transitional Housing (10% Maximum of Total Credits)	52:27D-311.e	3 (Rounded Down)	
Age-Restricted Housing Bonus Credit (10% Maximum of Age-Restricted Units)	52:27D-311.k.4	3 (Rounded Down)	
<i>*Except where otherwise noted, actual units do not count bonus credits. In other words, actual units are the Prospective Need Credits of 49 minus bonus credits of 12 = 37 units.</i>			
<i>Maximum bonus credits shall not exceed 25% of Prospective Need per 52:27D-311.k.</i>			

IV. Appendices

- A. Regulatory Resolution (Adopting Obligation Number)
- B. 2016 “Kinsey & Hand” assessment by David N. Kinsey, PhD, FAIP, PP revised on November 30, 2017
- C. Beach Club District Redevelopment Plan
- D. Affordable Housing Ordinance
- E. Development Fee Ordinance
- F. Affirmative Marketing Plan
- G. Spending Plan
- H. Resolution of intent to fund cost of municipality’s municipally sponsored affordable housing development as well as its rehabilitation program
- I. Copies of resolutions appointing Administrative Agent(s) and ordinance creating the position of and appointing the Municipal Affordable Housing Liaison

Appendix A – Regulatory Resolution (Adopting Obligation Number)

RESOLUTION 25-057
**RESOLUTION ADOPTING THE NEW JERSEY
DEPARTMENT OF COMMUNITY AFFAIRS'
CALCULATION OF SOUTH AMBOY'S FOURTH ROUND
PRESENT AND PROSPECTIVE NEED AFFORDABLE
HOUSING OBLIGATIONS**

WHEREAS, the City of South Amboy, County of Middlesex (the “City”) is a public body corporate and politic of the State of New Jersey; and

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c. 2 (the “Act”), which established a new framework for determining and enforcing municipalities’ affordable housing obligations under the New Jersey Supreme Court’s *Mount Laurel* doctrine and the State of New Jersey’s Fair Housing Act; and

WHEREAS, *N.J.S.A. 52:27D-304.1(c)* of the Act provides that prior to the beginning of each new 10-year round of affordable housing obligations beginning with the Fourth Round on July 1, 2025, the State of New Jersey’s Department of Community Affairs (the “DCA”) is tasked with determining municipal present and prospective need in accordance with the formulas established at *N.J.S.A. 52:27D-304.2* and *N.J.S.A. 52:27D-304.3*; and

WHEREAS, *N.J.S.A. 52:27D-304.1(d)* further provides that the DCA was required to prepare and submit a report to the Governor and Legislature on the calculations of such municipal obligations by October 20, 2024; and

WHEREAS, in accordance with the requirements of the Act, on October 18, 2024, the DCA provided a report setting forth its non-binding calculations of municipalities’ present and prospective need for affordable housing for the Fourth Round using the formulas set forth at *N.J.S.A. 52:27D-304.2* and *N.J.S.A. 52:27D-304.3* (the “**Report**”); and

WHEREAS, the Report determined the City’s present need obligation to be 19 units and its prospective need obligation to be 49 units; and

WHEREAS, *N.J.S.A. 52:27D-304.1(f)* provides that the City is required to determine its present and prospective fair share obligation for affordable housing in accordance with the formulas established at *N.J.S.A. 52:27D-304.2* and *N.J.S.A. 52:27D-304.3* and adopt a housing element and fair share plan based on this determination (as may be adjusted by the Affordable Housing Dispute Resolution Program (the “**Program**”) in accordance with the Act); and

WHEREAS, for the Fourth Round of affordable housing obligations, this determination of present and prospective fair share obligation is required to be made by binding resolution no later than January 31, 2025; and

WHEREAS, the City accepts the DCA present and prospective need obligations of 19 units and 49 units, respectively, for the City as calculated in the Report and wishes to adopt these calculations as the determination of the City’s Fourth Round affordable housing obligation,

subject to any vacant land and/or durational adjustment it may seek as part of the Housing Element and Fair Share Plan it subsequently submits in accordance with the Act; and

WHEREAS, notwithstanding the foregoing, the Act's future is uncertain at this stage due to ongoing litigation, and accordingly, the City also reserves its right to review and revise its Fourth Round affordable housing obligation calculations in the event the Act should be amended or overturned; and

WHEREAS, in addition to the above, the Acting Administrative Director issued Directive #14-24, dated December 13, 2024, and made the directive available later in the week that followed; and


WHEREAS, pursuant to Directive #14-24, a municipality seeking a certification of compliance with the Act shall file an action in the form of a declaratory judgment complaint in the county in which the municipality is located within 48 hours after adoption of the municipal resolution of fair share obligations, or by February 3, 2025, whichever is sooner"; and

WHEREAS, the City seeks a certification of compliance with the Act and, therefore, directs its Affordable Housing Counsel to file a declaratory judgment action with the Program within 48 hours of the adoption of this Resolution in Middlesex County.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and the Council of the City of South Amboy, County of Middlesex, State of New Jersey as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The City accepts and adopts the DCA present and prospective need obligations of 19 units and 49 units, respectively for the City as calculated in the Report and adopts these calculations as the determination of its Fourth Round affordable housing obligation, subject to any vacant land and/or durational adjustment it may seek as part of the Housing Element and Fair Share Plan it subsequently submits in accordance with the Act.
3. The City reserves its right to review and revise its Fourth Round affordable housing obligation calculations in the event the Act should be overturned or amended.
4. The City's Affordable Housing Counsel shall file a declaratory judgment action with the Program no later than 48 hours with the Program following adoption of this Resolution, in accordance with the requirements of the Act. A certified copy of this Resolution shall be included with such filing.
5. A copy of this Resolution shall be posted on City's website.
6. This Resolution will take effect immediately.

I, Deborah Brooks, Municipal Clerk of the City of South Amboy, County of Middlesex, State of New Jersey, hereby certify this to be a true copy of a resolution adopted by the City Council on January 22, 2025.



Deborah Brooks
Municipal Clerk

	<i>Moved</i>	<i>Seconded</i>	<i>Ayes</i>	<i>Nays</i>	<i>Absent</i>	<i>Abstain</i>
CONRAD	X		X			
DATO			X			
LENAHAN		X	X			
REILLY			X			
GROSS					X	

**Appendix B – 2016 “Kinsey & Hand” assessment by David N. Kinsey, PhD, FAIP, PP
revised on November 30, 2017**

NEW JERSEY FAIR SHARE HOUSING OBLIGATIONS FOR 1999-2025 (THIRD ROUND) UNDER MOUNT LAUREL IV

JULY 2016 - REVISED NOVEMBER 2017

Date: 7/22/2016, revised 11/30/17

Prepared by:

Fair Share Housing Center
510 Park Boulevard
Cherry Hill, NJ 08002
Adam M. Gordon, Esq.

Kinsey & Hand
14 Aiken Avenue
Princeton, NJ 08540
David N. Kinsey, PhD, FAICP, PP



Revisions Between May 2016 Model and July 2016 Model
Tab 2a. Present Need - Corrected error in formula of secondary sources for non-urban aid towns with zero prospective need obligation, which formula after the two other revisions noted below, only impacts one municipality, White Township.
Tab 4a. Municipal Totals - Revised classification and weightings of Highlands Planning Area developable land and corrected weightings of designated State Plan Centers which had been erroneously weighted at 0.0 instead of 0.5 in some instances.
Tab 6. Demolitions 1999-2015 - Corrected formula in Column I

NOTE TO REVISED NOVEMBER 2017 MODEL
In response to Mount Laurel V (In re Declaratory Judgment Actions Filed By Various Municipalities, County of Ocean, Pursuant To The Supreme Court's Decision In re Adoption of N.J.A.C. 5:96, 221 N.J. 1 (2015), 227 N.J. 508 (2017)), all data, calculations, and tabs for 1999-2015 need in the July 2016 Model have been removed in this revised model. Tab names and headings have been revised to eliminate references to 1999-2015 need. For the FSHC calculation of Gap Present Need for 1999-2015, see FSHC Gap Present Need Model - April 2017 Revised November 2017. Also, calculations of net municipal need post-20% cap have been removed and a reference has instead been added to the applicable COAH rules, N.J.A.C. 5:93-2.14 and -2.16, to clarify the municipal-level process for 20% cap calculation. The model intentionally makes no other updates or changes in data or methodology that was presented in the Mercer County fair share trial held in January-June 2017 before the Hon. Mary C. Jacobson, A.J.S.C., for which a decision is still pending as of this writing.

Municipal Summary, Fair Share Housing Obligations, July 2016

Muni Code	Municipality	County	Region	Present Need, 2015 (units)	Prior Round Obligation, 1999 1987- (units)	Prospective Need, 2015- 2025 (pre-caps) (units)
0201	Allendale Borough	Bergen	1	21	137	457
0202	Alpine Borough	Bergen	1	0	214	445
0203	Bergenfield Borough	Bergen	1	129	87	385
0204	Bogota Borough	Bergen	1	82	13	136
0205	Carlstadt Borough	Bergen	1	34	228	654
0206	Cliffside Park Borough	Bergen	1	148	28	390
0207	Closter Borough	Bergen	1	0	110	350
0208	Cresskill Borough	Bergen	1	52	70	242
0209	Demarest Borough	Bergen	1	0	66	352
0210	Dumont Borough	Bergen	1	41	34	273
0212	East Rutherford Borough	Bergen	1	128	90	870
0213	Edgewater Borough	Bergen	1	32	28	801
0211	Elmwood Park Borough	Bergen	1	69	54	343
0214	Emerson Borough	Bergen	1	20	74	258
0215	Englewood City	Bergen	1	308	152	971
0216	Englewood Cliffs Borough	Bergen	1	0	219	418
0217	Fair Lawn Borough	Bergen	1	42	152	682
0218	Fairview Borough	Bergen	1	105	20	279
0219	Fort Lee Borough	Bergen	1	219	180	685
0220	Franklin Lakes Borough	Bergen	1	43	358	1212
0221	Garfield City	Bergen	1	320	0	0
0222	Glen Rock Borough	Bergen	1	11	118	320
0223	Hackensack City	Bergen	1	593	201	0
0224	Harrington Park Borough	Bergen	1	4	56	174
0225	Hasbrouck Heights Borough	Bergen	1	78	58	282
0226	Haworth Borough	Bergen	1	0	64	245
0227	Hillsdale Borough	Bergen	1	26	111	280
0228	Ho-Ho-Kus Borough	Bergen	1	13	83	300
0229	Leonia Borough	Bergen	1	52	30	223
0230	Little Ferry Borough	Bergen	1	47	28	241
0231	Lodi Borough	Bergen	1	287	0	0
0232	Lyndhurst Township	Bergen	1	113	100	1004
0233	Mahwah Township	Bergen	1	7	350	962
0234	Maywood Borough	Bergen	1	28	36	286
0235	Midland Park Borough	Bergen	1	8	54	208
0236	Montvale Borough	Bergen	1	5	255	546
0237	Moonachie Borough	Bergen	1	26	95	240
0238	New Milford Borough	Bergen	1	53	23	271
0239	North Arlington Borough	Bergen	1	115	4	605
0240	Northvale Borough	Bergen	1	5	86	226
0241	Norwood Borough	Bergen	1	5	118	294
0242	Oakland Borough	Bergen	1	23	220	353
0243	Old Tappan Borough	Bergen	1	12	98	315
0244	Oradell Borough	Bergen	1	4	89	311
0245	Palisades Park Borough	Bergen	1	39	0	563
0246	Paramus Borough	Bergen	1	139	698	2428
0247	Park Ridge Borough	Bergen	1	78	112	241
0248	Ramsey Borough	Bergen	1	45	189	925
0249	Ridgefield Borough	Bergen	1	90	47	399
0250	Ridgefield Park Village	Bergen	1	20	25	293
0251	Ridgewood Village	Bergen	1	53	229	722
0252	River Edge Borough	Bergen	1	32	73	232
0253	River Vale Township	Bergen	1	30	121	282
0254	Rochelle Park Township	Bergen	1	0	64	180
0255	Rockleigh Borough	Bergen	1	0	84	53
0256	Rutherford Borough	Bergen	1	119	95	499
0257	Saddle Brook Township	Bergen	1	34	127	407

Municipal Summary, Fair Share Housing Obligations, July 2016

Muni Code	Municipality	County	Region	Present Need, 2015 (units)	Prior Round Obligation, 1999 1987- (units)	Prospective Need, 2015- 2025 (pre-caps) (units)
0258	Saddle River Borough	Bergen	1	49	162	1058
0259	South Hackensack Township	Bergen	1	35	50	195
0260	Teaneck Township	Bergen	1	66	192	735
0261	Tenafly Borough	Bergen	1	4	159	494
0262	Teterboro Borough	Bergen	1	0	106	174
0263	Upper Saddle River Borough	Bergen	1	26	206	641
0264	Waldwick Borough	Bergen	1	50	81	253
0265	Wallington Borough	Bergen	1	95	5	198
0266	Washington Township	Bergen	1	0	85	321
0267	Westwood Borough	Bergen	1	48	87	370
0268	Woodcliff Lake Borough	Bergen	1	19	170	570
0269	Wood-Ridge Borough	Bergen	1	2	38	204
0270	Wyckoff Township	Bergen	1	33	221	776
0901	Bayonne City	Hudson	1	1107	0	0
0902	East Newark Borough	Hudson	1	30	2	48
0903	Guttenberg Town	Hudson	1	66	23	214
0904	Harrison Town	Hudson	1	155	30	393
0905	Hoboken City	Hudson	1	730	0	0
0906	Jersey City City	Hudson	1	6625	0	0
0907	Kearny Town	Hudson	1	168	211	1529
0908	North Bergen Township	Hudson	1	1221	0	0
0909	Secaucus Town	Hudson	1	57	590	1493
0910	Union City City	Hudson	1	1987	0	0
0911	Weehawken Township	Hudson	1	304	3	0
0912	West New York Town	Hudson	1	1039	0	0
1601	Bloomingtondale Borough	Passaic	1	10	168	187
1602	Clifton City	Passaic	1	2001	379	0
1603	Haledon Borough	Passaic	1	57	5	201
1604	Hawthorne Borough	Passaic	1	86	58	428
1605	Little Falls Township	Passaic	1	118	101	437
1606	North Haledon Borough	Passaic	1	0	92	370
1607	Passaic City	Passaic	1	4752	0	0
1608	Paterson City	Passaic	1	4192	0	0
1609	Pompton Lakes Borough	Passaic	1	47	102	357
1610	Prospect Park Borough	Passaic	1	72	0	170
1611	Ringwood Borough	Passaic	1	6	51	213
1612	Totowa Borough	Passaic	1	97	247	590
1613	Wanaque Borough	Passaic	1	46	332	399
1614	Wayne Township	Passaic	1	228	1158	2770
1615	West Milford Township	Passaic	1	57	98	366
1616	West Paterson Borough	Passaic	1	195	146	421
1901	Andover Borough	Sussex	1	0	7	65
1902	Andover Township	Sussex	1	18	55	181
1903	Branchville Borough	Sussex	1	1	13	76
1904	Byram Township	Sussex	1	13	33	188
1905	Frankford Township	Sussex	1	26	36	176
1906	Franklin Borough	Sussex	1	6	9	177
1907	Fredon Township	Sussex	1	8	29	107
1908	Green Township	Sussex	1	0	20	115
1909	Hamburg Borough	Sussex	1	6	14	110
1910	Hampton Township	Sussex	1	6	44	174
1911	Hardyston Township	Sussex	1	31	18	214
1912	Hopatcong Borough	Sussex	1	41	93	278
1913	Lafayette Township	Sussex	1	0	27	84
1914	Montague Township	Sussex	1	0	9	114
1915	Newton Town	Sussex	1	90	24	344
1916	Ogdensburg Borough	Sussex	1	0	13	67

Municipal Summary, Fair Share Housing Obligations, July 2016

Muni Code	Municipality	County	Region	Present Need, 2015 (units)	Prior Round Obligation, 1999 1987- (units)	Prospective Need, 2015- 2025 (pre-caps) (units)
1917	Sandyston Township	Sussex	1	4	13	81
1918	Sparta Township	Sussex	1	30	76	406
1919	Stanhope Borough	Sussex	1	3	15	120
1920	Stillwater Township	Sussex	1	12	15	89
1921	Sussex Borough	Sussex	1	7	0	50
1922	Vernon Township	Sussex	1	37	60	380
1923	Walpack Township	Sussex	1	0	0	1
1924	Wantage Township	Sussex	1	5	35	81
0701	Belleville Township	Essex	2	720	0	0
0702	Bloomfield Township	Essex	2	390	0	0
0703	Caldwell Township	Essex	2	17	0	120
0704	Cedar Grove Township	Essex	2	23	70	317
0717	City of Orange Township	Essex	2	1284	0	0
0705	East Orange City	Essex	2	811	0	0
0706	Essex Fells Township	Essex	2	0	40	272
0707	Fairfield Township	Essex	2	30	318	640
0708	Glen Ridge Borough	Essex	2	33	28	243
0709	Irvington Township	Essex	2	802	0	0
0710	Livingston Township	Essex	2	23	375	912
0711	Maplewood Township	Essex	2	114	51	366
0712	Millburn Township	Essex	2	109	261	1245
0713	Montclair Township	Essex	2	190	0	0
0714	Newark City	Essex	2	5302	0	0
0715	North Caldwell Borough	Essex	2	20	63	365
0716	Nutley Township	Essex	2	332	29	276
0718	Roseland Borough	Essex	2	0	182	390
0719	South Orange Village	Essex	2	20	63	234
0720	Verona Township	Essex	2	23	24	229
0721	West Caldwell Township	Essex	2	48	200	452
0722	West Orange Township	Essex	2	305	226	1064
1401	Boonton Town	Morris	2	38	11	241
1402	Boonton Township	Morris	2	24	20	104
1403	Butler Borough	Morris	2	24	16	170
1404	Chatham Borough	Morris	2	4	77	289
1405	Chatham Township	Morris	2	63	83	385
1406	Chester Borough	Morris	2	12	16	116
1407	Chester Township	Morris	2	32	32	215
1408	Denville Township	Morris	2	70	325	1060
1409	Dover Town	Morris	2	312	6	163
1410	East Hanover Township	Morris	2	18	262	848
1411	Florham Park Borough	Morris	2	74	326	669
1412	Hanover Township	Morris	2	26	356	1052
1413	Harding Township	Morris	2	0	83	170
1414	Jefferson Township	Morris	2	66	69	244
1415	Kinnelon Borough	Morris	2	3	73	161
1416	Lincoln Park Borough	Morris	2	11	74	287
1430	Long Hill Township	Morris	2	6	62	182
1417	Madison Borough	Morris	2	21	86	579
1418	Mendham Borough	Morris	2	9	25	144
1419	Mendham Township	Morris	2	0	41	151
1420	Mine Hill Township	Morris	2	1	61	285
1421	Montville Township	Morris	2	32	261	857
1423	Morris Plains Borough	Morris	2	28	144	184
1422	Morris Township	Morris	2	24	293	744
1424	Morristown Town	Morris	2	166	138	334
1426	Mount Arlington Borough	Morris	2	16	17	121
1427	Mount Olive Township	Morris	2	139	45	486

Municipal Summary, Fair Share Housing Obligations, July 2016

Muni Code	Municipality	County	Region	Present Need, 2015 (units)	Prior Round Obligation, 1987- 1999 (units)	Prospective Need, 2015- 2025 (pre-caps) (units)
1425	Mountain Lakes Borough	Morris	2	2	80	415
1428	Netcong Borough	Morris	2	17	0	41
1429	Parsippany-Troy Hills Township	Morris	2	196	664	1636
1431	Pequannock Township	Morris	2	43	134	360
1432	Randolph Township	Morris	2	45	261	593
1433	Riverdale Borough	Morris	2	2	58	266
1434	Rockaway Borough	Morris	2	30	43	163
1435	Rockaway Township	Morris	2	17	370	499
1436	Roxbury Township	Morris	2	33	255	810
1437	Victory Gardens Borough	Morris	2	16	0	9
1438	Washington Township	Morris	2	27	66	268
1439	Wharton Borough	Morris	2	138	42	128
2001	Berkeley Heights Township	Union	2	11	183	493
2002	Clark Township	Union	2	44	92	290
2003	Cranford Township	Union	2	85	148	584
2004	Elizabeth City	Union	2	5606	0	0
2005	Fanwood Borough	Union	2	10	45	174
2006	Garwood Borough	Union	2	27	19	109
2007	Hillside Township	Union	2	326	0	0
2008	Kenilworth Borough	Union	2	12	83	325
2009	Linden City	Union	2	357	209	966
2010	Mountainside Borough	Union	2	82	123	283
2011	New Providence Borough	Union	2	37	135	334
2012	Plainfield City	Union	2	1372	0	0
2013	Rahway City	Union	2	406	70	0
2014	Roselle Borough	Union	2	395	0	0
2015	Roselle Park Borough	Union	2	94	0	133
2016	Scotch Plains Township	Union	2	81	182	526
2017	Springfield Township	Union	2	4	135	462
2018	Summit City	Union	2	131	171	865
2019	Union Township	Union	2	229	233	730
2020	Westfield Town	Union	2	55	139	904
2021	Winfield Township	Union	2	18	0	18
2101	Allamuchy Township	Warren	2	54	13	24
2102	Alpha Borough	Warren	2	17	13	54
2103	Belvidere Town	Warren	2	14	0	39
2104	Blairstown Township	Warren	2	0	12	74
2105	Franklin Township	Warren	2	0	11	78
2106	Frelinghuysen Township	Warren	2	10	6	67
2107	Greenwich Township	Warren	2	8	41	173
2108	Hackettstown Town	Warren	2	123	62	138
2109	Hardwick Township	Warren	2	4	6	63
2110	Harmony Township	Warren	2	0	47	138
2111	Hope Township	Warren	2	9	8	57
2112	Independence Township	Warren	2	0	10	22
2113	Knowlton Township	Warren	2	10	14	34
2114	Liberty Township	Warren	2	0	7	81
2115	Lopatcong Township	Warren	2	3	56	85
2116	Mansfield Township	Warren	2	33	3	138
2117	Oxford Township	Warren	2	7	2	94
2119	Phillipsburg Town	Warren	2	340	0	0
2120	Pohatcong Township	Warren	2	6	47	109
2121	Washington Borough	Warren	2	69	0	80
2122	Washington Township	Warren	2	8	48	116
2123	White Township	Warren	2	22	16	0
1001	Alexandria Township	Hunterdon	3	0	22	116
1002	Bethlehem Township	Hunterdon	3	1	42	119

Municipal Summary, Fair Share Housing Obligations, July 2016

Muni Code	Municipality	County	Region	Present Need, 2015 (units)	Prior Round Obligation, 1987- 1999 (units)	Prospective Need, 2015- 2025 (pre-caps) (units)
1003	Bloomsbury Borough	Hunterdon	3	2	17	38
1004	Califon Borough	Hunterdon	3	0	21	76
1005	Clinton Town	Hunterdon	3	18	51	76
1006	Clinton Township	Hunterdon	3	21	335	202
1007	Delaware Township	Hunterdon	3	21	23	93
1008	East Amwell Township	Hunterdon	3	0	40	96
1009	Flemington Borough	Hunterdon	3	65	38	9
1010	Franklin Township	Hunterdon	3	0	36	61
1011	Frenchtown Borough	Hunterdon	3	3	2	38
1012	Glen Gardner Borough	Hunterdon	3	7	7	32
1013	Hampton Borough	Hunterdon	3	13	2	24
1014	High Bridge Borough	Hunterdon	3	4	27	71
1015	Holland Township	Hunterdon	3	79	17	54
1016	Kingwood Township	Hunterdon	3	5	19	82
1017	Lambertville City	Hunterdon	3	1	0	100
1018	Lebanon Borough	Hunterdon	3	5	34	60
1019	Lebanon Township	Hunterdon	3	3	28	99
1020	Milford Borough	Hunterdon	3	1	5	36
1021	Raritan Township	Hunterdon	3	31	360	616
1022	Readington Township	Hunterdon	3	95	394	787
1023	Stockton Borough	Hunterdon	3	0	6	51
1024	Tewksbury Township	Hunterdon	3	0	119	192
1025	Union Township	Hunterdon	3	1	78	161
1026	West Amwell Township	Hunterdon	3	0	16	80
1201	Carteret Borough	Middlesex	3	306	0	0
1202	Cranbury Township	Middlesex	3	6	217	518
1203	Dunellen Borough	Middlesex	3	0	0	77
1204	East Brunswick Township	Middlesex	3	160	648	1082
1205	Edison Township	Middlesex	3	562	965	2246
1206	Helmetta Borough	Middlesex	3	8	26	38
1207	Highland Park Borough	Middlesex	3	121	0	121
1208	Jamesburg Borough	Middlesex	3	34	8	123
1210	Metuchen Borough	Middlesex	3	62	99	357
1211	Middlesex Borough	Middlesex	3	29	105	183
1212	Milltown Borough	Middlesex	3	37	64	143
1213	Monroe Township	Middlesex	3	121	554	909
1214	New Brunswick City	Middlesex	3	1736	0	0
1215	North Brunswick Township	Middlesex	3	224	395	787
1209	Old Bridge Township	Middlesex	3	284	439	1394
1216	Perth Amboy City	Middlesex	3	784	0	0
1217	Piscataway Township	Middlesex	3	289	736	1086
1218	Plainsboro Township	Middlesex	3	18	205	607
1219	Sayreville Borough	Middlesex	3	122	261	956
1220	South Amboy City	Middlesex	3	22	0	68
1221	South Brunswick Township	Middlesex	3	108	841	1993
1222	South Plainfield Borough	Middlesex	3	41	379	471
1223	South River Borough	Middlesex	3	214	0	151
1224	Spotswood Borough	Middlesex	3	1	48	43
1225	Woodbridge Township	Middlesex	3	1480	955	0
1801	Bedminster Township	Somerset	3	2	154	190
1802	Bernards Township	Somerset	3	44	508	718
1803	Bernardsville Borough	Somerset	3	11	127	178
1804	Bound Brook Borough	Somerset	3	46	0	80
1805	Branchburg Township	Somerset	3	12	302	705
1806	Bridgewater Township	Somerset	3	115	713	1099
1807	Far Hills Borough	Somerset	3	4	38	75
1808	Franklin Township	Somerset	3	104	766	1469

Municipal Summary, Fair Share Housing Obligations, July 2016

Muni Code	Municipality	County	Region	Present Need, 2015 (units)	Prior Round Obligation, 1999 1987- (units)	Prospective Need, 2015- 2025 (pre-caps) (units)
1809	Green Brook Township	Somerset	3	11	151	210
1810	Hillsborough Township	Somerset	3	75	461	1196
1811	Manville Borough	Somerset	3	144	0	67
1812	Millstone Borough	Somerset	3	0	21	48
1813	Montgomery Township	Somerset	3	0	307	528
1814	North Plainfield Borough	Somerset	3	266	0	143
1815	Peapack-Gladstone Borough	Somerset	3	1	82	81
1816	Raritan Borough	Somerset	3	40	82	218
1817	Rocky Hill Borough	Somerset	3	1	25	64
1818	Somerville Borough	Somerset	3	97	153	161
1819	South Bound Brook Borough	Somerset	3	18	0	15
1820	Warren Township	Somerset	3	38	543	725
1821	Watchung Borough	Somerset	3	30	206	284
1101	East Windsor Township	Mercer	4	107	367	511
1102	Ewing Township	Mercer	4	104	481	621
1103	Hamilton Township	Mercer	4	471	706	1708
1104	Hightstown Borough	Mercer	4	14	45	86
1105	Hopewell Borough	Mercer	4	13	29	87
1106	Hopewell Township	Mercer	4	0	520	890
1107	Lawrence Township	Mercer	4	73	891	820
1108	Pennington Borough	Mercer	4	38	52	94
1114	Princeton	Mercer	4	64	641	707
1111	Trenton City	Mercer	4	1795	0	0
1112	Robbinsville Township	Mercer	4	16	293	533
1113	West Windsor Township	Mercer	4	92	899	1121
1330	Aberdeen Township	Monmouth	4	94	270	231
1301	Allenhurst Borough	Monmouth	4	3	50	58
1302	Allentown Borough	Monmouth	4	12	28	66
1303	Asbury Park City	Monmouth	4	418	0	0
1304	Atlantic Highlands Borough	Monmouth	4	51	86	81
1305	Avon-by-the-Sea Borough	Monmouth	4	3	20	91
1306	Belmar Borough	Monmouth	4	41	59	175
1307	Bradley Beach Borough	Monmouth	4	5	20	108
1308	Brielle Borough	Monmouth	4	12	159	154
1309	Colts Neck Township	Monmouth	4	25	218	206
1310	Deal Borough	Monmouth	4	2	54	65
1311	Eatontown Borough	Monmouth	4	112	504	320
1312	Englishtown Borough	Monmouth	4	31	65	67
1313	Fair Haven Borough	Monmouth	4	0	135	165
1314	Farmingdale Borough	Monmouth	4	8	19	35
1315	Freehold Borough	Monmouth	4	216	188	93
1316	Freehold Township	Monmouth	4	100	1036	995
1339	Hazlet Township	Monmouth	4	22	407	347
1317	Highlands Borough	Monmouth	4	65	20	79
1318	Holmdel Township	Monmouth	4	37	768	196
1319	Howell Township	Monmouth	4	97	955	681
1320	Interlaken Borough	Monmouth	4	3	40	84
1321	Keansburg Borough	Monmouth	4	138	0	117
1322	Keyport Borough	Monmouth	4	45	1	75
1323	Little Silver Borough	Monmouth	4	0	197	165
1324	Loch Arbour Village	Monmouth	4	0	31	77
1325	Long Branch City	Monmouth	4	548	0	0
1326	Manalapan Township	Monmouth	4	73	706	523
1327	Manasquan Borough	Monmouth	4	6	149	235
1328	Marlboro Township	Monmouth	4	111	1019	719
1329	Matawan Borough	Monmouth	4	70	141	119
1331	Middletown Township	Monmouth	4	138	1561	722

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Muni Code	Municipality	County	Region	Present Need, 2015 (units)	Prior Round Obligation, 1987- 1999 (units)	Prospective Need, 2015- 2025 (pre-caps) (units)
1332	Millstone Township	Monmouth	4	20	81	179
1333	Monmouth Beach Borough	Monmouth	4	0	70	87
1335	Neptune City Borough	Monmouth	4	9	33	72
1334	Neptune Township	Monmouth	4	100	0	388
1337	Ocean Township	Monmouth	4	57	873	366
1338	Oceanport Borough	Monmouth	4	2	149	113
1340	Red Bank Borough	Monmouth	4	129	427	303
1341	Roosevelt Borough	Monmouth	4	0	29	25
1342	Rumson Borough	Monmouth	4	23	268	260
1343	Sea Bright Borough	Monmouth	4	15	37	100
1344	Sea Girt Borough	Monmouth	4	0	115	152
1345	Shrewsbury Borough	Monmouth	4	10	277	189
1346	Shrewsbury Township	Monmouth	4	29	12	34
1347	South Belmar Borough	Monmouth	4	3	30	69
1348	Spring Lake Borough	Monmouth	4	34	132	185
1349	Spring Lake Heights Borough	Monmouth	4	10	76	128
1336	Tinton Falls Borough	Monmouth	4	89	622	422
1350	Union Beach Borough	Monmouth	4	39	83	173
1351	Upper Freehold Township	Monmouth	4	7	43	139
1352	Wall Township	Monmouth	4	114	1073	1121
1353	West Long Branch Borough	Monmouth	4	17	219	130
1501	Barneget Light Borough	Ocean	4	13	84	67
1533	Barneget Township	Ocean	4	86	329	174
1502	Bay Head Borough	Ocean	4	0	65	93
1503	Beach Haven Borough	Ocean	4	0	70	190
1504	Beachwood Borough	Ocean	4	7	123	64
1505	Berkeley Township	Ocean	4	157	610	1111
1506	Brick Township	Ocean	4	307	930	1207
1507	Toms River Township	Ocean	4	253	2233	2246
1508	Eagleswood Township	Ocean	4	0	36	50
1509	Harvey Cedars Borough	Ocean	4	3	37	60
1510	Island Heights Borough	Ocean	4	2	31	52
1511	Jackson Township	Ocean	4	28	1247	1702
1512	Lacey Township	Ocean	4	108	580	443
1513	Lakehurst Borough	Ocean	4	19	66	69
1514	Lakewood Township	Ocean	4	805	0	0
1515	Lavallette Borough	Ocean	4	0	82	176
1516	Little Egg Harbor Township	Ocean	4	63	194	598
1517	Long Beach Township	Ocean	4	0	41	453
1518	Manchester Township	Ocean	4	99	370	322
1519	Mantoloking Borough	Ocean	4	0	59	129
1521	Ocean Gate Borough	Ocean	4	10	12	53
1520	Ocean Township	Ocean	4	28	236	276
1522	Pine Beach Borough	Ocean	4	3	41	80
1523	Plumsted Township	Ocean	4	28	47	164
1525	Point Pleasant Beach Borough	Ocean	4	36	167	250
1524	Point Pleasant Borough	Ocean	4	0	343	297
1526	Seaside Heights Borough	Ocean	4	39	0	162
1527	Seaside Park Borough	Ocean	4	30	52	134
1528	Ship Bottom Borough	Ocean	4	0	71	168
1529	South Toms River Borough	Ocean	4	40	51	73
1530	Stafford Township	Ocean	4	112	555	703
1531	Surf City Borough	Ocean	4	8	49	167
1532	Tuckerton Borough	Ocean	4	22	69	85
0301	Bass River Township	Burlington	5	3	15	36
0302	Beverly City	Burlington	5	0	18	73
0303	Bordentown City	Burlington	5	32	33	90

Municipal Summary, Fair Share Housing Obligations, July 2016

Muni Code	Municipality	County	Region	Present Need, 2015 (units)	Prior Round Obligation, 1999 1987- (units)	Prospective Need, 2015- 2025 (pre-caps) (units)
0304	Bordentown Township	Burlington	5	11	211	313
0305	Burlington City	Burlington	5	16	89	179
0306	Burlington Township	Burlington	5	31	445	664
0307	Chesterfield Township	Burlington	5	25	55	189
0308	Cinnaminson Township	Burlington	5	30	331	242
0309	Delanco Township	Burlington	5	0	61	146
0310	Delran Township	Burlington	5	52	208	389
0311	Eastampton Township	Burlington	5	2	49	109
0312	Edgewater Park Township	Burlington	5	33	30	91
0313	Evesham Township	Burlington	5	103	534	786
0314	Fieldsboro Borough	Burlington	5	0	19	51
0315	Florence Township	Burlington	5	46	114	352
0316	Hainesport Township	Burlington	5	0	150	216
0317	Lumberton Township	Burlington	5	3	152	248
0318	Mansfield Township	Burlington	5	0	114	198
0319	Maple Shade Borough	Burlington	5	41	0	335
0321	Medford Lakes Borough	Burlington	5	0	60	107
0320	Medford Township	Burlington	5	24	418	498
0322	Moorestown Township	Burlington	5	19	621	881
0323	Mount Holly Township	Burlington	5	13	0	259
0324	Mount Laurel Township	Burlington	5	56	815	1675
0325	New Hanover Township	Burlington	5	0	4	58
0326	North Hanover Township	Burlington	5	2	1	72
0327	Palmyra Borough	Burlington	5	13	39	172
0328	Pemberton Borough	Burlington	5	1	9	46
0329	Pemberton Township	Burlington	5	20	0	545
0330	Riverside Township	Burlington	5	33	6	72
0331	Riverton Borough	Burlington	5	0	15	80
0332	Shamong Township	Burlington	5	6	84	121
0333	Southampton Township	Burlington	5	0	85	118
0334	Springfield Township	Burlington	5	5	54	124
0335	Tabernacle Township	Burlington	5	7	106	175
0336	Washington Township	Burlington	5	1	11	50
0337	Westampton Township	Burlington	5	32	221	645
0338	Willingboro Township	Burlington	5	327	268	0
0339	Woodland Township	Burlington	5	2	19	63
0340	Wrightstown Borough	Burlington	5	5	10	12
0401	Audubon Borough	Camden	5	51	0	164
0402	Audubon Park Borough	Camden	5	0	4	8
0403	Barrington Borough	Camden	5	17	8	115
0404	Bellmawr Borough	Camden	5	0	107	150
0405	Berlin Borough	Camden	5	32	154	118
0406	Berlin Township	Camden	5	41	109	289
0407	Brooklawn Borough	Camden	5	1	23	76
0408	Camden City	Camden	5	1579	0	0
0409	Cherry Hill Township	Camden	5	245	1829	1262
0410	Chesilhurst Borough	Camden	5	8	28	116
0411	Clementon Borough	Camden	5	51	19	155
0412	Collingswood Borough	Camden	5	68	0	247
0413	Gibbsboro Borough	Camden	5	29	112	107
0414	Gloucester City City	Camden	5	243	0	0
0415	Gloucester Township	Camden	5	135	359	977
0418	Haddon Heights Borough	Camden	5	12	23	139
0416	Haddon Township	Camden	5	27	35	249
0417	Haddonfield Borough	Camden	5	11	192	279
0419	Hi-nella Borough	Camden	5	6	0	13
0420	Laurel Springs Borough	Camden	5	0	17	62

Municipal Summary, Fair Share Housing Obligations, July 2016

Muni Code	Municipality	County	Region	Present Need, 2015 (units)	Prior Round Obligation, 1999 1987- (units)	Prospective Need, 2015- 2025 (pre-caps) (units)
0421	Lawnside Borough	Camden	5	0	33	124
0422	Lindenwold Borough	Camden	5	403	0	0
0423	Magnolia Borough	Camden	5	28	22	99
0424	Merchantville Borough	Camden	5	26	0	81
0425	Mount Ephraim Borough	Camden	5	18	33	188
0426	Oaklyn Borough	Camden	5	1	1	116
0427	Pennsauken Township	Camden	5	801	0	0
0428	Pine Hill Borough	Camden	5	6	22	224
0429	Pine Valley Borough	Camden	5	0	47	44
0430	Runnemede Borough	Camden	5	25	40	197
0431	Somerdale Borough	Camden	5	0	95	96
0432	Stratford Borough	Camden	5	19	70	133
0433	Tavistock Borough	Camden	5	0	80	10
0434	Voorhees Township	Camden	5	251	456	616
0435	Waterford Township	Camden	5	3	102	261
0436	Winslow Township	Camden	5	58	377	874
0437	Woodlynne Borough	Camden	5	15	0	35
0801	Clayton Borough	Gloucester	5	52	94	182
0802	Deptford Township	Gloucester	5	94	522	1069
0803	East Greenwich Township	Gloucester	5	55	252	381
0804	Elk Township	Gloucester	5	9	127	279
0805	Franklin Township	Gloucester	5	45	166	603
0806	Glassboro Borough	Gloucester	5	18	0	397
0807	Greenwich Township	Gloucester	5	5	308	137
0808	Harrison Township	Gloucester	5	0	198	605
0809	Logan Township	Gloucester	5	0	455	741
0810	Mantua Township	Gloucester	5	68	292	527
0811	Monroe Township	Gloucester	5	158	439	0
0812	National Park Borough	Gloucester	5	10	28	101
0813	Newfield Borough	Gloucester	5	13	14	31
0814	Paulsboro Borough	Gloucester	5	69	0	135
0815	Pitman Borough	Gloucester	5	62	40	147
0816	South Harrison Township	Gloucester	5	0	31	117
0817	Swedesboro Borough	Gloucester	5	23	23	68
0818	Washington Township	Gloucester	5	127	507	1264
0819	Wenonah Borough	Gloucester	5	0	30	100
0820	West Deptford Township	Gloucester	5	41	368	719
0821	Westville Borough	Gloucester	5	30	27	132
0822	Woodbury City	Gloucester	5	189	0	0
0823	Woodbury Heights Borough	Gloucester	5	5	55	86
0824	Woolwich Township	Gloucester	5	0	209	481
0101	Absecon City	Atlantic	6	19	144	123
0102	Atlantic City City	Atlantic	6	1406	2458	0
0103	Brigantine City	Atlantic	6	59	124	354
0104	Buena Borough	Atlantic	6	16	41	96
0105	Buena Vista Township	Atlantic	6	58	19	103
0106	Corbin City	Atlantic	6	2	13	37
0107	Egg Harbor City	Atlantic	6	46	42	77
0108	Egg Harbor Township	Atlantic	6	91	763	1014
0109	Estell Manor City	Atlantic	6	0	21	49
0110	Folsom Borough	Atlantic	6	5	20	59
0111	Galloway Township	Atlantic	6	180	328	811
0112	Hamilton Township	Atlantic	6	106	349	657
0113	Hammonton Township	Atlantic	6	145	257	385
0114	Linwood City	Atlantic	6	19	140	117
0115	Longport Borough	Atlantic	6	3	59	105
0116	Margate City	Atlantic	6	45	96	300

Municipal Summary, Fair Share Housing Obligations, July 2016

Muni Code	Municipality	County	Region	Present Need, 2015 (units)	Prior Round Obligation, 1999 1987- (units)	Prospective Need, 2015- 2025 (pre-caps) (units)
0117	Mullica Township	Atlantic	6	0	40	111
0118	Northfield City	Atlantic	6	17	190	101
0119	Pleasantville City	Atlantic	6	455	0	0
0120	Port Republic City	Atlantic	6	3	19	36
0121	Somers Point City	Atlantic	6	25	103	232
0122	Ventnor City	Atlantic	6	42	27	171
0123	Weymouth Township	Atlantic	6	7	15	51
0501	Avalon Borough	Cape May	6	0	234	500
0502	Cape May City	Cape May	6	4	58	239
0503	Cape May Point Borough	Cape May	6	0	34	36
0504	Dennis Township	Cape May	6	27	220	187
0505	Lower Township	Cape May	6	61	324	442
0506	Middle Township	Cape May	6	48	454	584
0507	North Wildwood City	Cape May	6	6	80	297
0508	Ocean City City	Cape May	6	105	411	1519
0509	Sea Isle City	Cape May	6	2	109	558
0510	Stone Harbor Borough	Cape May	6	3	141	238
0511	Upper Township	Cape May	6	14	317	275
0512	West Cape May Borough	Cape May	6	2	7	49
0513	West Wildwood Borough	Cape May	6	4	33	48
0514	Wildwood City	Cape May	6	26	113	418
0515	Wildwood Crest Borough	Cape May	6	20	42	228
0516	Woodbine Borough	Cape May	6	7	88	125
0601	Bridgeton City	Cumberland	6	568	0	0
0602	Commercial Township	Cumberland	6	10	45	90
0603	Deerfield Township	Cumberland	6	1	41	99
0604	Downe Township	Cumberland	6	12	10	45
0605	Fairfield Township	Cumberland	6	41	79	202
0606	Greenwich Township	Cumberland	6	2	13	33
0607	Hopewell Township	Cumberland	6	7	114	214
0608	Lawrence Township	Cumberland	6	8	10	64
0609	Maurice River Township	Cumberland	6	5	22	91
0610	Millville City	Cumberland	6	472	0	0
0611	Shiloh Borough	Cumberland	6	3	7	40
0612	Stow Creek Township	Cumberland	6	0	14	39
0613	Upper Deerfield Township	Cumberland	6	31	242	433
0614	Vineland City	Cumberland	6	1252	0	0
1701	Alloway Township	Salem	6	9	17	53
1713	Carneys Point Township	Salem	6	39	184	375
1702	Elmer Borough	Salem	6	0	12	50
1703	Elsinboro Township	Salem	6	8	26	43
1704	Lower Alloways Creek Township	Salem	6	5	26	35
1705	Mannington Township	Salem	6	4	19	50
1706	Oldmans Township	Salem	6	0	183	240
1707	Penns Grove Borough	Salem	6	89	4	0
1708	Pennsville Township	Salem	6	38	228	244
1709	Pilesgrove Township	Salem	6	18	35	104
1710	Pittsgrove Township	Salem	6	25	58	84
1711	Quinton Township	Salem	6	0	15	4
1712	Salem City	Salem	6	147	0	0
1714	Upper Pittsgrove Township	Salem	6	9	27	64
1715	Woodstown Borough	Salem	6	0	8	75
TOTALS				81,365	85,875	172,350

Notes:

Municipal Summary, Fair Share Housing Obligations, July 2016

Muni Code	Municipality	County	Region	Present Need, 2015 (units)	Prior Round Obligation, 1987- 1999 (units)	Prospective Need, 2015- 2025 (pre-caps) (units)
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1. Municipal entitlement to the 20% cap is determined at the municipal level in the context of a housing element and fair share plan and/or compliance reviewed by a trial court in a three-step process: first, calculate and verify Prior Round Credits and Reductions, defined by COAH in 1994 as First Round Prior Cycle Credits (units built 1980-1986) plus credits for affordable housing units built post-1986, transferred by regional contribution agreement ("RCA"), or zoned for inclusionary development during 1987-1993, including rental bonus credits, as part of a COAH-certified or court-approved Second Round (1993-1999) housing element and fair share plan; second, calculate the number of occupied housing units in the municipality in 2015; and, third, deduct Prior Round Credits and Reductions in excess of the Prior Round need from the Third Round Need (sum of Prospective Need and Gap Present Need). If the resulting Need is greater than 20% of the municipality's 2015 occupied housing, then the 20% cap is applied and the result is the municipality's Third Round New Construction Obligation, unless the 1,000-unit cap is applicable.

2. The applicability and extent of the so-called 1,000-unit cap is determined, after verifying credits, in individual municipal-level proceedings in trial courts.

Appendix C – Beach Club District Redevelopment Plan

ORDINANCE 2022-13

AN ORDINANCE OF THE CITY OF SOUTH AMBOY, COUNTY OF MIDDLESEX, NEW JERSEY AMENDING THE BEACH CLUB DISTRICT REDEVELOPMENT PLAN TO INCORPORATE BLOCK 161.01, LOTS 25.05, 25.06, 25.07, 26.01 AND 26.03 THEREIN

WHEREAS, the City of South Amboy in the County of Middlesex, New Jersey (the “City”) is authorized under the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the “**Redevelopment Law**”), to determine whether certain parcels of land within the City constitute an area in need of redevelopment and to adopt redevelopment plans therefor; and

WHEREAS, the governing body of the City (the “**City Council**”) previously designated certain areas now known as the Northern Waterfront Redevelopment Area (the “**NWRA**”), the Central Waterfront Redevelopment Area (the “**CWRA**”), and the Broadway/Main Street Redevelopment Area (the “**BMSRA**”) as areas in need of redevelopment pursuant to the Redevelopment Law; and

WHEREAS, the City Council previously adopted a redevelopment plan for the NWRA entitled the “Northern Waterfront Redevelopment Plan” (the “**Northern Waterfront Redevelopment Plan**”); and

WHEREAS, the City Council previously adopted a redevelopment plan for the CWRA entitled the “Central Waterfront Redevelopment Plan”, which plan was subsequently amended several times (as amended, the “**Central Waterfront Redevelopment Plan**”); and

WHEREAS, by Ordinance #34-01, adopted on November 19, 2001, the City Council merged the NWRA and CWRA, and the Central Waterfront Redevelopment Plan and the Northern Waterfront Redevelopment Plan; and

WHEREAS, the City Council previously adopted a redevelopment plan for the BMSRA entitled the “Redevelopment Plan for Broadway/Main Street”, which plan was subsequently amended several times (as amended, the “**Broadway/Main Street Redevelopment Plan**”); and

WHEREAS, the City Council previously adopted a separate redevelopment plan, known as the “**Beach Club District Redevelopment Plan**”, for the portion of the BMSRA consisting of Block 161.02, Lots 20, 23, 24, 24.01, 25, 90, 90.01, 6.02 and a portion of Lot 20.01 (the “**Beach Club District Properties**”); and

WHEREAS, by Resolution #75-2002, adopted on March 6, 2002, the City Council designated the property formerly identified as Block 161.01, Lots 26 and 26.01 on the City’s official tax maps as an “area in need of redevelopment” pursuant to Redevelopment Law and designated such parcels as part of the NWRA; and

WHEREAS, by Ordinance No. 1-2013, adopted on February 3, 2013, the City Council amended and supplemented the Northern Waterfront Redevelopment Plan by, among other things, including and making Lots 26 and 26.01 part of the Northern Waterfront Redevelopment Plan; and

WHEREAS, by Ordinance No. 15-03, adopted on June 4, 2019, the City Council further amended the Northern Waterfront Redevelopment Plan to include Lots 26 and 26.01; and

WHEREAS, NRG (“**NRG**”) previously owned the parcel formerly identified as Block 161.01, Lot 26 (“**Lot 26**”); and

WHEREAS, as a result of a settlement agreement by and among the City, the South Amboy Redevelopment Agency (“**SARA**”) and NRG, SARA obtained approval to subdivide a 2-acre portion of Lot 26 into a separate parcel, which is now identified as Block 161.01, Lot 26.03 on the City’s official tax map (“**Lot 26.03**”); and

WHEREAS, thereafter, SARA acquired Lot 26.03 from NRG; and

WHEREAS, Lot 26.03 is contiguous to, and located directly to the West of Lot 26.01, and both lots are contiguous to, and located directly to the North of the properties designated as Block 161.01, Lots 25.05, 25.06, and 25.07, which are governed by the Broadway/Main Street Redevelopment Plan; and

WHEREAS, portions of the aforementioned Lots include upland and riparian rights; and

WHEREAS, the City now desires to provide zoning for Lots 25.05, 25.06, 25.07, 26.01 and 26.03 consistent with the zoning set forth in the portion of the BMSRA that is governed by the Beach Club District Redevelopment Plan, which permits multi-family residential uses and provides appropriate bulk standards therefor.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of South Amboy, New Jersey as follows:

1. The recitals above are incorporated herein as if set forth in full.
2. The Beach Club District Redevelopment Plan is hereby amended to incorporate therein the parcels known as Block 161.01, Lots 25.05, 25.06, 26.07, 26.01 and 26.03.
3. The zoning district map of the City's Land Development Ordinance is hereby amended to reflect the applicability of the Beach Club District Redevelopment Plan to Block 161.01, Lots 25.05, 25.06, 26.07, 26.01 and 26.03.
4. The amended Beach Club District Redevelopment Plan shall supersede the City's Land Development Ordinance and portions of the Broadway/Main Street Redevelopment Plan and the Northern Waterfront Redevelopment Plan, as same otherwise affect Block 161.01, Lots 25.05, 25.06, 26.07, 26.01 and 26.03.
5. All Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of the inconsistency.
6. This Ordinance shall take effect twenty (20) days following final passage and shall be published as required by law.



Deborah Brooks, RMC

Introduced on First Reading: August 17, 2022
Date of Publication: August 22, 2022
Adopted on Second Reading: September 7, 2022
Date of Final Publication: September 12, 2022

CITY OF SOUTH AMBOY
COUNTY OF MIDDLESEX

ORDINANCE 18-2018

AN ORDINANCE OF THE CITY OF SOUTH AMBOY,
COUNTY OF MIDDLESEX, NEW JERSEY AMENDING
THE BEACH CLUB DISTRICT REDEVELOPMENT PLAN

WHEREAS, the City of South Amboy in the County of Middlesex, New Jersey (the “City”) is authorized pursuant to the Local Redevelopment and Housing Law, as amended and supplemented, N.J.S.A. 40A:12A-1 et seq. (the “**Redevelopment Law**”), to determine whether certain parcels of land within the City constitute an area in need of rehabilitation or an area in need of redevelopment; and

WHEREAS, by resolutions duly adopted, the Municipal Council of the City (the “**City Council**”) designated certain properties within the City, including without limitation, the parcels identified on the tax map of the City as Block 161.02, Lots 20, 23, 24, 24.01, 25, 90, 90.01, 6.02 and a portion of Lot 20.01 (the “**Beach Club District Properties**”) as an “area in need of redevelopment” pursuant to the Redevelopment Law and the redevelopment laws which preceded it; and

WHEREAS, for lot consolidation rather than development purposes, certain of the Beach Club District Properties now identified on the tax map of the City as Block 161.02, Lots 6.03 and 6.04 (the “**Subdivided Lots**” and together with Block 161.02, Lot 20, 23, 24, 24.01, 90.01 and a portion of Lot 20.01, the “**Property**”) were created through the subdivision of Block 161.02, Lots 6.02, 25 and 90, as established by that certain Subdivision Deed dated December 30, 2014 and recorded on January 5, 2015 in the Office of the Middlesex County Clerk at Deed Book 06649, Page 0710 *et seq.*; and

WHEREAS, in accordance with the Redevelopment Law, and by ordinances duly adopted, the City Council adopted various redevelopment plans for the Property; and

WHEREAS, pursuant to the provisions of the Redevelopment Law, specifically N.J.S.A. 40A:12A-4, the South Amboy Redevelopment Agency (“**SARA**”) was established as an instrumentality of the City with responsibility for implementing redevelopment plans and carrying out redevelopment projects in the City; and

WHEREAS, SARA may exercise all powers, duties and functions relating to redevelopment in the manner of a redevelopment entity under the Redevelopment Law, which powers include contracting with redevelopers for the planning, replanning, construction, or undertaking of any project or redevelopment work under N.J.S.A. 40A:12A-8.f; and

WHEREAS, on November 12, 2014, SARA adopted a resolution designating Manhattan Beach Club Street, LLC (the “**Master Redeveloper**”) as the “redeveloper” of the Property; and

WHEREAS, on November 12, 2014, SARA, the City and the Master Redeveloper entered into that certain tri-party Redevelopment Agreement (the “**Original Master Redevelopment Agreement**”) in connection with the redevelopment of the Property; and

WHEREAS, on December 17, 2014, by Ordinance No. 13-2014, the City Council adopted the Beach Club District Redevelopment Plan (the “**Original Beach Club District Redevelopment Plan**”), which redevelopment plan superseded and replaced the existing redevelopment plans as same related to the Property; and

WHEREAS, the concepts for redevelopment of the Property have evolved and City Council has determined to amend the Original Beach Club District Redevelopment Plan in order to facilitate the redevelopment of the Property as set forth in the proposed Amended Redevelopment Plan attached hereto as Exhibit A (the “**Amended Redevelopment Plan**”); and

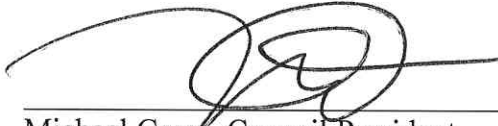
WHEREAS, the City Planning Board (the “**Planning Board**”) reviewed the Amended Redevelopment Plan and found, among other things, that the Amended Redevelopment Plan is

reasonable and appropriate, and is not inconsistent with the City's Master Plan, and recommended that the City adopt same; and

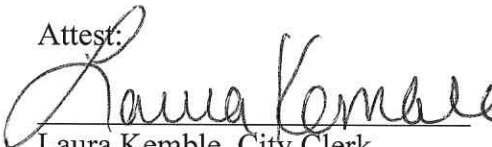
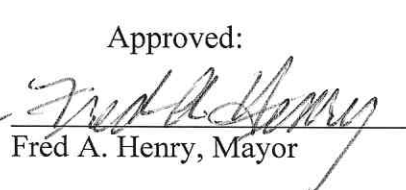
WHEREAS, the Council has determined to accept the Planning Board's recommendation and adopt the Amended Redevelopment Plan.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of South Amboy, New Jersey as follows:

1. The Amended Redevelopment Plan, attached hereto as **Exhibit A**, shall govern the redevelopment of the area identified on the Tax Map of the City as Block 161.02, Lots 20, 23, 24, 24.01, 90.01, 6.03, 6.04 and a portion of Lot 20.01 and is hereby adopted.
2. The zoning district map of the City's Land Development Ordinance is hereby amended to reflect the applicability of the Amended Redevelopment Plan to the Property.
3. The Amended Redevelopment Plan shall supercede the City's Land Development Ordinance as it affects the Property and shall supercede and replace the existing Original Beach Club District Redevelopment Plan as adopted by Ordinance 13-2014.
4. All Ordinances or parts of Ordinances inconsistent herewith are hereby repealed to the extent of the inconsistency.
5. This Ordinance shall take effect twenty (20) days following final passage and shall be published as required by law.



Michael Gross, Council President

Attest:  Approved: 

Laura Kemble, City Clerk Fred A. Henry, Mayor

Approved as to form:



John R. Lanza, Law Director

Introduced on First Reading:
Date of Publication:
Adopted on Second Reading:
Date of Final Publication:

EXHIBIT A



BEACON PLANNING AND CONSULTING SERVICES, L.L.C.

COLTS TOWNE PLAZA, SUITE 129
315 STATE HIGHWAY 34
COLTS NECK, NJ 07722

TEL. (732) 845-8103
FAX (732) 845-8104

**THE BEACH CLUB DISTRICT
REDEVELOPMENT PLAN
CITY OF SOUTH AMBOY, NEW JERSEY**

Beacon File: A14097
November 2014
Rev. 11/12/2014
Rev. 12/03/2014
Rev. 03/21/2018
Rev. 07/27/2018
Rev. 11/07/2018

The original copy of this report was signed and sealed in accordance with N.J.S.A. 45: 14A-12.

Andrew W. Janiw, P.P., AICP
Professional Planner #5775

SOUTH AMBOY GOVERNING BODY

FRED HENRY, MAYOR
BRIAN MCLAUGHLIN
THOMAS B. REILLY
CHRISTINE NOBLE
ZUSETTE DATO
MICHAEL GROSS

SOUTH AMBOY PLANNING BOARD

FRED HENRY, MAYOR
ROBERT PAULUKIEWICZ, CHAIRMAN
THOMAS KELLY
HOLLY HUGHES
FRANCIS MULVEY
RICHARD MORAN
MARY SZARO
DARCY MCCABE-BREW
TIM ARMBRECHT
GEORGE BARANOWSKI
SCOTT KOMINKIEWICZ
COUNCILMAN THOMAS REILLY

SOUTH AMBOY REDEVELOPMENT AGENCY

ERIC F. M. CHUBENKO, EXECUTIVE DIRECTOR
CRAIG COUGHLIN, ESQ., COUNSEL
ANGEL ALBANESE, TREASURER
KEVIN MESZAROS – CHAIRMAN
BENJAMIN BLOCK – VICE CHAIRMAN
ZUSETTE DATO
JACK O'CONNELL
TONY GONSALVES
CAMILLE TOOKER
FRANK MILATTA

PLANNING BOARD SECRETARY

KATHRYN KUDELKA

PLANNING BOARD ATTORNEY

JAMES E. STAHL, ESQ.

PLANNING BOARD PLANNER

AJV ENGINEERING, INC.

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TITLE

1	City Council Resolution adopted on November 12, 2014
2	New Jersey State Plan Economic, Environmental and Demographic Designations

1.0 INTRODUCTION

1.1 Background

The subject properties, identified in Table 1 below, are located east of Broadway between Rosewell Street, a Conrail right-of way and the Raritan Bay. The parcels were included in two broader areas found to meet the criteria for designation as an “Area in Need of Redevelopment” pursuant to assessments performed in accordance to the requirements of New Jersey’s Local Redevelopment and Housing Law (LRHL). The properties were included in South Amboy’s Southern Waterfront and Broadway/Main Street Redevelopment Plans, dated June 28, 2000 and amended through 1999 and February 08, 2002 amended through 2010, respectively, at the direction of the City’s governing body. The City now seeks a restated plan specific to these parcels due to the unique location and configuration of the properties; one that considers the physical and regulatory challenges of developing waterfront improvements.

Table 1:

SOUTH AMBOY BEACH CLUB DISTRICT								
Block	Lot	Property Location	Owner's Name	Owner's Mailing Address	City/State/Zip	Zone	Acreage	Uplands
161.02	6.02	165 MAIN ST.	GREAT LAKES DREDGE & DOCK CO & METALS	BOX 3220 MAIN ST	SOUTH AMBOY, NJ 08879	M-2	5.65	5.65
161.02	20	FOOT GEORGE ST	SOUTH AMBOY REDEVELOPMENT AGENCY	140 NORTH BROADWAY	SOUTH AMBOY, NJ 08879	RM	65.24	45.77
161.02	23	S ROSEWELL ST	SOUTH AMBOY REDEVELOPMENT AGENCY	140 NORTH BROADWAY	SOUTH AMBOY, NJ 08879	RM	1.80	1.18
161.02	24	S ROSEWELL ST	JARMEL SOUTH AMBOY REALTY INC% WAS	PO BOX 649	HARRISON, NJ 07029	M-1	19.76	16.11
161.02	24.01	N/A	N/A	N/A	N/A	RA	N/A	-
161.02	25	175 LOWER MAIN ST	GREAT LAKES DREDGE & DOCK CO & METALS	BOX 3220 MAIN ST	SOUTH AMBOY, NJ 08879	M-1	29.12	29.12
161.02	90	155 MAIN ST.	LOWER MAIN STREET DEVELOPMENT LLC	BOX 3220 MAIN ST	SOUTH AMBOY, NJ 08879	M-2	44.88	44.63
161.02	90.01	MAIN ST	CITY OF SOUTH AMBOY	140 N BROADWAY	SOUTH AMBOY, NJ 08879	M-2		
Total Acreage:							166.45	142.46
*Acreage and ownership information obtained from City tax records.								

This resulting plan identifies the land uses that are suitable for the area. It also sets forth area and bulk requirements to guide the redevelopment of the area in a manner which promotes the health, safety and welfare of the South Amboy community. This redevelopment plan provides for land uses that are appropriate for the specific parcels and will encourage the redevelopment or rehabilitation of substandard properties located along this portion of the community, resulting in more vibrant and aesthetic neighborhoods. The resulting plan establishes a comprehensive, integrated approach to development that will result in an

attractive and complementary use of the properties in the redevelopment area. The plan is designed to compliment and implement the specific goals, objectives and policy statements set forth in the City's Master Plan.

1.2 Statutory Basis for the Redevelopment Plan

The Local Redevelopment and Housing Law (LRHL) sets forth the following criteria that must be addressed in a redevelopment plan:

- A. No redevelopment project shall be undertaken or carried out except in accordance with a redevelopment plan adopted by ordinance of the municipal governing body, upon its finding that the specifically delineated project area is located in an area in need of redevelopment or in an area in need of rehabilitation, or in both, according to criteria set forth in section 5 or section 14 of (NJ.S.A..40A:12A-5 or 40A:12A-14), as appropriate.

The redevelopment plan shall include an outline for the planning, development, redevelopment, or rehabilitation of the project area sufficient to indicate:

1. Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
2. Proposed land uses and building requirements in the project area.
3. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
4. An identification of any property within the redevelopment area which is proposed to be acquired in accordance with the redevelopment plan.

5. Any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L.1985, c.398.
- B. A redevelopment plan may include the provision of affordable housing in accordance with the "Fair Housing Act," P.L.1985, c.222 (C.52:27D-301 et al.) and the housing element of the municipal master plan.
- C. The redevelopment plan shall describe its relationship to pertinent municipal development regulations as defined in the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.). The redevelopment plan shall supersede applicable provisions of the development regulations of the municipality or constitute an overlay zoning district within the redevelopment area. When the redevelopment plan supersedes any provision of the development regulations, the ordinance adopting the redevelopment plan shall contain an explicit amendment to the zoning district map included in the zoning ordinance. The zoning district map as amended shall indicate the redevelopment area to which the redevelopment plan applies. Notwithstanding the provisions of the "Municipal Land Use Law," P.L.1975, c.291 (C.40:55D-1 et seq.) or of other law, no notice beyond that required for adoption of ordinances by the municipality shall be required for the hearing on or adoption of the redevelopment plan or subsequent amendments thereof.
- D. All provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan; but the municipal governing body may adopt a redevelopment plan which is inconsistent with or not designed to effectuate the master plan by affirmative vote of a majority of its full authorized membership with the reasons for so acting set forth in the redevelopment plan.
- E. Prior to the adoption of a redevelopment plan, or revision or amendment thereto, the planning board shall transmit to the governing body, within 45 days after referral, a report containing its recommendation concerning the redevelopment plan. This report shall include an identification of any provisions in the proposed redevelopment plan which is inconsistent with the master plan and recommendations concerning these inconsistencies and any other matters as the board deems appropriate. The governing body, when considering the adoption

of a redevelopment plan or revision or amendment thereof, shall review the report of the planning board and may approve or disapprove or change any recommendation by a vote of a majority of its full authorized membership and shall record in its minutes the reasons for not following the recommendations. Failure of the planning board to transmit its report within the required 45 days shall relieve the governing body from the requirements of this subsection with regard to the pertinent proposed redevelopment plan or revision or amendment thereof. Nothing in this subsection shall diminish the applicability of the provisions of subsection d. of this section with respect to any redevelopment plan or revision or amendment thereof.

- F. The governing body of a municipality may direct the planning board to prepare a redevelopment plan or an amendment or revision to a redevelopment plan for a designated redevelopment area. After completing the redevelopment plan, the planning board shall transmit the proposed plan to the governing body for its adoption. The governing body, when considering the proposed plan, may amend or revise any portion of the proposed redevelopment plan by an affirmative vote of the majority of its full authorized membership and shall record in its minutes the reasons for each amendment or revision. When a redevelopment plan or amendment to a redevelopment plan is referred to the governing body by the planning board under this subsection, the governing body shall be relieved of the referral requirements of subsection e. of this section.

1.3 Area Description

The Beach Club District (the “Redevelopment Plan Area”) is located in the eastern portion of South Amboy along the Raritan Bay. Figure 1 shows the location of the redevelopment area within the City. The study area consists of properties identified by the City Tax Assessor as Block 161.02, for all or part of Lots 6.02, 20, 20.01, 23, 24, 24.01, 25, 90 and 90.01, which are located along Rosewell Street and a Conrail right-of-way to the west, a Conrail owned property to the north, the Raritan Bay to the east, and John T. O’Leary Boulevard/Raritan Reach Road to the south. The area includes lands located east of the bulkhead line which are tidally influenced and submerged. The gross acreage of the Beach Club District includes land subjected to the regulatory and physical restrictions associated with the location.

Figure 2 depicts the boundaries of the redevelopment area. The study area is comprised of ~166.45 gross acres pursuant to the City of South Amboy's tax records (inclusive of property located east of a bulkhead line between uplands and the Raritan Bay). The redevelopment area consists of adjacent tax parcels with the majority of the upland area contained within the former Amboy Aggregates location (~41 upland acres and ~80 total acres). Figure 3 defines the Beach Club District on the City's Tax Map. Figure 4 depicts the existing redevelopment plan areas that provide the current zoning of the subject properties, as well as the current zoning surrounding the Beach Club District.

The Redevelopment Plan Area previously was located within both light industrial and medium density residential area zones. The parcels are currently either vacant or contain abandoned industrial uses. The surrounding area exhibits a changing development pattern with a more residential character taking hold, as noted by the additional multi-family housing located to the south of the subject parcels along Raritan Reach Road. Located along the eastern side of Rosewell Street adjacent to the Redevelopment Area's western border are a mixture of uses, including the South Amboy Pumping Station operated by the Middlesex County Utilities Authority, high density residential housing, and an abandoned retail market. The redevelopment area was once a light industrial area, but now represents one of the few remaining opportunities for development within the City. The district benefits from waterfront access and proximity to local public uses, such as public transportation, the City's library, recreational fields, and the high school. Properties located across from the Redevelopment Plan Area along Rosewell Street are generally residential in nature and are in various states of condition. Growing concern regarding the closure and abandonment of local retail shops and industrial uses, as well as the decline in the City's housing stock, has resulted in the City adopting the Beach Club District Redevelopment Plan. In efforts to advance the goals of the Beach Club District Redevelopment Plan, the City of South Amboy and/or the South Amboy Redevelopment Agency acquired abandoned and distressed properties within

the area and is now pursuing a revitalization of a region of the community that includes these parcels.

1.4 Utility and Infrastructure

Municipal water, sanitary sewer, storm water provisions, natural gas, electricity, and voice and data transmission facilities either serve or are available to serve the parcels within the Redevelopment Area.

- **Water:** Middlesex Water Company services the entire City of South Amboy for domestic purposes and with water pressure for fire fighting purposes.
- **Sanitary Sewerage:** The City maintains and operates a sewerage collection system that pumps the collected wastewater to the regional Middlesex County Utility Authority for treatment. While surcharging of portions of the storm system does occur, the separation of storm from sanitary lines has eliminated potential health concerns.
- **Electricity:** Electrical power is provided to the Redevelopment Area by Jersey Central Power and Light (JCP&L).
- **Natural Gas.** Gas lines that service the Redevelopment Area are provided by Public Service Electric and Gas, Inc. (PSE&G).
- **Voice and Data Transmission:** Verizon services are available for the redevelopment Area.

1.5 Environmental Conditions

Any and all redevelopment efforts must consider the environmental status of the Beach Club District. Potential environmental liabilities present within the District must be identified and all planning and redevelopment/rehabilitation pursued according to all applicable laws, statutes and pertinent rules.

2.0 DESCRIPTION OF SITE AND FINDING OF NEED FOR REDEVELOPMENT

Pursuant to prior assessments, parcels located within the Beach Club Redevelopment District were found to be in need of redevelopment. The Southern Waterfront Redevelopment Plan was initially adopted on November 22, 1988. The initial plan was repealed and reenacted. The subsequent reenactment via Ordinance #03-95 was based upon Moskowitz, Heyer and Gruel, P.A.'s report dated March 1994 with revisions through June 1994. Additional amendments occurred with Ordinances #20-97 (September 17, 1997), #8/99 (March 17, 1999), and #13-99 (May 05, 1999). The area was subsequently expanded on April 05, 2000 by the City Council based on Angelo J. Valetutto's report dated July 22, 1996. The Broadway/Main Street Redevelopment Plan was adopted via Resolution No. 160-2001 on August 02, 2001. Its creation was based upon AJV Engineering, Inc.'s May 30, 2001 report entitled "Redevelopment Area Report for Broadway/Main Street." This plan was subsequently amended on December 15, 2010 via resolution No. 29-2010. The parcels were determined to be "Areas in Need of Redevelopment" utilizing the Local Redevelopment and Housing Law (LRHL) as the basis for the determinations.

The preliminary investigations and subsequent Planning Board recommendations and Council approvals represented the first steps in an extensive planning process. The Council subsequently directed Beacon Planning and Consulting Services, LLC to prepare a restated redevelopment plan specific to the subject area and in consideration of the unique location and features of the parcels.

3.0 REDEVELOPMENT AREA REGULATIONS

3.1 Approach

The planning approach outlined in this redevelopment plan is to create an enhanced opportunity for a mixed-use (residential, passive/active recreation, entertainment, and waterfront specific activities) district that advances the Master Plan's goals and objectives. The intent is to permit multi-family residential and recreational/entertainment development along the City's waterfront.

3.2 Plan Interpretation

Unless otherwise specified herein, the standards contained within the Beach Club District Redevelopment Plan shall regulate the land use, bulk requirements, sign regulations in the Redevelopment Area, and shall apply to any redevelopment or rehabilitation project designed to implement the Plan, whether by a Redeveloper or by private property owners. In addition, Redeveloper shall comply with design standards established in the Redevelopment Agreement, as amended from time to time. Where regulations of the Redevelopment Plan conflict with the Land Development Ordinance or Design Standards of the City, this Plan shall control. A new zoning district to accommodate the intended permitted land uses will be established and be known as the Beach Club District (BCD). The proposed district is depicted in Figure 5. This zoning district is not an overlay zone, but replaces the current zoning designation for the Redevelopment Area. Final adoption of this Redevelopment Plan by the City Council shall be considered an amendment to the City of South Amboy's Land Development Ordinance and Zoning Map. Unless otherwise defined herein, terms used in this plan shall have the same meaning ascribed to them in the City's Land Development Ordinance.

The continued use of existing properties is permitted until the property is to be redeveloped or substantially rehabilitated or as otherwise provided in a Redevelopment Agreement, at which time the provisions of this Plan shall apply.

In the case where a particular land use or site standard is not specifically addressed in this redevelopment plan, compliance with the City of South Amboy's Zoning Ordinance and/or other applicable City codes or ordinances shall be required to the extent that they are consistent with this Redevelopment Plan and that such provisions would not frustrated the intent and purpose of this Redevelopment Plan.

The flexibility of land uses is essential to achieve the best design possible and to create a multi-family/recreational district. The local land development regulatory process will be administered by the South Amboy Planning Board to ensure that the goals and objectives of the Redevelopment Plan are met.

3.3 Purpose and Intent

It is the intent of this Redevelopment Plan to achieve the following goals and objectives for the City of South Amboy:

- A. To redevelop underutilized buildings and properties into fully productive uses in a manner that is compatible with the character in the immediately surrounding area and the objectives of the City's Master Plan;
- B. To eliminate vacant, deteriorated and obsolete buildings and structures that affect the feasibility effectuating a more amenable neighborhood physical change by advancing mixed-use infill development (recreational, waterfront dependent and residential);
- C. To provide for the improvement of the functional and physical layout of the redevelopment area for contemplated new and infill development, and the removal of impediments to land disposition;
- D. To provided land in parcels of sufficient size and configuration so as to permit comprehensive, economically sound redevelopment of the area;

- E. To serve as the guiding document for the City Council and Planning Board for the Beach Club District Redevelopment Area;
- F. To create land use and building requirements specific to the Redevelopment Area that will promote the development of a multi-family/recreational neighborhood. The redeveloped area will consist of a mix of passive/active recreational, waterfront specific activities, entertainment, and multi-family residential development.
- G. To foster the development of recreational and residential uses that will advance the revitalization of the Redevelopment Area by providing for an increase in the City's economic base;
- H. To promote the utilization of high quality construction of buildings and improvements;
- I. To identify and remediate potential brownfields issues within the redevelopment area;
- J. To stimulate an appropriate level of development that provides public benefits to the City and does not overwhelm the City's infrastructure;
- K. To control vehicular access along North Rosewell Avenue in a manner that diminishes potential traffic conflicts.

3.4 Permitted Uses

- A. Permitted principal uses. The Redevelopment Plan seeks to encourage and accommodate residential, recreation and limited entertainment uses in order to encourage the redevelopment of the Beach Club District. Table 2 lists the permitted uses for this area.

**Table 2
Permitted Principal Uses
Beach Club District (BCD)**

Primary:

- 1. Multi-family residential.
 - 2. Active/passive recreation, including open air gazebos, sports courts, open air performance areas and associated seating, and public accommodations for comfort facilities.
-

3. Waterfront dependent activities, including beach clubs, marinas, marina terminals and storage facilities for water specific sports equipment i.e., kayaks, paddle boards, etc..

4. Restaurant use, open to the public, shall be permitted on Block 161.02, Lots 20, 20.01 and 23.

5. Inns and Hotels with up to 200 rooms.

6. Clubhouse.

B. Permitted accessory uses. Permitted accessory uses in the Beach Club District may include accessory commercial uses, on-street and off-street parking, structured parking under residential buildings, parking garages, swimming pools, fences and walls, signage, loading areas, public open space, band shells, and related elements which are commonly ancillary to principal permitted uses. "Accessory Commercial Uses" shall mean retail and commercial uses as may be incidental or accessory to ferry services, marina operations and multifamily residential developments, including, but not limited to, health and fitness clubs, community centers, club houses, beach houses, shared or "zip" car facilities, bicycle rentals, dog and pet grooming, theater screening rooms and facilities, boat rentals, dining, banquet and catering facilities, commercial entertainment, and recreation. Retail accessory uses shall not be located in stand-alone structures. Retail accessory uses must be located within a structure or building containing a permitted primary or principal use and must be a related and logical accessory to that primary or principle use. Accessory dining facilities within the Beach Club District shall be limited to banquet or club type dining for sit down service or the sale of prepackage or prepared foods for off-premise consumption. Accessory dining facilities shall not be open to the general public for table service dining.

C. Prohibited Activities. Any activity that may be noxious or injurious by reason of the production or emission of dust, smoke, refuse matter, fumes, noise,

and vibrations or similar substances or conditions shall be prohibited within Beach Club District. Signs painted directly upon the exterior walls of any principal or accessory building or structure shall be prohibited.

D. Use standards. The following standards shall apply to applicable uses permitted within the Beach Club Overlay District Redevelopment Area.

Multi-family residential

- a. Controlled and secured access for the residential use shall be provided.
- b. Off-street and on-street parking for residential development shall be provided as follows given the nature of this transit oriented redevelopment:
 - One-Bedroom Unit – 1.2 Spaces
 - Two-Bedroom Unit – 1.8 Spaces
 - Three-Bedroom Unit – 2.1 Spaces

On-street parking that can be considered toward the parking requirement must be located along public or private roads, drives or cart ways that are contiguous to the building they will serve and within the portions of the roads, drives and cart ways that are along the frontage of the lot or phase.

- c. The overall mix of units in any building shall include a maximum of 50% of units containing two or three bedrooms with the remaining 50% or more of units being either one-bedroom or studio style in configuration. Studio apartments shall have a minimum floor area of 400 square feet, one-bedroom dwelling units shall have a floor area of at least 630 square feet, two-bedroom apartments shall have a floor area of at least 850 square feet, and three-bedroom apartments shall have a floor area of at least 1,150 square feet.
- d. Dwelling units shall contain a complete kitchen, toilet and bathing facilities, and not more than three bedrooms.

E. Affordable Housing

Developments in the Beach Club District shall address the need to provide affordable housing in the Redevelopment Agreement.

3.5 Bulk Standards

Tables 3, 4 and 5 list the area and bulk requirements for multi-family, recreation, and waterfront dependent development in the Beach Club District.

Table 3
Beach Club District Redevelopment Area
Multi-Family Regulations

Zoning Standard	BCD Requirement
Minimum lot area (gross acres*)	1
Maximum Density (units per gross acre*)	12***
Minimum setback for a building or parking structure to any right-of-way, lot line or phase line (feet)	5
Minimum setback for a surface parking lot to any right-of-way, lot line or phase line (feet)	0
Maximum impervious coverage (percent)**	70
Maximum building coverage (percent)**	40
Maximum building height (feet/stories)	100/8

*The gross area of a parcel may include portions of the parcel located east of the bulkhead or otherwise restricted due to features or conditions that do not permit or limit the placement of improvements immediately thereon. The permitted number of residential units may be further defined in the Redevelopment Agreement. Density and coverage will continue to be tracked based on the overall area of the Manhattan Beach Club District.

**Impervious and building coverage should be calculated using the gross acreage/overall area of a parcel, including portions of the parcel that are not contiguous.

*** There shall be a density bonus of 1 additional unit per upland acre for every 2 additional off-street parking spaces provided for public use. The density calculation shall include all acreage owned or controlled by any Redeveloper, regardless of whether all of such lands are developable or are used for development.

Table 4
Beach Club District Redevelopment Area
Recreation Regulations
(For free standing buildings designed for Recreational Uses;
If Recreational Facilities are located in Buildings that include Multi-Family
Development the Height and Bulk Requirements for Multi-Family Shall Pertain to those
Recreational Uses)

Zoning Standard	BCD Requirement
------------------------	------------------------

Minimum lot area (gross acres)*	1
Minimum front yard setback (feet)	10
Minimum side yard setback (feet)	5
Minimum rear yard setback (feet)	10
Maximum impervious coverage (percent)**	80
Maximum building coverage (percent)**	30
Maximum building height (feet/stories)	45/3

*Gross acre shall be defined as the overall area of a parcel, including portions of the parcel located east of the bulkhead or otherwise restricted due to features or conditions that do not permit or limit the placement of improvements immediately thereon.

**Impervious and building coverage should be calculated using the gross acreage/overall area of a parcel.

Table 5
Beach Club District Redevelopment Area
Waterfront Dependent Regulations*
(For free standing buildings designed for Water Dependent Uses
If Recreational Facilities are located in Buildings that include Multi-Family
Development the Height and Bulk Requirements for Multi-Family Shall Pertain to
those Recreational Uses)

Zoning Standard	BCD Requirement
Minimum lot area (gross acres)**	5
Minimum setback from waterfront (feet)	5
Minimum Off-street Parking	See 3.4 D b. All other uses to be determined by the Planning Board based on the nature of the use and its relationship to other uses within the District
Maximum impervious coverage (percent)***	40
Maximum building coverage (percent)***	10
Maximum building height (feet/stories)	30/2

*. Bulk standards associated with the waterfront are intended to exhibit flexibility in order to accommodate a variety of unique development opportunities and each waterfront specific initiative must be reviewed prior to application for site plan approval, at which time supplemental regulations may be recommended to properly regulate and accommodate the use.

**Gross acre shall be defined as the overall area of a parcel, including portions of the parcel located east of the

bulkhead or otherwise restricted due to features or conditions that do not permit or limit the placement of improvements immediately thereon.

***Impervious and building coverage should be calculated using the gross acreage/overall area of a parcel.

3.6 Supplemental Regulations

A. General Regulations

1. .
Parking for all non-residential, accessory, waterfront dependent or recreational use or activity shall be provided as follows:
 - 1 space for every two (2) seats in a banquet, entertainment or passive recreation seating area;
 - 1 space for every four visitors associated with a beach club, clubhouse or community center, based on the stated maximum occupancy of the club net of the associated banquet facility, which will be accommodated as per the previous requirement;
 - 1.25 spaces for every slip provided in the marina; and
 - 6 spaces per 1,000 sq.ft. of a health and fitness club not associated with a beach club or clubhouse.

Additional standards will be established for the marine/ferry terminal as anticipated demand is defined. Parking for this use will be established through a future parking demand study.

Any use not specifically referenced will require the submission of a parking demand study.

2. The off-street parking requirement may be reduced for any recreational or waterfront dependent portions of a redevelopment initiative that incorporates the use of shared parking facilities located within 1000 feet of the property or street parking located immediately adjacent to the proposed use. The Planning Board, at its discretion, may grant a reduction in the number of required parking spaces during site plan review. Any such reduction shall rely on the findings of a parking study, and such study shall demonstrate that the number of parking spaces available for the proposed uses is sufficient and shall not result in any adverse impacts to traffic or parking on streets within the surrounding area.
3. In the event of any conflicts between the regulations set forth herein and any other City of South Amboy development ordinances, the Beach Club District regulations shall apply to any

properties or proposed development within the Beach Club District.

4. This Plan may be implemented pursuant to the planned development provisions of the Municipal Land Use Law, pursuant to the City's General Development Plan Ordinance.

B. Distribution of Uses

Delineation on the site plan. The square footage devoted to residential/recreational uses shall be identified on the site plan. The amount of open space and landscaped open space shall be calculated and identified on the site plan.

C. Prohibited Uses

All industrial uses, as well as any commercial uses that may be noxious or injurious by reason of production or emission of dust, smoke, refuse matter, coal or gas fumes, noise, vibrations, or similar substances or conditions shall be prohibited. Such uses may include, but are not limited to the following:

- i. Laundromats.
- i. Automobile service stations.
- ii. Gasoline filling stations other than marine dependent fueling.
- iii. Autobody repair and auto mechanical repair shops.
- iv. Automobile washing establishments.
- v. Automobile dealerships.
- vi. Arcades, billiard parlors, and bowling alleys.
- vii. Billboards.
- viii. Dry cleaning processing.
- ix. Nail salons.
- x. Outdoor storage of goods incidental to the conduct of a retail business.

D. Signs

Signs may be provided consistent with the provisions of Section 53-79

(35) of the City's Land Development Ordinance.

E. Non-Applicable Sections

The following section of the City's Land Development Ordinance is one that shall not apply within the Beach Club District:

53-79 (27): Limitation on number of principal uses or buildings per lot.

To the extent that other provisions of the Land Development Ordinance are not consistent with this Redevelopment Plan and that such provisions would frustrate the intent and purpose of this Redevelopment Plan, those provisions shall not apply.

F. Stormwater Management

Stormwater management facilities located in and serving development within the Beach Club District shall meet all applicable requirements established pursuant to any and all local and state regulations.

G. Street, Curbs and Sidewalks

Proposed right-of-way and street front improvements shall meet the requirements set forth in Redevelopment Agreement.

H. Deviation Requests

The Planning Board may grant deviations from the regulations contained within this redevelopment plan, pursuant to the criteria of N.J.S.A. 40:55D-70c(1) and (2) for bulk variances, as follows, and such deviations shall not be considered an amendment to this Redevelopment Plan:

(a) where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, preexisting structures or physical conditions uniquely affecting a specific piece of property, or by reason of an extraordinary situation uniquely affecting a specific piece of property or existing structure lawfully constructed thereon, the strict application of any area, yard, or bulk standard or regulation adopted pursuant to the Redevelopment Plan, would result in peculiar and exceptional practical difficulties to, or

exceptional and undue hardship upon, the developer of such property, or

(b) where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict application of the bulk standards of this Plan, and the benefits of the deviation would substantially outweigh any detriments.

(c) No deviations or other relief may be granted under the terms of this section unless such deviation or relief will not result in substantial detriment to the public good and will not substantially impair the intent and purpose of the Beach Club District Redevelopment Plan.

An application requesting a deviation from the requirements of this Redevelopment Plan shall provide notice of such application in accordance with the requirements of N.J.S.A. 40:55D-12a-b.

Deviations from the uses permitted in the Redevelopment Area shall be permitted only by means of an amendment to the Redevelopment Plan by the City Council, and only upon a finding that such deviation would be consistent with and in furtherance of the goals and objectives of this Plan.

4.0 ACQUISITION AND RELOCATION

4.1 Properties to be acquired

The City may acquire any property(ies) within the Beach Club District in order to effectuate the Plan, other than those owned by the Redeveloper, SARA or the City, or under contract for sale to the Redeveloper at the time of the adoption of this Plan.

4.2 Relocation

Relocation, temporary or permanent, of businesses displaced as a result of the implementation of this Redevelopment Plan shall be carried out by the City, or such entity designated by the City (Relocation Entity) in accordance with the provisions of the State of New Jersey Relocation Assistance Law of 1967 (N.J.S.A. 52:31B-1 et seq.) and the Relocation Assistance Act of 1971 (N.J.S.A.

20:4-1 et seq.), the rules promulgated there under, and a State-approved Workable Relocation Assistance Plan (WRAP) for the Redevelopment Area. Said WRAP shall be available for public inspection at the offices of the Relocation Entity.

It is estimated that adequate opportunities for the relocation of businesses and residents currently located within the Beach Club District are available in the immediate region during the relocation period. The Relocation Entity will seek to identify potential new locations for businesses and residents that may be displaced as a result on the implementation of this Redevelopment Plan.

5.0 RELATIONSHIP TO OTHER PLANS

The LRHL requires a Redevelopment Plan to include a statement regarding any significant relationship that the redevelopment plan may have to contiguous municipalities, the County Master Plan, and the State Development and Redevelopment Plan. A review of the documents reveals that the proposed Redevelopment Plan is generally consistent with these various documents. In particular, it is noted that, while the Redevelopment Area is not adjacent to any adjoining municipality, the overall goals and objectives are generally consistent with the land use planning philosophies espoused in the master plans of contiguous communities.

5.1 South Amboy Master Plan

The Beach Club District is consistent with the goals and objectives adopted by the City of South Amboy through its Master Plan, and reexamination reports, including the Southern Waterfront and the Broadway/Main Street Redevelopment Plans. The purpose of this redevelopment plan is to create a sub-district within these defined planning areas in order to provide a variety of opportunities for housing, public space, and auxiliary recreational areas and to take advantage of the unique features of the waterfront location and proximity to

public transportation.

In reviewing the concerns identified in the 1974 Master Plan, the following issues were noted:

- “Recreational acreage has increased; however, it remains insufficient for the population of the City.” (Pg.5) The 1974 plan noted 15 acres of existing recreational lands where 47 acres was recommended by the National Recreation Association and 59 was the projected need for 1985. (Pg. 22)
- “Industrial activity has been stagnant. The movement toward ‘Industrial Parks’ in Middlesex County has bypassed South Amboy.” (Pg.5)
- “Available vacant lands have remained dormant.” (Pg.5)
- Low population growth as compared to the county and the state. “Much of this difference is attributable to the limited and unattractive areas available for additional residential development which has restricted South Amboy’s potential for matching the growth of the County and State.” (Pg. 8)
- The plan states: “significant increases in the 20-29 and 65-75+ age categories, indicates a changing housing market for the City..... The conclusion that may be drawn is that the housing demands of South Amboy, dictated by the age distribution of the population, is shifting away from the single-family, owner occupied housing type to the smaller, low cost, renter type unit.....The recreational and educational needs of this segment of the population are unique and warrant special attention by the City.” (Pg.11)
- With regards to housing, the plan states: “The most frequent municipal housing problems are structural inadequacies, blight influence from nearby uses, structural decay, and illegal conversions of residential uses.

The presence of any one of these problems was known in the era of Urban Renewal as a 'blighting agent.' Structural inadequacy, blight in the form of obsolescence, major structural defects , and neglect of proper maintenance have been identified in the 'Rosewell' Village and Broadway areas of the City.....In the absence of Federal assistance, private investment will bear the burden of rejuvenating the overaged housing stock of South Amboy."

These concerns are echoed in the 1984 reexamination report, where objectives include:

- To preserve environmentally critical areas but reduces the existence of tax producing land now vacant. (A-2)
- To encourage high quality design and promote in residential....of the city...(A-2)
- To increase recreational land facilities. (A-2)
- To maintain a balance of housing consistent with the demands of the population and economic levels of the community. (A-3)
- To provide for the location of recreation facilities which will serve all areas of the City. (A-6)
- To develop programs whereby additional recreational land will be provided in new developments in proportion and relationship necessary for the additional residents of the development. (A-7)
- To focus attention on the overall deficiency of adequate recreational space throughout the City and stimulate programs to overcome this deficiency. (A-7)

The 1994 reexamination report reviews the prior objectives and notes advances as follows:

- The creation of the “Southern Waterfront Redevelopment Area” and its associated recreational fields. (Pg. 17)
- The diminishment of blight through the stricter enforcement of ordinances and the advent of DIY home improvement stores. (Pg. 24)

Finally, the 2004 reexamination report outlines the progress and successes the City has accomplished related to these goals, specifically noting the Southern Waterfront and Broadway/Main Street redevelopment plans. The report notes investments in ferry service and the existing train station. The plan recommends that the board consider initiatives in the central beachfront areas.

It is clear that the City has pursued a revitalization strategy focused on upgrading/diversifying its housing stock, providing recreational lands, and utilizing vacant, unproductive parcels. The stagnant condition of these lots does not advance the purposes and intent of the City’s master plan and zoning ordinance with respect to development, recreation, or maintenance. The City’s Master Plan cites the need to improve deficient structures and deleterious conditions. The deterioration of the area is attributed to the intermixing of land uses (industrial and residential) and the abandonment of industrial sites with the resulting lack of maintenance/development. The redevelopment area exhibits this deleterious land use pattern, with current and former uses including vacant land and abandoned industrial uses. The effect of such stagnation is evident in the adjoining residential area to the west, where residential housing is in various states of repair. In light of these concerns, and in order to continue the success of the aforementioned redevelopment plans, the City had invested in its infrastructure and is now establishing the Beach Club District.

To accomplish this directive, as well as other goals and objectives, the City may also turn to the general purposes of planning and zoning as set forth in Section 40:55D-2 of the Municipal Land Use Law. These goals and objectives form the basis for land use recommendations. Those pertinent to this study are as

follows:

- To encourage City actions to guide the appropriate use or development of all lands in South Amboy, in a manner which will promote the public health, safety, morals and general welfare;
- To promote the establishment of appropriate population densities and concentrations that will contribute to the wellbeing of persons, neighborhoods, communities and regions and preservation of the environment;
- To encourage the appropriate and efficient expenditure of public funds by the coordination of public development with land use policies;
- To provide sufficient space in appropriate locations for a variety of uses and open space, both public and private, in a manner compatible with the character of the City and the environment;
- To promote a desirable visual environment through creative development techniques and good civic design and arrangements;
- To promote the conservation of historic sites and districts, open space, energy resources and valuable natural resources, and to prevent urban sprawl and degradation of the environment through improper use of land;
- To encourage coordination of the various public and private procedures and activities shaping land development with a view of lessening the cost of such development and to the more effective use of land.

The master plan and subsequent reexaminations continue to pursue the revitalization of the City and this Redevelopment Plan confers a high-density residential/recreational land use designation on the redevelopment area. The intent of these land use categories, and the reason for them being co-located, is to provide a vibrant residential neighborhood and bring the focus back to the City's waterfront location. The City seeks to do this in a manner that provides for new housing opportunities reflective of population demands, an improved aesthetic layout, preservation of natural resources, which would include the use of existing infrastructure such as water and sewer instead of sprawl, and

continual investment/redevelopment.

The State Development and Redevelopment Plan classify South Amboy as Metropolitan Planning Area (PA-1), which encompasses large urban centers and developed suburbs. PA-1 areas are characterized by areas of significant existing development and infrastructure with limited land available for development, resulting in redevelopment or infill development opportunities.

The City has recognized its own overall shift and decline, and has taken steps to address these changes. The area defined within the Beach Club District has been a part of this decline since 1974. Redevelopment of the area advances the goals and objectives of both the City's master plan, the Southern Waterfront and Broadway/Main Street Redevelopment Plans, and the State Development and Redevelopment Plan. This Redevelopment Plan also addresses one of the major issues identified in the City's last master plan re-examination report, i.e., the revitalization of the housing stock and additional recreational facilities.

5.2 Sewer and Water Service

The redevelopment area is located within public water and sewer service areas.

5.3 Transportation and Public Transportation

The Beach Club District Redevelopment Area is currently served by public transportation. The District is located in close proximity to the South Amboy train station, which provides direct rail access to New York City and major employment hubs within New Jersey, and a future ferry service. Access to the regional highway network is readily available.

5.4 Relation to Master Plans of Adjacent Municipalities

The City of South Amboy is surrounded by the Borough of Sayreville. The uses and standards associated with the Beach Club District are consistent with the

waterfront redevelopment initiatives established and pursued by Sayreville to the north of the City. The proposed residential development is bounded by the existing homes created as part of the Southern Waterfront Redevelopment Plan and is located more centrally, away from the City's boundaries. Regional access to the redevelopment area is primarily from the Garden State Parkway, New Jersey State Highway 9, New Jersey State Highway 35, and the New Jersey Turnpike; therefore, the redevelopment of the area is not anticipated to have a significant adverse impact on roadways in neighboring communities.

5.5 Relation to Middlesex County Plan

The Middlesex County Master Plan has historically designated portions of the Beach Club District for commercial development, however the plan recognizes changing conditions within communities and encourages initiatives designed to stabilize and improve communities fiscally through appropriate local land use planning.

5.6 Relation to State Development and Redevelopment Plan

This Redevelopment Plan is designed to affirm the overall redevelopment concepts set forth in the State Development and Redevelopment Plan. Specifically, the State Development and Redevelopment Plan encourages development in older cities and in suburbs that have the necessary infrastructure to accommodate it, as well as in locations along existing transportation corridors. South Amboy is located in a "Metropolitan Planning Area." That classification has the following characteristics: predominantly developed with little vacant land; aging infrastructure; recognition that redevelopment will be the predominant form of growth; and understanding that certain municipal services and systems need to be regionalized. This Redevelopment Plan affirmatively addresses the State Plan's goal of promoting public and private investment/reinvestment in the Metropolitan Planning Areas.

6.0 IMPLEMENTATION OF THE REDEVELOPMENT PLAN

This section summarizes the implementation process for a successful redevelopment plan.

6.1 Redevelopment Entity

The South Amboy Redevelopment Agency shall serve as the Redevelopment Entity hereunder.

6.2 Phasing

The project may be developed in phases. The phasing may include phased start and completion dates among the various land use components, as well as internal phasing schedules within sections.

6.3 Appointment of a Redeveloper

The Redevelopment Entity shall select one or more Redevelopers to participate in the implementation of the Redevelopment Plan.

Upon the selection of one or more Redevelopers, the Redevelopment Entity shall then proceed to negotiate and execute a formal Redevelopment Agreement. The designation of a Redeveloper by the Redevelopment Entity shall be subject to the execution of an appropriate Redevelopment Agreement. Prior to the commencement of construction of any improvements on Redevelopment Area land, final plans and specifications must be submitted to for approval to the City Planning Board, as required by the City's Land Development Ordinance.

6.4 Development Review

No application for development or redevelopment in the area may be filed with the Planning Board until such time as the applicant has applied for and received a designation as redeveloper from the Redevelopment Entity and has executed a Redevelopment Agreement with the Redevelopment Entity providing for the proposed application. In the alternative, an application for redevelopment in the area may be filed with the Planning Board provided that any Planning Board approval therefore be conditioned upon the applicant's designation by the Redevelopment Entity as redeveloper for the proposed project site and the execution of a Redevelopment Agreement between the applicant and the Redevelopment Entity in connection with the proposed redevelopment. Preliminary and Final Site Plans, with details sufficient to comply with the Municipal Land Use Law and the City's Land Use Ordinance, will be submitted to the Redevelopment Entity for review and approval prior to submission to the Planning Board for its review and approval for each development parcel, pursuant to N.J.S.A 40:55D-1 et seq.

The objectives, standards and requirements contained in this Redevelopment Plan, shall regulate development within the Redevelopment Area and take precedent over the Land Development Ordinance of the City of South Amboy. For standards not specifically addressed within this Redevelopment Plan, the Land Development Ordinance shall apply, to the extent that they are consistent with this Redevelopment Plan and that such provisions would not frustrated the intent and purpose of this Redevelopment Plan. The regulations for the zone or zones permitting the most similar types of use or uses shall be applied. These requirements may be varied by the Planning Board pursuant to N.J.S.A. 40:55D-1 et seq.

6.5 Duration of Redevelopment Plan

During the period that this Redevelopment Plan is in effect, any party acting as a redeveloper (as defined in the LRHL) must obtain the approval of the Redevelopment Entity. The Redevelopment Plan shall remain in effect for 30

years following the date of its adoption. After that period, the City's Land Use Ordinance will regulate development within the Redevelopment Area.

6.6 Amending the Redevelopment Plan

This Redevelopment Plan may be amended from time to time in compliance with the requirements of law.

APPENDIX 1

CITY OF SOUTH AMBOY
COUNTY OF MIDDLESEX

RESOLUTION # 148-2014

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH
AMBOY REFERRING THE PROPOSED BEACH CLUB DISTRICT
REDEVELOPMENT PLAN TO THE CITY OF SOUTH AMBOY
PLANNING BOARD

WHEREAS, pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 *et seq.*, (the “**Redevelopment Law**”), specifically N.J.S.A. 40A:12A-7, the governing body of a municipality may direct the municipality’s planning board to provide a recommendation and report in relation to adoption of a redevelopment plan, or an amendment thereto or revision thereof; and

WHEREAS, by resolution duly adopted on January 19, 2005, the City Council (“**City Council**”) of the City of South Amboy (the “**City**”) designated the properties now known as Block 161.02, Lots 25 and 90 and 6.02; Block 161.02, Lot 25.04; and Block 161.02, Lots 25.03 and 25.05 (the “**Broadway/Main Street Properties**”) as an “area in need of redevelopment” pursuant to the Redevelopment Law; and

WHEREAS, by ordinances duly adopted on May 15, 2002 and December 15, 2010, respectively, the City Council adopted and amended a redevelopment plan encompassing the Broadway/Main Street Properties (the “**Broadway/Main Street Redevelopment Plan**”); and

WHEREAS, by resolution duly adopted on August 23, 1989, the City Council designated the properties now known as Block 161.02, Lot 23 and part of Lot 20 (Deed Book 05281, Page 0440); Block 161.02, the remaining part of Lot 20, and part of Lot 20.01 (Deed Book 06203, Page 0824); and Block 161.02, Lots 24 and 24.01 (collectively, the “**Southern Waterfront Properties**”), together with other parcels, as an “area in need of redevelopment” pursuant to the redevelopment laws preceding the Redevelopment Law (the Southern Waterfront Properties and the Broadway/Main Street Properties are referred to herein as the “**Properties**”); and

WHEREAS, on September 15, 2004, by Ordinance No. 16-2004, the City Council adopted a restated redevelopment plan encompassing the Southern Waterfront Properties and incorporating several previous redevelopment plans and amendments (the “**Southern Waterfront Redevelopment Plan**” and, together with the Broadway/Main Street Redevelopment Plan, the “**Redevelopment Plans**”); and

WHEREAS, the Southern Waterfront Redevelopment Plan was amended by Ordinance No. 12-2007 to modify the permitted uses for Block 161.02, Lot 24; and

WHEREAS, the City designated the South Amboy Redevelopment Agency (“**SARA**”) as the redevelopment entity responsible for implementing and carrying out the Redevelopment Plans pursuant to the Redevelopment Law; and

WHEREAS, on November 12, 2014, SARA adopted a resolution designating Manhattan Beach Club Street, LLC (“**Manhattan Beach Club**”) as the redeveloper of the portion of the Properties consisting of the parcels designated as Block 161.02, Lots 6.02, 20, 20.01, 23, 24, 24.01, 25, 90 and a portion of 90.01 on the City’s Tax Map (collectively, the “**Beach Club District**”); and

WHEREAS, on November 12, 2014, SARA and the City Council adopted resolutions authorizing the execution of a tri-party redevelopment agreement with Manhattan Beach Club in connection with the redevelopment of the Beach Club District; and

WHEREAS, in an effort to address current market and property conditions, and to allow for the redevelopment proposed by Manhattan Beach Club, the City desires to adopt a new redevelopment plan for the Beach Club District, which will replace the portions of the Redevelopment Plans that currently apply thereto; and

WHEREAS, Beacon Planning and Consulting Services, LLC prepared a redevelopment plan for the Beach Club District, entitled “The Beach Club District Redevelopment Plan, City of South Amboy, New Jersey”, dated November 2014 (the “**Beach Club District Redevelopment Plan**”); and


WHEREAS, the City Council desires to authorize and direct the Planning Board to review the proposed Beach Club District Redevelopment Plan.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of South Amboy as follows:

1. The aforementioned recitals hereof are incorporated herein as though set forth at length herein.
2. The Planning Board is authorized and directed to review the Beach Club District Redevelopment Plan and to advise the City Council of its findings in connection therewith in accordance with N.J.S.A. 40A:12A-7(e).
3. The City Clerk shall immediately forward a certified copy of this Resolution and the Beach Club District Redevelopment Plan to the Planning Board for review.
4. This Resolution shall take effect immediately.


JOSEPH CONNORS
Council President

Certified to be a true copy of a Resolution adopted by the Governing Body on November 12, 2014.


LAURA KEMBLE-KALANTASIS
Municipal Clerk

MOTION BY:

APPLEGATE	CONNORS	DATO	GROSS	NOBLE
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SECONDED BY:

APPLEGATE	CONNORS	DATO	GROSS	NOBLE
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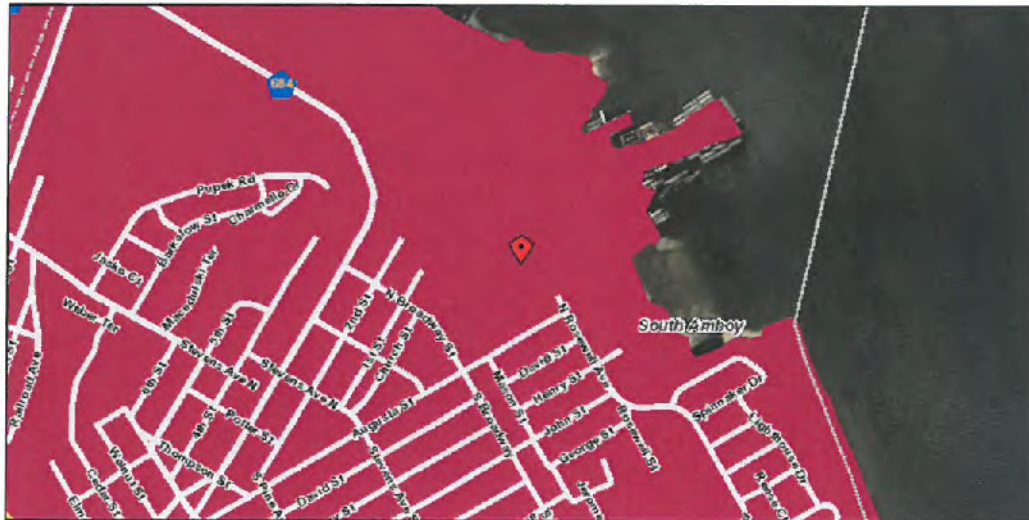
VOTE:	YES	NO	ABSTAIN	ABSENT
APPLEGATE	/			
CONNORS	/			
DATO	/			
GROSS	/			
NOBLE	/			

APPENDIX 2

Economic Growth / Planning at

175 MAIN STREET SOUTH AMBOY, NJ 08879

Disclaimer: The data returned in this query is for informational purposes only. It is necessary to check all categories (Environmental, Economic Growth\Planning and Work Force\Demographic) to determine all possible constraints that might exist in or near your particular location.



Economic Growth

Brownfield Sites	Not Applicable
Urban Enterprise Zones	Not Applicable
Innovation Zones	Not Applicable
Urban Aid Communities	Not Applicable
Areas in Need Of Redevelopment	Not Applicable
Areas in Need of Rehabilitation	Not Applicable
Municipal Revitalization Index	
Rank : 439	
Urban Coordinating Council Qualified Municipalities	Y
NJ Redevelopment Authority Eligible Municipalities	Yes
Main Street New Jersey Program Focus Areas	Not Applicable

Planning

Smart Growth Areas

Disclaimer: If your location is in a Smart Growth Area, please check the environmental category to look for specific constraints that might exist in this location.

Smart Growth Area : Y

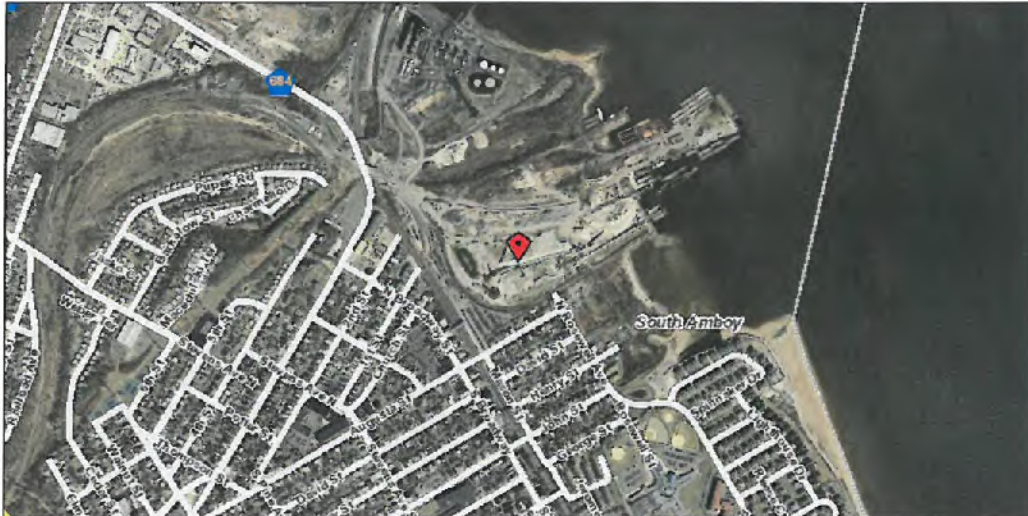
Endorsed Plans	Not Applicable
Designated Centers	Not Applicable
Cores	Not Applicable
Nodes	Not Applicable
Critical Environmental Sites	Not Applicable
Historic and Cultural Sites	Not Applicable

Planning Areas	METROPOLITAN
CAFRA Area	Not Applicable
Pinelands Area	Not Applicable
Highlands Area	Not Applicable
Meadowlands District	Not Applicable
Sewer Service Areas	
Wastewater Mgmt Plan : LR/Middlesex County	
Type : SW	
Facility name : Middlesex County UA	
Wastewater Mgmt Plan agency : Middlesex BOCF	
Transportation	
Public Use Airports (within 10 miles)	
Airport Name : Linden Airport	
Counties	MIDDLESEX

Environmental at

175 MAIN STREET SOUTH AMBOY, NJ 08879

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Land Use/Conservation

CAFRA Area	Not Applicable
Meadowlands District	Not Applicable
Pinelands Area	Not Applicable
Highlands Area	Not Applicable
Well Head Protection Areas	Not Applicable

Land Use/Land Cover

Category : EXTRACTIVE MINING
General Category : BARREN LAND

Water/Wetlands

Category 1 Waters - 300 ft buffers	Not Applicable
Wetlands	Not Applicable

Contaminated Sites

Deed Notice Extents for Known Contaminated Sites	Not Applicable
Groundwater Contamination Extents - Known Sources	Not Applicable
Groundwater Contamination Extents - Unknown Sources	Not Applicable

Transportation

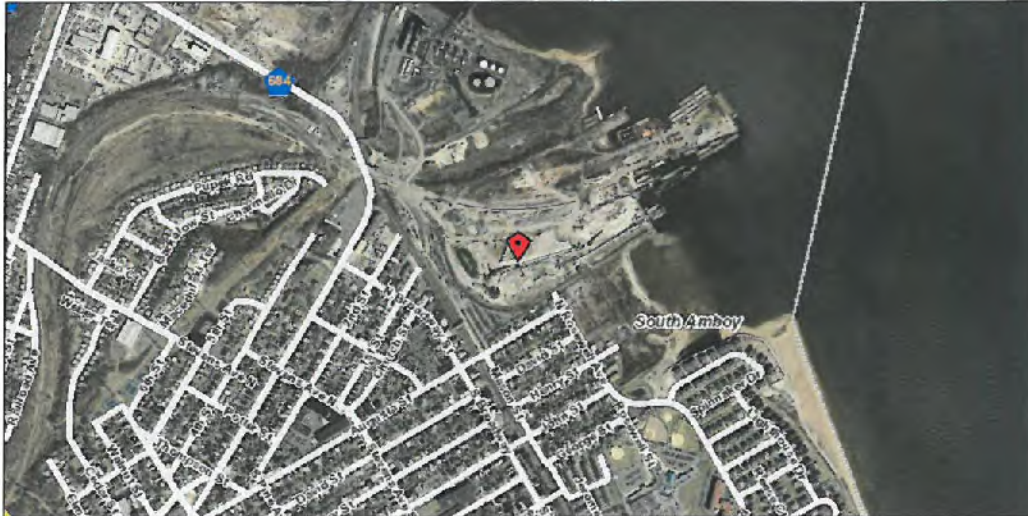
Public Use Airports (within 10 miles)

Airport Name : Linden Airport

Counties	MIDDLESEX
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Work Force / Demographic at
175 MAIN STREET SOUTH AMBOY, NJ 08879

Disclaimer: The data returned in this query is for informational purposes only. It is necessary to check all categories (Environmental, Economic Growth/Planning and Work Force/Demographic) to determine all possible constraints that might exist in or near your particular location.



Work Force

Total Labor Force (per sq mile)	2721
Labor Force Unemployed	8.4%
Total Number of Local Employers / Establishments Covered by Unemployment Insurance	328
Total Employment by Local Employers / Establishments Covered by Unemployment Insurance	2909
Average Annual Wages	\$34785

Demographics

Population (per sq mile)	5577
High School Graduation Rates	83.9%
College Graduation Rates	13.7%
Per Capita Income	\$26075
Residential Housing Units Authorized by Building Permits	42
Congressional Districts	District 6
Legislative Districts	District 19

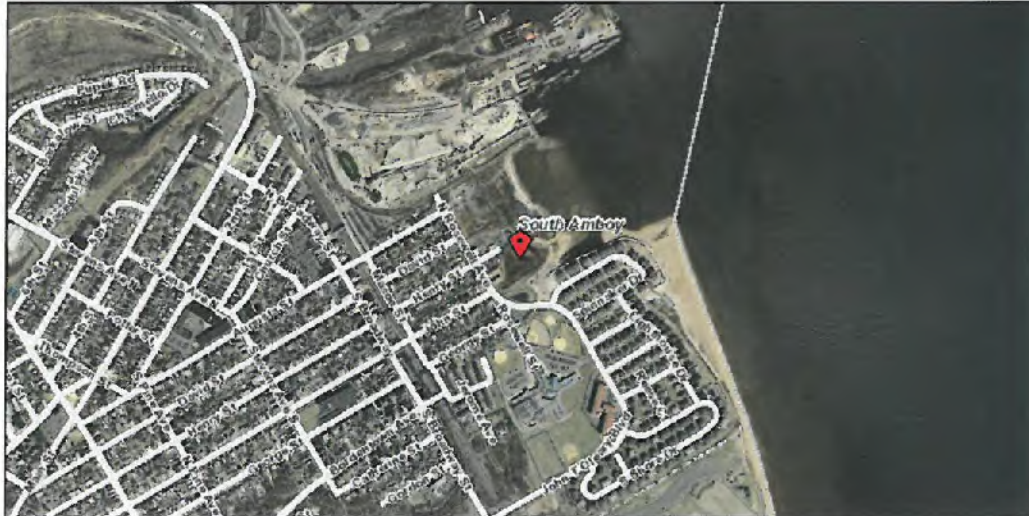
Transportation

Public Use Airports (within 10 miles)	
Airport Name	Linden Airport

Economic Growth / Planning at

139 SOUTH ROSEWELL STREET SOUTH AMBOY, NJ 08879

Disclaimer: The data returned in this query is for informational purposes only. It is necessary to check all categories (Environmental, Economic Growth\Planning and Work Force\Demographic) to determine all possible constraints that might exist in or near your particular location.



Economic Growth

Brownfield Sites

Urban Enterprise Zones Not Applicable

Innovation Zones Not Applicable

Urban Aid Communities Not Applicable

Areas in Need Of Redevelopment Yes

Areas in Need of Rehabilitation Not Applicable

Municipal Revitalization Index

Rank : 439

Urban Coordinating Council Qualified Municipalities Y

NJ Redevelopment Authority Eligible Municipalities Yes

Main Street New Jersey Program Focus Areas Not Applicable

Planning

Smart Growth Areas

Disclaimer: If your location is in a Smart Growth Area, please check the environmental category to look for specific constraints that might exist in this location.

Smart Growth Area : Y

Endorsed Plans Not Applicable

Designated Centers Not Applicable

Cores Not Applicable

Nodes Not Applicable

Critical Environmental Sites Not Applicable

Historic and Cultural Sites Not Applicable

Planning Areas	METROPOLITAN
CAFRA Area	Not Applicable
Pinelands Area	Not Applicable
Highlands Area	Not Applicable
Meadowlands District	Not Applicable
Sewer Service Areas	
Wastewater Mgmt Plan : LR/Middlesex County	
Type : SW	
Facility name : Middlesex County UA	
Wastewater Mgmt Plan agency : Middlesex BOCF	
Transportation	
Public Use Airports (within 10 miles)	
Airport Name : Linden Airport	
Counties	MIDDLESEX

Environmental at

139 SOUTH ROSEWELL STREET SOUTH AMBOY, NJ 08879

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Land Use/Conservation

CAFRA Area	Not Applicable
Meadowlands District	Not Applicable
Pinelands Area	Not Applicable
Highlands Area	Not Applicable
Well Head Protection Areas	Not Applicable

Land Use/Land Cover

Category : HERBACEOUS WETLANDS

General Category : WETLANDS

Water/Wetlands

Category 1 Waters - 300 ft buffers	Not Applicable
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Wetlands

Wetland type : DISTURBED WETLANDS (MODIFIED)

Wetland type : SALINE MARSH (HIGH MARSH)

Wetland type : MANAGED WETLAND IN MAINTAINED LAWN GREENSPACE

Wetland type : HERBACEOUS WETLANDS

Contaminated Sites

Deed Notice Extents for Known Contaminated Sites	Not Applicable
Groundwater Contamination Extents - Known Sources	Not Applicable
Groundwater Contamination Extents - Unknown Sources	Not Applicable

Transportation

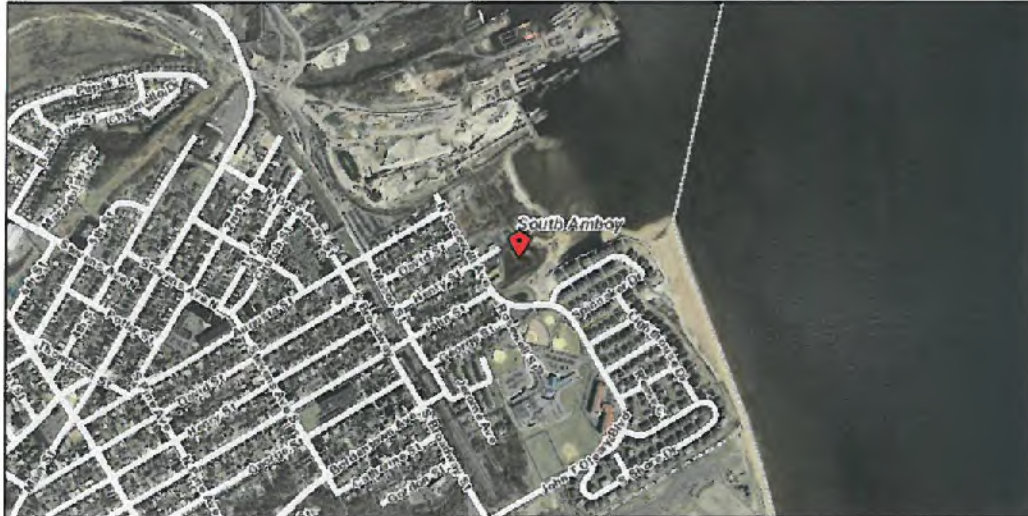
Public Use Airports (within 10 miles)

Airport Name : Linden Airport

Work Force / Demographic at

139 SOUTH ROSEWELL STREET SOUTH AMBOY, NJ 08879

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Work Force

Total Labor Force (per sq mile)	2721
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Total Number of Local Employers / Establishments Covered by Unemployment Insurance	328
Total Employment by Local Employers / Establishments Covered by Unemployment Insurance	2909
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Demographics

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College Graduation Rates	13.7%
Per Capita Income	\$26075
Residential Housing Units Authorized by Building Permits	42
Congressional Districts	District 6
Legislative Districts	District 19

Transportation

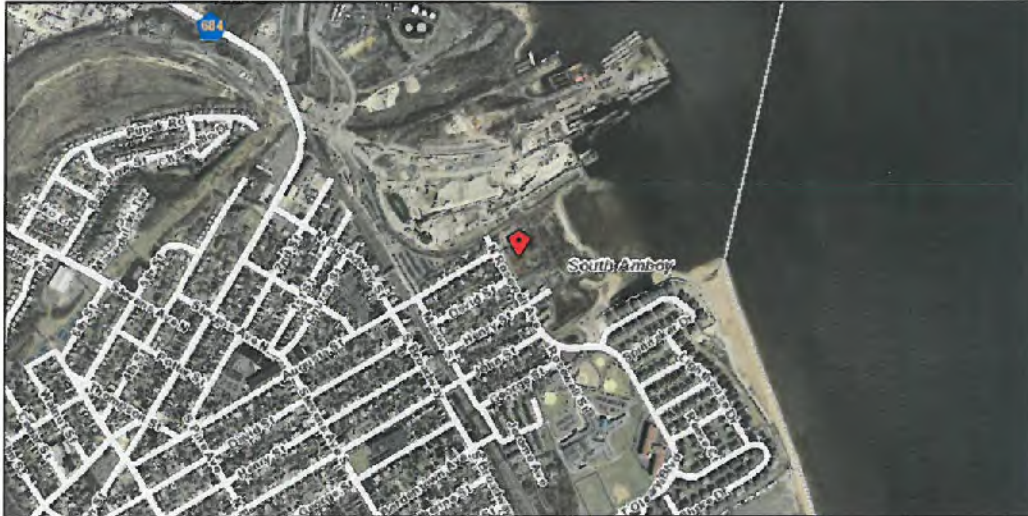
Public Use Airports (within 10 miles)

Airport Name : Linden Airport

Economic Growth / Planning at

108 NORTH ROSEWELL STREET SOUTH AMBOY, NJ 08879

Disclaimer: The data returned in this query is for informational purposes only. It is necessary to check all categories (Environmental, Economic Growth/Planning and Work Force/Demographic) to determine all possible constraints that might exist in or near your particular location.



Economic Growth

Brownfield Sites

Urban Enterprise Zones Not Applicable

Innovation Zones Not Applicable

Urban Aid Communities Not Applicable

Areas in Need Of Redevelopment Not Applicable

Areas in Need of Rehabilitation Not Applicable

Municipal Revitalization Index

Rank : 439

Urban Coordinating Council Qualified Municipalities Y

NJ Redevelopment Authority Eligible Municipalities Yes

Main Street New Jersey Program Focus Areas Not Applicable

Planning

Smart Growth Areas

Disclaimer: If your location is in a Smart Growth Area, please check the environmental category to look for specific constraints that might exist in this location.

Smart Growth Area : Y

Endorsed Plans Not Applicable

Designated Centers Not Applicable

Cores Not Applicable

Nodes Not Applicable

Critical Environmental Sites Not Applicable

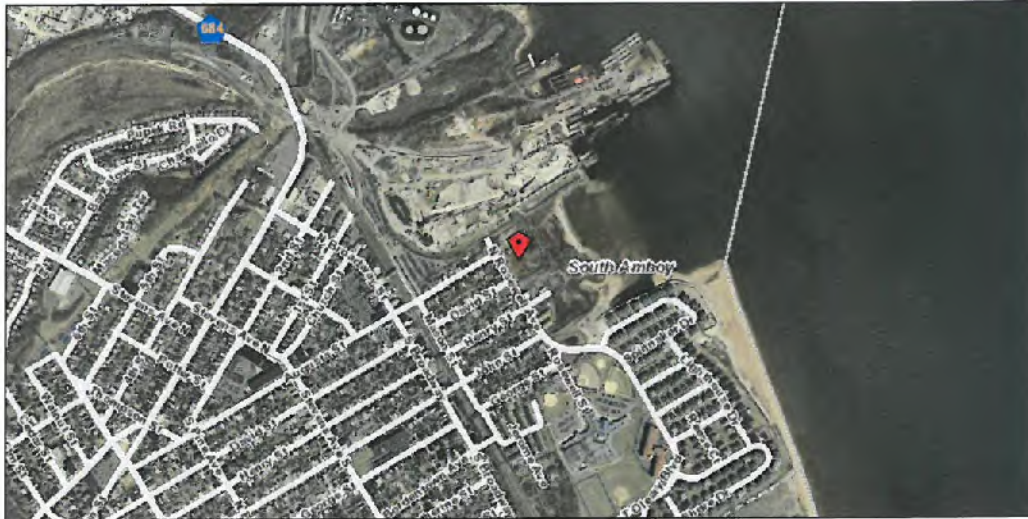
Historic and Cultural Sites Not Applicable

Planning Areas	METROPOLITAN
CAFRA Area	Not Applicable
Pinelands Area	Not Applicable
Highlands Area	Not Applicable
Meadowlands District	Not Applicable
Sewer Service Areas	
Wastewater Mgmt Plan : LR/Middlesex County	
Type : SW	
Facility name : Middlesex County UA	
Wastewater Mgmt Plan agency : Middlesex BOCF	
Transportation	
Public Use Airports (within 10 miles)	
Airport Name : Linden Airport	
Counties	MIDDLESEX

Environmental at

103 NORTH ROSEWELL STREET SOUTH AMBOY, NJ 08879

Disclaimer: The data returned in this query is for informational purposes only. It is necessary to check all categories (Environmental, Economic Growth\Planning and Work Force\Demographic) to determine all possible constraints that might exist in or near your particular location.



Land Use/Conservation

CAFRA Area	Not Applicable
Meadowlands District	Not Applicable
Pinelands Area	Not Applicable
Highlands Area	Not Applicable
Well Head Protection Areas	Not Applicable

Land Use/Land Cover

Category : OTHER URBAN OR BUILT-UP LAND

General Category : URBAN

Water/Wetlands

Category 1 Waters - 300 ft buffers	Not Applicable
Wetlands	Not Applicable

Contaminated Sites

Deed Notice Extents for Known Contaminated Sites	Not Applicable
Groundwater Contamination Extents - Known Sources	Not Applicable
Groundwater Contamination Extents - Unknown Sources	Not Applicable

Transportation

Public Use Airports (within 10 miles)

Airport Name : Linden Airport

Counties	MIDDLESEX
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Work Force / Demographic at

108 NORTH ROSEWELL STREET SOUTH AMBOY, NJ 08879

Disclaimer: The data returned in this query is for informational purposes only. It is necessary to check all categories (Environmental, Economic Growth/Planning and Work Force/Demographic) to determine all possible constraints that might exist in or near your particular location.



Work Force

Total Labor Force (per sq mile)	2721
Labor Force Unemployed	8.4%
Total Number of Local Employers / Establishments Covered by Unemployment Insurance	328
Total Employment by Local Employers / Establishments Covered by Unemployment Insurance	2909
Average Annual Wages	\$34785

Demographics

Population (per sq mile)	5577
High School Graduation Rates	83.9%
College Graduation Rates	13.7%
Per Capita Income	\$26075
Residential Housing Units Authorized by Building Permits	42
Congressional Districts	District 6
Legislative Districts	District 19

Transportation

Public Use Airports (within 10 miles)

Airport Name : Linden Airport

Report for address: 175 MAIN STREET SOUTH AMBOY, NJ 08879

HMFA Program Eligibility							
CHOICE Area	Difficult Development Area (DDA)	Economic Revitalization Area (ERA)	Qualified Census Tract (QCT) List	Transit Village * (TV)	Urban Target Area (UTA)	Smart Growth Area	Live Where You Work
*Contact the Department of Transportation at 609-530-6542 to confirm Transit Village status.							

Programs	Eligibility
HMFA Programs for Developers	
Low Income Housing Tax Credits	<p>You are eligible to apply for Low Income Housing Tax Credits. Please reference the most current QAP for guidance, on the QAP web site.</p> <p>You are in a Smart Growth Area. Please reference the most current QAP for guidance, on the QAP web site.</p> <p>You are in a Transit Village.</p> <p>For more information please email or call 609.278.7629 or visit this program's website.</p>
CHOICE	<p>You are NOT located in a CHOICE eligible area.</p> <p>For more information please call 609-278-8829, email or visit this program's website.</p>
Multifamily Programs	<p>You may be eligible for lending for multifamily rental housing construction and/or permanent loans.</p> <p>For more information please email or call 609-278-7526 or visit this program's website.</p>
HMFA Programs for Homebuyers	
Homebuyer Programs	<p>First Time Homebuyer Program</p> <p>You may be eligible for the first-time homebuyer mortgage program if you have not owned a home in the last three (3) years. Please contact the HMFA Single Family division at 1-800-NJ-HOUSE (654-6873) for more information.</p> <p>Smart Start Program</p> <p>You are in a Smart Growth Area. If you are a first time or Urban Target Area homebuyer, you may be eligible for down payment and closing cost assistance, totaling up to 4% of your HMFA mortgage, through the Smart Start program.</p> <p>Live Where You Work Program</p> <p>If you are a first time or Urban Target Area homebuyer, you may be eligible for the Live Where You Work program if you are also employed in the town where you are purchasing a home. You may be eligible for a low interest mortgage, more flexible underwriting and down payment and closing cost assistance, totaling up to 4% of your HMFA mortgage.</p>

For more information please call 1-800-NJ-House (654-6873) or visit this program's [website](#).

Note: There are many HMFA resources for developers and consumers that are not location based. For more information please visit the HMFA [website](#).

Census Data Results for 2000

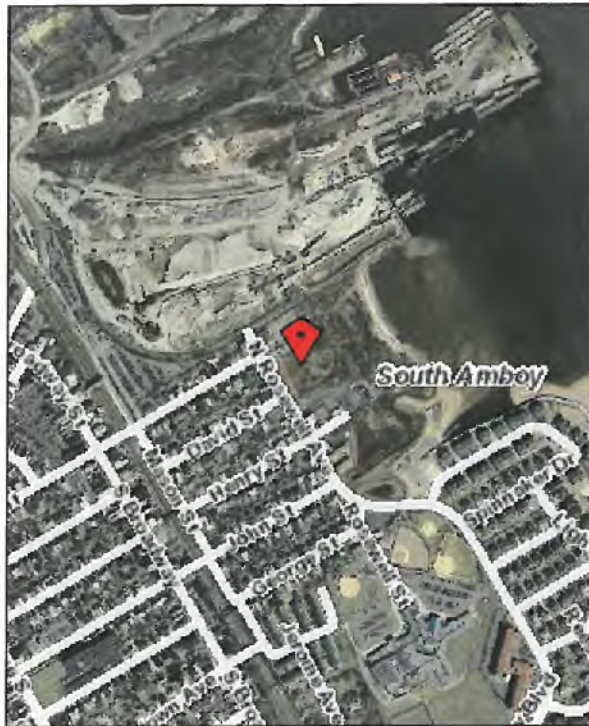
County:	Middlesex County			
Municipality:	South Amboy city			
Congressional District (106th):	6			
Legislative District (2004):	19			
Census Tract #:	75			
Census Block Group #:	1			
	Census Block Group# (1)	Census Tract# (75)	Municipality (South Amboy city)	County (Middlesex County)
SOCIAL CHARACTERISTICS				
Total Population	1069	3259	7913	750162
# Families	259	872	2057	192321
% Population (18+yrs)	78.16	80.331444	78.03	81.14
% Unemployed	8.33	4.623514	3.27	5.26
% Commuting to work	87.95	87.326733	87.88	85.54
ECONOMIC CHARACTERISTICS				
Median Household Income (\$)	55865	52569	50529	61446
Median Family Income (\$)	61813	64559	62029	70749
% Population Below Poverty	9.87	7.391438	7.37	6.59
% Families Below Poverty	10.04	6.995413	6.71	4.18
HOUSING CHARACTERISTICS				
Total Housing Units	442	1257	3110	273637
% Renter Occupied Units	53	29.465776	35.76	33.27
% Owner Occupied Units	40.72	67.223548	61.29	64.82
% Vacant	13.35	4.693715	4.6	2.86
% Homeowners with Mortgage	93.04	0.635174	62.71	71.25
Median Mortgage (\$)	1392	1329	1336	1548
Median Rent (\$)	888	884	767	845
Data Source: Census 2000				

Census Data Results for 2010

County:	Middlesex County			
Municipality:	South Amboy city			
Congressional District (113th):	6			
Legislative District (2012):	19			
Census Tract #:	75			
Census Block Group #:	1			
	Census Block Group# (1)	Census Tract# (75)	Municipality (South Amboy city)	County (Middlesex County)
SOCIAL CHARACTERISTICS				
Total Population	1348	3276	8502	798882
# Families	292	773	2114	199920
% Population (18+yrs)	74.3	78	80	76.9
% Unemployed	No data	6.6	6.9	7.1
% Commuting to work	No data	95.1	96.3	96.8

ECONOMIC CHARACTERISTICS				
Median Household Income (\$)	58491	58853	61566	77615
Median Family Income (\$)	58793	69583	80815	91543
% Population Below Poverty	No data	6.4	9	7.4
% Families Below Poverty	7.9	5.3	10.2	4.9
HOUSING CHARACTERISTICS				
Total Housing Units	463	1277	3582	292495
% Renter Occupied Units	56.4	33.1	32	31.3
% Owner Occupied Units	37.6	61	61.3	63.5
% Vacant	6	5.9	6.6	5.2
% Homeowners with Mortgage	81	69.2	66.3	71.8
Median Rent (\$)	1263	1219	1107	1187
Data Source: American Community Survey 5-year estimates, 2005 – 2010 See ACS Data Guidance for further information and margin-of-error values				

Report for address: 108 NORTH ROSEWELL STREET SOUTH AMBOY, NJ 08879



HMFA Program Eligibility							
CHOICE Area	Difficult Development Area (DDA)	Economic Revitalization Area (ERA)	Qualified Census Tract (QCT) List	Transit Village * (TV)	Urban Target Area (UTA)	Smart Growth Area	Live Where You Work
*Contact the Department of Transportation at 609-530-6542 to confirm Transit Village status.							

Programs	Eligibility
HMFA Programs for Developers	
Low Income Housing Tax Credits	<p>You are eligible to apply for Low Income Housing Tax Credits. Please reference the most current QAP for guidance, on the QAP web site.</p> <p>You are in a Smart Growth Area. Please reference the most current QAP for guidance, on the QAP web site.</p> <p>You are in a Transit Village.</p> <p>For more information please email or call 609.278.7629 or visit this program's website.</p>
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Multifamily Programs	<p>You may be eligible for lending for multifamily rental housing construction and/or permanent loans.</p> <p>For more information please email or call 609-278-7526 or visit this program's website.</p>
HMFA Programs for Homebuyers	
Homebuyer Programs	<p>First Time Homebuyer Program</p> <p>You may be eligible for the first-time homebuyer mortgage program if you have not owned a home in the last three (3) years. Please contact the HMFA Single Family division at 1-800-NJ-HOUSE (654-6873) for more information.</p> <p>Smart Start Program</p> <p>You are in a Smart Growth Area. If you are a first time or Urban Target Area homebuyer, you may be eligible for down payment and closing cost assistance, totaling up to 4% of your HMFA mortgage, through the Smart Start program.</p> <p>Live Where You Work Program</p> <p>If you are a first time or Urban Target Area homebuyer, you may be eligible for the Live Where You Work program if you are also employed in the town where you are purchasing a home. You may be eligible for a low interest mortgage, more flexible underwriting and down payment and closing cost assistance, totaling up to 4% of your HMFA mortgage.</p>

For more information please call 1-800-NJ-House (654-6873) or visit this program's [website](#).

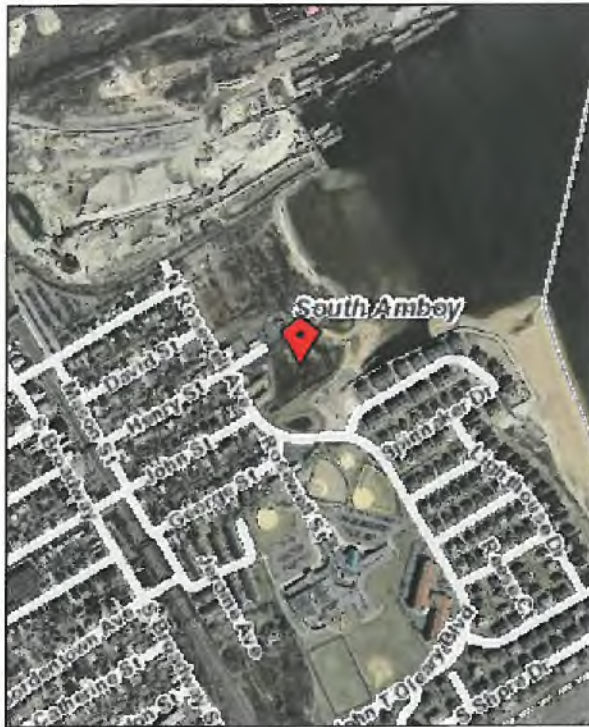
Note: There are many HMFA resources for developers and consumers that are not location based. For more information please visit the HMFA [website](#).

Census Data Results for 2000				
County:	Middlesex County			
Municipality:	South Amboy city			
Congressional District (106th):	6			
Legislative District (2004):	19			
Census Tract #:	75			
Census Block Group #:	1			
	Census Block Group# (1)	Census Tract# (75)	Municipality (South Amboy city)	County (Middlesex County)
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# Families	259	872	2057	192321
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ECONOMIC CHARACTERISTICS				
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HOUSING CHARACTERISTICS				
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% Renter Occupied Units	53	29.465776	35.76	33.27
% Owner Occupied Units	40.72	67.223548	61.29	64.82
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Median Mortgage (\$)	1392	1329	1336	1548
Median Rent (\$)	888	884	767	845
Data Source: Census 2000				

Census Data Results for 2010				
County:	Middlesex County			
Municipality:	South Amboy city			
Congressional District (113th):	6			
Legislative District (2012):	19			
Census Tract #:	75			
Census Block Group #:	1			
	Census Block Group# (1)	Census Tract# (75)	Municipality (South Amboy city)	County (Middlesex County)
SOCIAL CHARACTERISTICS				
Total Population	1348	3276	8502	798882
# Families	292	773	2114	199920
% Population (18+yrs)	74.3	78	80	76.9
% Unemployed	No data	6.6	6.9	7.1
% Commuting to work	No data	95.1	96.3	96.8

ECONOMIC CHARACTERISTICS				
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HOUSING CHARACTERISTICS				
Total Housing Units	463	1277	3582	292495
% Renter Occupied Units	56.4	33.1	32	31.3
% Owner Occupied Units	37.6	61	61.3	63.5
% Vacant	6	5.9	6.6	5.2
% Homeowners with Mortgage	81	69.2	66.3	71.8
Median Rent (\$)	1263	1219	1107	1187
Data Source: American Community Survey 5-year estimates, 2005 – 2010 See ACS Data Guidance for further information and margin-of-error values				

Report for address: 139 SOUTH ROSEWELL STREET SOUTH AMBOY, NJ 08879



HMFA Program Eligibility							
CHOICE Area	Difficult Development Area (DDA)	Economic Revitalization Area (ERA)	Qualified Census Tract (QCT) List	Transit Village *	Urban Target Area (UTA)	Smart Growth Area	Live Where You Work
*Contact the Department of Transportation at 609-530-6542 to confirm Transit Village status.							

Programs	Eligibility
HMFA Programs for Developers	
Low Income Housing Tax Credits	<p>You are eligible to apply for Low Income Housing Tax Credits. Please reference the most current QAP for guidance, on the QAP web site.</p> <p>You are in a Smart Growth Area. Please reference the most current QAP for guidance, on the QAP web site.</p> <p>You are in a Transit Village.</p> <p>For more information please email or call 609.278.7629 or visit this program's website.</p>
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Homebuyer Programs	<p>First Time Homebuyer Program</p> <p>You may be eligible for the first-time homebuyer mortgage program if you have not owned a home in the last three (3) years. Please contact the HMFA Single Family division at 1-800-NJ-HOUSE (654-6873) for more information.</p> <p>Smart Start Program</p> <p>You are in a Smart Growth Area. If you are a first time or Urban Target Area homebuyer, you may be eligible for down payment and closing cost assistance, totaling up to 4% of your HMFA mortgage, through the Smart Start program.</p> <p>Live Where You Work Program</p> <p>If you are a first time or Urban Target Area homebuyer, you may be eligible for the Live Where You Work program if you are also employed in the town where you are purchasing a home. You may be eligible for a low interest mortgage, more flexible underwriting and down payment and closing cost assistance, totaling up to 4% of your HMFA mortgage.</p>

For more information please call 1-800-NJ-House (654-6873) or visit this program's [website](#).

Note: There are many HMFA resources for developers and consumers that are not location based. For more information please visit the HMFA [website](#).

Census Data Results for 2000

County:	Middlesex County			
Municipality:	South Amboy city			
Congressional District (106th):	6			
Legislative District (2004):	19			
Census Tract #:	76			
Census Block Group #:	3			
	Census Block Group# (3)	Census Tract# (76)	Municipality (South Amboy city)	County (Middlesex County)
SOCIAL CHARACTERISTICS				
Total Population	735	4654	7913	750162
# Families	174	1185	2057	192321
% Population (18+yrs)	69.59	76.322581	78.03	81.14
% Unemployed	0	2.268245	3.27	5.26
% Commuting to work	81.97	88.273616	87.88	85.54
ECONOMIC CHARACTERISTICS				
Median Household Income (\$)	34792	46848	50529	61446
Median Family Income (\$)	48000	60719	62029	70749
% Population Below Poverty	21.36	7.359587	7.37	6.59
% Families Below Poverty	24.71	6.49789	6.71	4.18
HOUSING CHARACTERISTICS				
Total Housing Units	315	1853	3110	273637
% Renter Occupied Units	67.88	40.022612	35.76	33.27
% Owner Occupied Units	30.79	57.2585	61.29	64.82
% Vacant	4.13	4.533189	4.6	2.86
% Homeowners with Mortgage	80.26	0.621277	62.71	71.25
Median Mortgage (\$)	1294	1341	1336	1548
Median Rent (\$)	668	696	767	845
Data Source: Census 2000				

Census Data Results for 2010

County:	Middlesex County			
Municipality:	South Amboy city			
Congressional District (113th):	6			
Legislative District (2012):	19			
Census Tract #:	76			
Census Block Group #:	3			
	Census Block Group# (3)	Census Tract# (76)	Municipality (South Amboy city)	County (Middlesex County)
SOCIAL CHARACTERISTICS				
Total Population	1615	5226	8502	798882
# Families	433	1341	2114	199920
% Population (18+yrs)	80.3	81.2	80	76.9
% Unemployed	No data	7.1	6.9	7.1
% Commuting to work	No data	97	96.3	96.8

ECONOMIC CHARACTERISTICS

Median Household Income (\$)	58500	66550	61566	77615
Median Family Income (\$)	59375	87660	80815	91543
% Population Below Poverty	No data	10.6	9	7.4
% Families Below Poverty	23.3	13	10.2	4.9

HOUSING CHARACTERISTICS

Total Housing Units	696	2305	3582	292495
% Renter Occupied Units	36.2	31.5	32	31.3
% Owner Occupied Units	56	61.5	61.3	63.5
% Vacant	7.8	7	6.6	5.2
% Homeowners with Mortgage	71.8	64.7	66.3	71.8
Median Rent (\$)	1156	1041	1107	1187

Data Source: American Community Survey 5-year estimates, 2005 – 2010

[See ACS Data Guidance for further information and margin-of-error values](#)

Appendix D – Affordable Housing Ordinance

ORDINANCE

AN ORDINANCE AMENDING AND SUPPLEMENTING THE CITY CODE OF THE CITY OF SOUTH AMBOY TO ADD SECTION 53-___ ENTITLED “AFFORDABLE HOUSING MANDATORY SET-ASIDE REQUIREMENT”

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

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

WHEREAS, the City has determined that enacting a City-wide Mandatory Set-Aside Ordinance to ensure that any site that benefits from rezoning, variance or redevelopment plan approved by the City or the City’s Planning Board that results in multi-family residential or mixed-use development of five (5) or more dwelling units, produces affordable housing at a set-aside of 20%, is in the public interest; and

WHEREAS, such set-aside requirement shall apply and be effective immediately for multi-family residential/mixed use development of five (5) or more dwelling units in the City.

NOW THEREFORE BE IT ORDAINED by the Governing Body of the City of South Amboy that Chapter 53 of the City Code of the City of South Amboy, be and is hereby amended and supplemented as follows:

SECTION 1: Amend Chapter 53 to add Section 53-___ “Affordable Housing Mandatory Set-Aside Requirement”

- a. If the City or the City’s Planning Board permits the construction of multi-family or single-family attached residential development the City or the City’s Planning Board shall require that an appropriate percentage of the residential units be set aside for low and moderate income households.
- b. This requirement shall apply, beginning with the effective date the Ordinance creating this section was adopted, to any multi-family or single-family attached residential development, including the residential portion of a mixed-use project, which consists of five (5) or more new residential units, whether permitted by a zoning amendment, a variance granted by the City’s Planning Board, or adoption of a Redevelopment Plan or amended Redevelopment Plan in areas in need of redevelopment or rehabilitation.
- c. For any such development for which the City’s land use ordinances (e.g. zoning or an adopted Redevelopment Plan) already permitted residential development as of the date of the Ordinance creating this section was adopted, this requirement shall only apply if

the City or the City's Planning Board permits an increase in approvable and developable gross residential density to at least twice the permitted approvable and developable gross residential density as of the effective date of this Ordinance.

- d. Nothing in this section precludes the City or the City's Planning Board from imposing an affordable housing set-aside in a development not required to have a set-aside pursuant to this paragraph consistent with N.J.S.A. 52:27D-311(h) and other applicable law.
- e. For all inclusionary projects, the appropriate set-aside percentage shall be twenty percent (20%) or a minimum of one (1) unit.
- f. This requirement does not create any entitlement for a property owner or applicant to a zoning amendment, variance, or adoption of a Redevelopment Plan or amended Redevelopment Plan in areas in need of redevelopment or rehabilitation, or for approval of any particular proposed project.
- g. This section shall not apply to developments containing four (4) or less dwelling units.
- h. All subdivision and site plan approvals of qualifying residential developments shall be conditioned upon compliance with the provisions of this section.
- i. Where a developer demolishes existing dwelling units and builds new dwelling units on the same site, the provisions of this section shall apply only if the net number of dwelling units is five (5) or more.
- j. All inclusionary projects created under this section must comply with the affordable housing requirements in Chapter [] (Affordable Housing Regulations).

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

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

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

Appendix E – Development Fee Ordinance

ORDINANCE #2025-[•]

AN ORDINANCE OF THE CITY OF SOUTH AMBOY TO AMEND CHAPTER 53, ARTICLE 9 ENTITLED “FEES AND ESCROW DEPOSITS”

NOW THEREFORE, BE IT ORDAINED by the Governing Body of the City of South Amboy that the City Code of the City of South Amboy, be and is hereby amended, revised and supplemented to include the Affordable Housing Development Fee ordinance:

SECTION 1. Purpose:

A). The City of South Amboy (the “**City**”) in the County of Middlesex and State of New Jersey, has determined it is necessary to adopt an Affordable Housing Development Fee Ordinance (“**Development Fee Ordinance**”); and

B). In Holmdel Builder’s Association v. Holmdel Township, 121 N.J. 550 (1990), the New Jersey Supreme Court determined that mandatory development fees are authorized by the New Jersey Fair Housing Act, N.J.S.A. 52:27D-329.2; and

C). Prior to final adoption of the Development Fee Ordinance by the City Council, the Development Fee Ordinance shall be referred to the Planning Board for review, which shall transmit to the City Council a report containing its recommendation concerning the Development Fee Ordinance, pursuant to N.J.S.A. 40:55D-26.

SECTION 2. Definitions:

- a) The following terms, as used in this ordinance, shall have the following meanings:
 - i. “**Affordable housing development**” means a development included in the Housing Element and Fair Share Plan, and includes, but is not limited to, an inclusionary development, a municipal construction project or a 100 percent affordable development.
 - ii. “**Development fee**” means money paid by a developer for the improvement of property as authorized by Holmdel Builder's Association v. Holmdel Borough, 121 N.J. 550 (1990) and the Fair Housing Act of 1985, N.J.S.A. 52:27d-301, *et seq.*, and the NJ Statewide Non-Residential Development Fee Act, P.L. 2008, c. 46 (N.J.S.A. 40:55D-8.1 *et seq.*), regulated by applicable affordable housing regulations.

- iii. **“Developer”** means the legal or beneficial owner or owners of a lot or of any land proposed to be included in a proposed development, including the holder of an option or contract to purchase, or other person having an enforceable proprietary interest in such land.
- iv. **“Equalized assessed value”** means the assessed value of a property divided by the current average ratio of assessed to true value for the municipality in which the property is situated, as determined in accordance with sections 1, 5, and 6 of P.L.1973, c.123 (C.54:1-35a through C.54:1-35c).

SECTION 3. Residential Development Fees:

a. Imposed Fees

1. Within all zoning districts, residential developers, except for developers of the types of development specifically exempted below, shall pay a fee of one- and one-half percent (1.5%) of the equalized assessed value for residential development provided no increased density is permitted.
2. When an increase in residential density pursuant to N.J.S.A. 40:55D-70d(5) (known as a "d" variance) has been permitted, developers shall be required to pay a development fee of six percent (6%) of the equalized assessed value for each additional unit that may be realized. However, if the zoning on a site has changed during the two-year period preceding the filing of such a variance application, the base density for the purposes of calculating the bonus development fee shall be the highest density permitted by right during the two-year period preceding the filing of the variance application.
3. Development fees shall be imposed and collected when an existing residential structure undergoes a change to a more intense use, is demolished and replaced, when the number of bedrooms increases, the livable space is expanded (e.g. through the conversion of an unhabitable/unfinished basement, attic, garage etc. to livable space), and/or when the square footage of the structure is increased in a way that is not otherwise exempt from the development fee requirement. The development fee shall be calculated on the increase in the equalized assessed value of the improved structure.

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

1. Affordable housing developments, developments where the developer is providing for the construction of affordable units elsewhere in the municipality, and developments where the developer has made a payment in lieu of on site construction of affordable units if permitted by ordinance shall be exempt from development fees.
2. Developments that have received preliminary or final site plan approval prior to the adoption of a municipal development fee ordinance shall be exempt from development fees, unless the developer seeks a substantial change in the approval. Where a site plan approval does not apply, a zoning and/or building permit shall be synonymous with preliminary or final site plan approval for this purpose. The fee percentage shall be vested on the date that the building permit is issued.

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

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

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

SECTION 4. Non-Residential Development Fees

a) Imposed fees

- i. Within all zoning districts, non-residential developers, except for developers of the types of development specifically exempted, shall pay a fee equal to two and one-half percent (2.5%) of the equalized assessed value of the land and improvements, for all new non-residential construction on an unimproved lot or lots.
- ii. Non-residential developers, except for developers of the types of development specifically exempted, shall also pay a fee equal to two and one-half percent (2.5%) of the increase in equalized assessed value resulting from any additions to existing structures to be used for non-residential purposes.
- iii. Development fees shall be imposed and collected when an existing structure is demolished and replaced. The development fee of two and a half percent (2.5%) shall be calculated on the difference between the equalized assessed value of the pre-existing land and improvement and the equalized assessed value of the newly improved structure, i.e. land and improvement, at the time final certificate of occupancy is issued. If the calculation required under this section results in a negative number, the non-residential development fee shall be zero.

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

- i. The non-residential portion of a mixed-use inclusionary or market rate development shall be subject to the two and a half percent (2.5%) development fee, unless otherwise exempted below.
- ii. The two and one-half percent (2.5%) fee shall not apply to an increase in equalized assessed value resulting from alterations, change in use within existing footprint, reconstruction, renovations and repairs.

- iii. Non-residential developments shall be exempt from the payment of non-residential development fees in accordance with the exemptions required pursuant to P.L.2008, c.46, as specified in the Form N-RDF "State of New Jersey Non-Residential Development Certification/Exemption" Form. Any exemption claimed by a developer shall be substantiated by that developer.
- iv. A developer of a non-residential development exempted from the non-residential development fee pursuant to P.L.2008, c.46 shall be subject to it at such time the basis for the exemption no longer applies, and shall make the payment of the non-residential development fee, in that event, within three years after that event or after the issuance of the final certificate of occupancy of the non-residential development, whichever is later.
- v. If a property which was exempted from the collection of a non-residential development fee thereafter ceases to be exempt from property taxation, the owner of the property shall remit the fees required pursuant to this section within forty-five (45) days of the termination of the property tax exemption. Unpaid non-residential development fees under these circumstances may be enforceable by the City as a lien against the real property of the owner.

SECTION 5. Collection Procedures

- a) Upon the granting of a preliminary, final or other applicable approval, for a development, the applicable approving authority shall direct its staff to notify the construction official or Zoning Officer responsible for the issuance of a building permit.
- b) For non-residential developments only, the developer shall also be provided with a copy of Form N-RDF "State of New Jersey Non-Residential Development Certification/Exemption" to be completed as per the instructions provided. The developer of a non-residential development shall complete Form N-RDF as per the instructions provided. The construction official shall verify the information submitted by the non-residential developer as per the instructions provided in the Form N-RDF. The Tax assessor shall verify exemptions and prepare estimated and final assessments as per the instructions provided in Form N-RDF.
- c) The construction official responsible for the issuance of a building permit shall notify the local tax assessor of the issuance of the first building permit for a development which is subject to a development fee.
- d) Within ninety (90) days of receipt of that notice, the municipal tax assessor, based on the plans filed, shall provide an estimate of the equalized assessed value of the development.
- e) The construction official responsible for the issuance of a final certificate of occupancy notifies the local assessor of any and all requests for the scheduling of a final inspection on property which is subject to a development fee.

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

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

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

i) Appeal of development fees

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

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

SECTION 6. Affordable Housing Trust Fund

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

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

1. payments in lieu of on-site construction of affordable units;
2. developer contributed funds to make ten percent (10%) of the adaptable entrances in a townhouse or other multistory attached development accessible;
3. rental income from municipally operated units;
4. repayments from affordable housing program loans;

5. recapture funds;
6. proceeds from the sale of affordable units;
7. development fees; and
8. any other funds collected in connection with the City's affordable housing program.

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

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

e) All interest accrued in the housing trust fund shall only be used on eligible affordable housing activities as set forth in the Housing Element and Fair Share Plan and Spending Plan or approved court of competent jurisdiction.

SECTION 7. Use of Funds

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

- b) Funds shall not be expended to reimburse the City for past housing activities.
- c) At least thirty (30) percent of all development fees collected and interest earned shall be used to provide affordability assistance to low- and moderate-income households in affordable units included in the municipal Fair Share Plan. One-third of the affordability assistance portion of development fees collected shall be used to provide affordability assistance to those households earning 30 percent or less of median income by region.
 - i. Affordability assistance programs may include down payment assistance, security deposit assistance, low interest loans, rental assistance, assistance with home-owners association or condominium fees and special assessments, and assistance with emergency repairs.
 - ii. Affordability assistance to households earning 30 percent or less of median income may include buying down the cost of low or moderate income units in the municipal Fair Share Plan to make them affordable to households earning 30 percent or less of median income.
 - iii. Payments in lieu of constructing affordable units on site and funds from the sale of units with extinguished controls shall be exempt from the affordability assistance requirement.
- d) The City may contract with a private or public entity to administer any part of its Housing Element and Fair Share Plan, including the requirement for affordability assistance.
- e) No more than twenty percent (20%) of all revenues collected from development fees, may be expended on administration, including, but not limited to, salaries and benefits for municipal employees or consultant fees necessary to develop or implement a new construction program, a Housing Element and Fair Share Plan, and/or an affirmative marketing program. In the case of a rehabilitation program, no more than twenty percent (20%) of the revenues collected from development fees shall be expended for such administrative expenses. Administrative funds may be used for income qualification of households, monitoring the turnover of sale and rental units, and compliance with a court of competent jurisdiction's monitoring requirements. Legal or other fees related to litigation opposing affordable housing sites and/or action are not eligible uses of the affordable housing trust fund.

SECTION 8. Monitoring

- a. On an annual basis commencing with the first anniversary of the entry of the Order granting a Final Judgment of Compliance and Repose, the City shall provide annual reporting of trust fund activity to the New Jersey Department of Community Affairs ("DCA"), or Local Government Services ("LGS"), or other entity designated by the State of New Jersey,

with a copy provided to Fair Share Housing Center and posted on the municipal website, using forms developed for this purpose by the DCA, or LGS. This reporting shall include an accounting of all housing trust fund activity, including the collection of development fees from residential and nonresidential developers, payments in lieu of constructing affordable units on site, funds from the sale of units with extinguished controls, barrier-free escrow funds, rental income, repayments from affordable housing program loans, and any other funds collected in connection with the City's housing program, as well as to the expenditure of revenues and implementation of the plan approved by the Program or the Court in accordance with the Fair Housing Act.

SECTION 9. The remainder of all other sections and subsections of the aforementioned ordinances not specifically amended by this Ordinance shall remain in full force and effect.

SECTION 10. INCONSISTENT ORDINANCES. All other Ordinances or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed as to such inconsistency.

SECTION 11. SEVERABILITY. If any section, paragraph, subdivision, clause, or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause, or provision so adjudged and the remainder of this Ordinance shall be deemed valid and effective.

SECTION 12.: EFFECTIVE DATE. This Ordinance shall take effect upon its passage and publication according to law.

Appendix F – Affirmative Marketing Plan

CITY OF SOUTH AMBOY

RESOLUTION ADOPTING AN AFFIRMATIVE MARKETING PLAN

WHEREAS, the Council of the City of South Amboy, County of Middlesex, has reviewed and endorsed a Housing Element and Fair Share Plan; and

WHEREAS, the Housing Element and Fair Share Plan contains, as required, an Affirmative Fair Share Housing Marketing Plan; and

WHEREAS, the City has reviewed the Affirmative Fair Share Housing Marketing Plan and finds it to be acceptable and in accordance with its statutory requirements.

NOW THEREFORE BE IT RESOLVED that the Council of the City of South Amboy adopts the Affirmative Fair Housing Marketing Plan, which is part of the Housing Element and Fair Share Plan, dated _____, a true copy of which is on file with the City Clerk and can be reviewed during normal business hours.

BE IT FURTHER RESOLVED THAT the City authorizes and directs the Mayor, City Clerk, and City Administrator to execute any and all necessary documents in order to implement the intent of this Resolution.

**The City of South Amboy
Middlesex County**

**Affordable Housing Affirmative Marketing Plan
Round Four (2025-2035)**

Prepared For:



The City of South Amboy
140 North Broadway
South Amboy, NJ, 08879

Introduction

All affordable units in the South Amboy are required to be affirmatively marketed using this Affirmative Marketing Plan. An Affirmative Marketing Plan is a regional marketing strategy designed to attract households of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age, or number of children to housing units which are being marketed by an Administrative Agent or a developer, sponsor, owner or property manager of affordable housing.

The primary objectives of an Affirmative Marketing Plan are to target households who are least likely to apply for affordable housing, and to target households throughout the entire housing region in which the units are located. South Amboy is located in Region 3, which consists of Somerset, Hunterdon and Middlesex Counties. South Amboy provides this Affirmative Marketing Plan for all affordable housing units within the municipality, but individual housing projects may develop their own affirmative marketing plans in compliance with the requirements of this Plan.

Affirmative Marketing Plan Requirements

Every Affirmative Marketing Plan must include all of the following:

- Publication of at least one advertisement in a newspaper of general circulation within the housing region;
- Broadcast of at least one advertisement by radio or television throughout the housing region; and
- At least one additional regional marketing strategy such as a neighborhood newspaper, religious publication, organizational newsletter, advertisement(s) with major employer(s), or notification through community and regional organizations such as non-profit, religious and civic organizations.

For each affordable housing opportunity within the municipality, the Affirmative Marketing Plan must include the following information:

- The address of the project and development name, if any
- The number of rental units
- The price ranges of the rental units
- The name and contact information of the Municipal Housing Liaison, Administrative Agent, property manager or landlord
- A description of the Random Selection method that will be used to select applicants for affordable housing.
- Disclosure of required application fees, if any.

Advertisements must contain the following information for each affordable housing opportunity:

- The location of and directions to the units

- A range of prices for the housing units
- The bedroom size(s) of the units
- The maximum income permitted to qualify for the housing units
- The locations of applications for the housing units
- The business hours when interested households may obtain an application for a housing unit
- Application fees, if any

Implementation

The implementation of the Affirmative Marketing Plan for a development that includes affordable housing shall commence at least 120 days before the issuance of either a temporary or permanent certificate of occupancy. The implementation of the Affirmative Marketing Plan shall continue until all very low-, low- and moderate-income housing units are initially occupied and thereafter upon the re-sale or re-rental of an affordable unit for as long as an affordable unit remains deed restricted.

The municipal Administrative Agent shall undertake all of the strategies outlined herein to implement this Plan. Applications for affordable housing shall be made available at several locations pursuant to this Plan, and the time period during which applications will be accepted shall be posted with such applications. The Administrative Agent shall mail applications to prospective applicants upon request.

The Administrative Agent shall provide the Affordable Housing Liaison with the information required to comply with monitoring and reporting requirements pursuant to the municipality's adopted Affordable Housing Ordinance.

An applicant pool will be maintained by the Administrative Agent for re-rentals. When a re-rental affordable unit becomes available, the Administrative Agent will select applicants from the applicant pool and, if necessary, the unit will be affirmatively marketed as described below.

Advertising Requirements

The developer/owner shall disseminate all public service announcements and pay the costs of the marketing of the affordable units in their respective developments, subject to the direction and supervision of the Administrative Agent. The developer/owner shall provide proof of all publications to the Administrative Agent. All press releases and advertisements shall be approved in advance by the Administrative Agent.

Regional

All newspaper articles, announcements and requests for applications for low- and moderate-income units will appear in the following daily regional newspapers/publications when units are available, there is no wait list for existing units, or when any new units may be constructed in the future:

- **See Section "III. Marketing" below**

The primary marketing will take the form of at least one press release sent to the following publications and a paid display advertisement in each of the following newspapers. Additional advertising and publicity will be on an as-needed basis.

Neighborhood

All newspaper articles, announcements and requests for applications for low- and moderate-income housing will appear in the following neighborhood-oriented weekly newspapers, religious publications and organizational newsletters within the region:

- **See Section “III. Marketing” below**

The primary marketing shall take the form of at least one press release and a paid display advertisement in the above newspapers once a week for four consecutive weeks. Additional advertising and publicity shall be on an "as needed" basis.

Television and Radio

The following regional cable television stations or regional radio stations shall be used during the first month of advertising. The developer must provide satisfactory proof of public dissemination:

- **See Section “III. Marketing” below**

Public Advertising

The following is the community contact person who will aid the affirmative marketing program:

**City of South Amboy
c/o Municipal Housing Liaison
140 North Broadway
South Amboy, NJ, 08879**

The Administrative Agent will provide applications to prospective developers upon Request.

The Administrative Agent shall develop, maintain and update a list of community contact person(s) and/or organizations(s) in Region 3 that will aid in the affirmative marketing program with particular, emphasis on those contacts that are able to reach out to groups that are least likely to apply for housing within the region, including major regional employers identified in Appendix A, Part III, Marketing, Section 3d of COAH’s Affirmative Fair Housing Marketing Plan for Affordable Housing in Region 3 (attached to and hereby made part of this Resolution), as well as the entities identified below.

Quarterly informational flyers and applications, including any new units which may be constructed in the future, shall be sent to the Region 3 Boards of Realtors for publication in their journals and for circulation among their members.

Quarterly informational circulars and applications, including any new units which may be constructed in the future, shall be sent to the administrators of each of the following agencies within the municipalities and counties of Region 3:

- Welfare or Social Service Board.
- Rental assistance office (local office of DCA).
- Office on Aging.

- Housing Agency or Authority.
- County Library.
- Area community action agencies.

The following is the location of applications, brochure(s), signs and/or poster(s) used as part of the affirmative program:

- Municipal Posting Locations (Municipal Offices, Community Center, etc.)
- Municipal Website
- Developer's Sales/Rental Offices
- Region 3 County Administration Buildings
- Region 3 County Libraries (all branches)
- Other public buildings and agencies as deemed appropriate by the Administrative Agent.

In addition, multiple copies of application forms shall be mailed to Fair Share Housing Center, Fair Share Housing Center, the New Jersey State Conference of the NAACP, the Latino Action Network, Morris County NAACP, Newark NAACP, East Orange NAACP, Housing Partnership for Morris County, Community Access Unlimited, Inc., Northwest New Jersey Community Action Program, Inc. (NORWESCAP), Homeless Solutions of Morristown, and the Supportive Housing Association for dissemination to their respective constituents. In addition, the above entities shall be notified directly whenever an affordable housing unit(s) becomes available in the municipality.

Selection Process and Qualification

Households that live or work in Region 3 shall be selected for affordable housing units before households from outside of the region. If affordable housing units remain unoccupied after households that live or work in the region are exhausted, units may be offered to household from outside of the region.

A random selection method to select occupants of very low-, low- and moderate-income housing will be used by the Administrative Agent, in conformance with N.J.A.C. 5:80-26.16 (l). The Affirmative Marketing Plan shall provide a regional preference for very low-, low- and moderate-income households that live and/or work in Housing Region 3. Pursuant to the New Jersey Fair Housing Act (C.52:27D-311), a preference for very low-, low- and moderate-income veterans duly qualified under N.J.A.C. 54:4-8.10 may also be exercised, provided an agreement to this effect has been executed between the developer or landlord and the municipality prior to the affirmative marketing of the units.

The Administrative Agent shall administer the Affirmative Marketing Plan. The Administrative Agent has the responsibility to income qualify very low-, low- and moderate-income households; to place income eligible households in very low-, low- and moderate-income units upon initial occupancy; to provide for the initial occupancy of very low, low and moderate income units with income qualified households; to continue to qualify households for re-occupancy of units as they become vacant during the period of affordability controls; to assist with outreach to very low-, low- and moderate-income households; and to enforce the terms of the deed restriction and mortgage loan as per N.J.A.C 5:80-26-1, et seq.

The Administrative Agent shall provide or direct qualified very low-, low- and moderate-income applicants to counseling services on subjects such as budgeting, credit issues, mortgage qualifications, rental lease requirements and landlord/tenant law and shall develop, maintain and update a list of entities and lenders willing and able to perform such services. In addition, it shall be the responsibility of the Administrative Agent to inform owners of affordable units and prospective occupants of affordable units of the municipality's affordability assistance programs and to assist with the implementation of such programs.

AFFIRMATIVE FAIR HOUSING MARKETING PLAN

For Affordable Housing in **(REGION 3)**

I. APPLICANT AND PROJECT INFORMATION

(Complete Section I individually for all developments or programs within the municipality.)

1a. Administrative Agent Name, Address, Phone Number		1b. Development or Program Name, Address	
1c. Number of Affordable Units: Number of Rental Units: Number of For-Sale Units:	1d. Price or Rental Range From To	1e. State and Federal Funding Sources (if any)	
1f. <input type="checkbox"/> Age Restricted <input type="checkbox"/> Non-Age Restricted	1g. Approximate Starting Dates Advertising: Occupancy:		
1h. County <div style="text-align: center;">Hunterdon, Middlesex, Somerset</div>		1i. Census Tract(s):	
1j. Managing/Sales Agent's Name, Address, Phone Number			
1k. Application Fees (if any):			

(Sections II through IV should be consistent for all affordable housing developments and programs within the municipality. Sections that differ must be described in the approved contract between the municipality and the administrative agent and in the approved Operating Manual.)

II. RANDOM SELECTION

2. Describe the random selection process that will be used once applications are received.
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III. MARKETING

3a. Direction of Marketing Activity: (indicate which group(s) in the housing region are least likely to apply for the housing without special outreach efforts because of its location and other factors)

- ☐ White (non-Hispanic)
 ☐ Black (non-Hispanic)
 ☐ Hispanic
 ☐ American Indian or Alaskan Native
☐ Asian or Pacific Islander
 ☐ Other group:

3b. **HOUSING RESOURCE CENTER** (www.njhousing.gov) A free, online listing of affordable housing ☐

3c. Commercial Media (required) (Check all that applies)

	DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL NEWSPAPER(S)	CIRCULATION AREA
TARGETS ENTIRE HOUSING REGION 3			
Daily Newspaper			
<input type="checkbox"/>		Star-Ledger	
TARGETS PARTIAL COAH REGION 3			
Daily Newspaper			
<input type="checkbox"/>		Home News Tribune	Middlesex, Somerset, Union
<input type="checkbox"/>		Courier News	Somerset and Hunterdon
Weekly Newspaper			
<input type="checkbox"/>		Beacon	Hunterdon
<input type="checkbox"/>		Delaware Valley News	Hunterdon
<input type="checkbox"/>		Hunterdon County Democrat / Hunterdon Observer	Hunterdon
<input type="checkbox"/>		Hunterdon Review	Hunterdon
<input type="checkbox"/>		Amboy Beacon	Middlesex
<input type="checkbox"/>		Colonia Corner	Middlesex
<input type="checkbox"/>		Cranbury Press	Middlesex
<input type="checkbox"/>		East Brunswick Sentinel	Middlesex
<input type="checkbox"/>		Edison Sentinel	Middlesex
<input type="checkbox"/>		South Brunswick Post	Middlesex
<input type="checkbox"/>		South Plainfield Observer	Middlesex
<input type="checkbox"/>		Suburban, The	Middlesex
<input type="checkbox"/>		Princeton Packet	Middlesex, Somerset
<input type="checkbox"/>		Sentinel, The	Middlesex, Somerset
<input type="checkbox"/>		Atom Tabloid & Citizen Gazette	Middlesex, Union
<input type="checkbox"/>		Parsippany Life	Morris
<input type="checkbox"/>		Echoes Sentinel	Morris, Somerset

<input type="checkbox"/>		Bernardsville News	Somerset
<input type="checkbox"/>		Branchburg News	Somerset
<input type="checkbox"/>		Chronicle	Somerset
<input type="checkbox"/>		Hills-Bedminster Press	Somerset
<input type="checkbox"/>		Hillsborough Beacon	Somerset
<input type="checkbox"/>		Manville News	Somerset
<input type="checkbox"/>		Messenger-Gazette	Somerset
<input type="checkbox"/>		Reporter	Somerset
<input type="checkbox"/>		Somerset Spectator	Somerset
Monthly Newspaper			
<input type="checkbox"/>		About Our Town/Community News	Middlesex, Somerset

	DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL TV STATION(S)	CIRCULATION AREA AND/OR RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE
TARGETS ENTIRE HOUSING REGION 3			
<input type="checkbox"/>		2 WCBS-TV Cbs Broadcasting Inc.	
<input type="checkbox"/>		3 KYW-TV Cbs Broadcasting Inc.	
<input type="checkbox"/>		4 WNBC NBC Telemundo License Co. (General Electric)	
<input type="checkbox"/>		5 WNYW Fox Television Stations, Inc. (News Corp.)	
<input type="checkbox"/>		6 WPVI-TV American Broadcasting Companies, Inc (Walt Disney)	
<input type="checkbox"/>		7 WABC-TV American Broadcasting Companies, Inc (Walt Disney)	
<input type="checkbox"/>		9 WWOR-TV Fox Television Stations, Inc. (News Corp.)	
<input type="checkbox"/>		10 WCAU NBC Telemundo License Co. (General Electric)	
<input type="checkbox"/>		11 WPIX Wpix, Inc. (Tribune)	
<input type="checkbox"/>		12 WHYI-TV Whyi, Inc.	
<input type="checkbox"/>		13 WNET Educational Broadcasting Corporation	
<input type="checkbox"/>		17 WPHL-TV Tribune Company	
<input type="checkbox"/>		31 WPXN-TV Paxon Communications License Company, Llc	
<input type="checkbox"/>		35 WYBE Independence Public Media Of Philadelphia, Inc.	

<input type="checkbox"/>		39 WLVT-TV Lehigh Valley Public Telecommunications Corp.	
<input type="checkbox"/>		41 WXTV Wxtv License Partnership, G.p. (Univision Communications Inc.)	
<input type="checkbox"/>		48 WGTW-TV Trinity Broadcasting Network	
<input type="checkbox"/>		50 WNJN New Jersey Public Broadcasting Authority	
<input type="checkbox"/>		52 WNJT New Jersey Public Broadcasting Authority	
<input type="checkbox"/>		57 WPSG Cbs Broadcasting Inc.	
<input type="checkbox"/>		58 WNJB New Jersey Public Broadcasting Authority	
<input type="checkbox"/>		61 WPPX Paxson Communications License Company, Llc	
<input type="checkbox"/>		63 WMBC-TV Mountain Broadcating Corporation	
<input type="checkbox"/>		65 WUVP-TV Univision Communications, Inc.	
<input type="checkbox"/>		68 WFUT-TV Univision New York Llc	Spanish

TARGETS PARTIAL HOUSING REGION 3

<input type="checkbox"/>		16 WNEP-TV New York Times Co.	Hunterdon
<input type="checkbox"/>		46 W46BL Maranatha Broadcasting Company, Inc.	Hunterdon
<input type="checkbox"/>		51 WTVB Reading Broadcasting, Inc	Hunterdon (Christian)
<input type="checkbox"/>		25 W25BB New Jersey Public Broadcasting Authority	Hunterdon, Middlesex
<input type="checkbox"/>		22 WYOU Nexstar Broadcasting, Inc	Hunterdon, Somerset
<input type="checkbox"/>		28 WBRE-TV Nexstar Broadcasting, Inc.	Hunterdon, Somerset
<input type="checkbox"/>		44 WVIA-TV Ne Pa Ed Tv Association	Hunterdon, Somerset
<input type="checkbox"/>		56 WOLF-TV Wolf License Corp	Hunterdon, Somerset
<input type="checkbox"/>		60 WBPH-TV Sonshine Family Television Corp	Hunterdon, Somerset
<input type="checkbox"/>		69 WFMZ-TV Maranatha Broadcasting Company, Inc.	Hunterdon, Somerset
<input type="checkbox"/>		29 WTXF-TV Fox Television Stations, Inc. (News Corp.)	Middlesex, Somerset
<input type="checkbox"/>		47 WNJU NBC Telemundo License Co. (General Electric)	Middlesex, Somerset
<input type="checkbox"/>		66 WFME-TV Family Stations of New Jersey, Inc.	Middlesex, Somerset (Christian)

<input type="checkbox"/>		25 WNYE-TV New York City Dept. Of Info Technology & Telecommunications	Somerset
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	DURATION & FREQUENCY OF OUTREACH	NAMES OF CABLE PROVIDER(S)	BROADCAST AREA
TARGETS PARTIAL HOUSING REGION 3			
<input type="checkbox"/>		Comcast of Northwest NJ, Southeast Pennsylvania	Partial Hunterdon
<input type="checkbox"/>		Patriot Media & Communications	Partial Hunterdon, Somerset
<input type="checkbox"/>		Service Electric Cable TV of Hunterdon	Partial Hunterdon
<input type="checkbox"/>		Cablevision of Raritan Valley	Partial Middlesex, Somerset
<input type="checkbox"/>		Comcast of Central NJ, NJ (Union System)	Partial Middlesex
<input type="checkbox"/>		Comcast of Plainfield	Partial Middlesex, Somerset

	DURATION & FREQUENCY OF OUTREACH	NAMES OF REGIONAL RADIO STATION(S)	BROADCAST AREA AND/OR RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE
TARGETS ENTIRE HOUSING REGION 3			
AM			
<input type="checkbox"/>		WFAN 660	
<input type="checkbox"/>		WOR 710	
<input type="checkbox"/>		WABC 770	
<input type="checkbox"/>		WCBS 880	
<input type="checkbox"/>		WBBR 1130	
<input type="checkbox"/>		WWTR 1170	
<input type="checkbox"/>		WTTM 1680	Spanish, Asian, etc.
FM			
<input type="checkbox"/>		WFNY-FM 92.3	
<input type="checkbox"/>		WPAT-FM 93.1	Spanish
<input type="checkbox"/>		WNYC-FM 93.9	
<input type="checkbox"/>		WPST 94.5	
<input type="checkbox"/>		WFME 94.7	
<input type="checkbox"/>		WPLJ 95.5	
<input type="checkbox"/>		WQXR-FM 96.3	
<input type="checkbox"/>		WQHT 97.1	
<input type="checkbox"/>		WSKQ-FM 97.9	Spanish
<input type="checkbox"/>		WRKS 98.7	

<input type="checkbox"/>		WAWZ 99.1	Christian
<input type="checkbox"/>		WBAI 99.5	
<input type="checkbox"/>		WPHI-FM 100.3	
<input type="checkbox"/>		WCBS-FM 101.1	
<input type="checkbox"/>		WKXW-FM 101.5	
<input type="checkbox"/>		WQCD 101.9	
<input type="checkbox"/>		WNEW 102.7	
<input type="checkbox"/>		WPRB 103.3	
<input type="checkbox"/>		WKTU 103.5	
<input type="checkbox"/>		WWPR-FM 105.1	
<input type="checkbox"/>		WDAS-FM 105.3	
<input type="checkbox"/>		WLTW 106.7	
TARGETS PARTIAL HOUSING REGION 3			
AM			
<input type="checkbox"/>		WFIL 560	Hunterdon
<input type="checkbox"/>		WIP 610	Hunterdon
<input type="checkbox"/>		WAEB 790	Hunterdon
<input type="checkbox"/>		WCHR 1040	Hunterdon
<input type="checkbox"/>		WGPA 1100	Hunterdon
<input type="checkbox"/>		WEEX 1230	Hunterdon
<input type="checkbox"/>		WKAP 1470	Hunterdon
<input type="checkbox"/>		WRNJ 1510	Hunterdon
<input type="checkbox"/>		WWJZ 640	Hunterdon, Middlesex
<input type="checkbox"/>		WPHY 920	Hunterdon, Middlesex
<input type="checkbox"/>		WPHT 1210	Hunterdon, Middlesex
<input type="checkbox"/>		WBUD 1260	Hunterdon, Middlesex
<input type="checkbox"/>		WMCA 570	Middlesex (Christian)
<input type="checkbox"/>		WIMG 1300	Middlesex
<input type="checkbox"/>		WCTC 1450	Middlesex, Somerset
FM			
<input type="checkbox"/>		WRTI 90.1	Hunterdon
<input type="checkbox"/>		WCVH 90.5	Hunterdon
<input type="checkbox"/>		WHYY-FM 90.9	Hunterdon

<input type="checkbox"/>		WXTU 92.5	Hunterdon
<input type="checkbox"/>		WAEB-FM 104.1	Hunterdon
<input type="checkbox"/>		WFKB 107.5	Hunterdon
<input type="checkbox"/>		WMMR 93.3	Hunterdon, Middlesex
<input type="checkbox"/>		WYSP 94.1	Hunterdon, Middlesex
<input type="checkbox"/>		WBEN-FM 95.7	Hunterdon, Middlesex
<input type="checkbox"/>		WRDW-FM 96.5	Hunterdon, Middlesex
<input type="checkbox"/>		WOGL 98.1	Hunterdon, Middlesex
<input type="checkbox"/>		WUSL 98.9	Hunterdon, Middlesex
<input type="checkbox"/>		WIOQ 102.1	Hunterdon, Middlesex
<input type="checkbox"/>		WMGK 102.9	Hunterdon, Middlesex
<input type="checkbox"/>		WJJZ 106.1	Hunterdon, Middlesex
<input type="checkbox"/>		WKDN 106.9	Hunterdon, Middlesex (Christian)
<input type="checkbox"/>		WAXQ 104.3	Hunterdon, Middlesex, Somerset
<input type="checkbox"/>		WNTI 91.9	Hunterdon, Somerset
<input type="checkbox"/>		WZZO 95.1	Hunterdon, Somerset
<input type="checkbox"/>		WCTO 96.1	Hunterdon, Somerset
<input type="checkbox"/>		WLEV 100.7	Hunterdon, Somerset
<input type="checkbox"/>		WNJT-FM 88.1	Middlesex
<input type="checkbox"/>		WRSU-FM 88.7	Middlesex
<input type="checkbox"/>		WWFM 89.1	Middlesex
<input type="checkbox"/>		WWPH 107.9	Middlesex
<input type="checkbox"/>		WDVR 89.7	Middlesex, Somerset
<input type="checkbox"/>		WVPH 90.3	Middlesex, Somerset
<input type="checkbox"/>		WMGQ 98.3	Middlesex, Somerset
<input type="checkbox"/>		WBLS 107.5	Middlesex, Somerset

3d. Other Publications (such as neighborhood newspapers, religious publications, and organizational newsletters)
(Check all that applies)

	NAME OF PUBLICATIONS	OUTREACH AREA	RACIAL/ETHNIC IDENTIFICATION OF READERS/AUDIENCE
TARGETS ENTIRE HOUSING REGION 3			
Weekly			
	Nuestra Comunidad	Central/South Jersey	Spanish-Language

Monthly				
<input type="checkbox"/>		Sino Monthly	North Jersey/NYC area	Chinese-American
TARGETS PARTIAL HOUSING REGION 3				
Daily				
<input type="checkbox"/>		24 Horas	Bergen, Essex, Hudson, Middlesex, Passaic, Union Counties	Portuguese-Language
Weekly				
<input type="checkbox"/>		Arab Voice Newspaper	North Jersey/NYC area	Arab-American
<input type="checkbox"/>		Catholic Advocate, The	Essex County area	Catholic
<input type="checkbox"/>		La Voz	Hudson, Union, Middlesex Counties	Cuban community
<input type="checkbox"/>		Amerika Magyar Nepszava (American Hungarian Peoples' Voice)	Central/North Jersey	Hungarian-Language
<input type="checkbox"/>		New Jersey Jewish News	Northern and Central New Jersey	Jewish
<input type="checkbox"/>		Nuestra Comunidad	Central/South Jersey	Spanish-Language
<input type="checkbox"/>		Desi NJ	Central Jersey	South Asian
<input type="checkbox"/>		Ukrainian Weekly	New Jersey	Ukrainian Community
3e. Employer Outreach (names of employers throughout the housing region that can be contacted to post advertisements and distribute flyers regarding available affordable housing) (Check all that applies)				
DURATION & FREQUENCY OF OUTREACH		NAME OF EMPLOYER/COMPANY		LOCATION
Hunterdon County				
<input type="checkbox"/>		Merck & Co	1 Merck Dr, Whitehouse Station	
<input type="checkbox"/>		Hunterdon Medical Center	2100 Wescott Drive Flemington, NJ 08822	
<input type="checkbox"/>		Foster Wheeler	Perryville Corporate Park Clinton, NJ , 08809-4000	
<input type="checkbox"/>		ChubbInsurance co.	202 Halls Mill Rd Whitehouse Station, NJ 08889	
<input type="checkbox"/>		Exxonmobil Research & Engineering	1545 US Highway 22 E Annandale, NJ 08801	
<input type="checkbox"/>		New York Life	110 Cokesbury Rd, Lebanon	
Middlesex County				
<input type="checkbox"/>		Bristol-Myers Squibb	1 Squibb Dr, New Brunswick, nj 08901	
<input type="checkbox"/>		Merrill Lynch & Company	800 Scudders Mill Rd, Plainsboro	
<input type="checkbox"/>		Johnson & Johnson	1 Johnson & Johnson Plaza	
<input type="checkbox"/>		Prudential Insurance Company	44 Stelton Rd # 130, Piscataway	
<input type="checkbox"/>		Robert Wood Johnson University Hospital	1 Robert Wood Johnson Pl, New Brunswick, NJ 08901	
<input type="checkbox"/>		Silverline Building Products	207 Pond Ave Middlesex, NJ 08846	

<input type="checkbox"/>		St. Peter's University Hospital	254 Easton Ave, New Brunswick
<input type="checkbox"/>		Telcordia Technology	444 Hoes Ln, Piscataway
<input type="checkbox"/>		J.F.K. Medical Center	65 James Street Edison, NJ 08818
<input type="checkbox"/>		Raritan Bay Medical Center	530 New Brunswick Av Perth Amboy, NJ 08861
<input type="checkbox"/>		Amerada Hess Corporation	405 Main St, Woodbridge and 679 Convery Blvd, Perth Amboy
<input type="checkbox"/>		Dow Jones & Company	54 Eddington LN, Monroe Twp
<input type="checkbox"/>		Siemens AG	755 College Rd E, Princeton
<input type="checkbox"/>		AT&T	1 Highway Ter, Edison
<input type="checkbox"/>		Engelhard Corporation	101 Wood Ave S, Metuchen

Somerset County

<input type="checkbox"/>		AT&T	1414 Campbell St Rahway
<input type="checkbox"/>		ABC Limousine	574 Ferry St Newark
<input type="checkbox"/>		Bloomberg LP	1350 Liverty Ave Hillside
<input type="checkbox"/>		Courier News	1091 Lousons Road PO Box 271 Union, NJ
<input type="checkbox"/>		Emcore Corp	800 Rahway Ave Union, NJ
<input type="checkbox"/>		Ethicon Inc	1515 West Blancke Street Bldgs 1501 and 1525 Linden, NJ
<input type="checkbox"/>		Fedders Corp	27 Commerce Drive Cranford, nj
<input type="checkbox"/>		ICI Americas Inc.	450 West First Ave Roselle,nj
<input type="checkbox"/>		ITW Electronic Componenet Packaging	600 Mountain Ave Murray Hill,NJ
<input type="checkbox"/>		Johnson & Johnson	1 Merck Drive PO Box 2000 (RY60-200E) Rahway, NJ
<input type="checkbox"/>		Tekni-Plex Inc.	865 Stone Street Rahway, NJ
<input type="checkbox"/>		Ortho-Clinical Diagnostics Inc	1401 Park Ave South Linden
<input type="checkbox"/>		Hooper Holmes Inc	170 Mount Airy Rd. Basking Ridge, NJ 07920

3f. Community Contacts (names of community groups/organizations throughout the housing region that can be contacted to post advertisements and distribute flyers regarding available affordable housing)

Name of Group/Organization	Outreach Area	Racial/Ethnic Identification of Readers/Audience	Duration & Frequency of Outreach

IV. APPLICATIONS

Applications for affordable housing for the above units will be available at the following locations:

4a. County Administration Buildings and/or Libraries for all counties in the housing region (list county building, address, contact person) (Check all that applies)

BUILDING	LOCATION
----------	----------

<input type="checkbox"/>	Middlesex County Administration Bldg	75 Bayard, New Brunswick, NJ 08903
<input type="checkbox"/>	Somerset County Admin. Bldg	20 Grove Street, Somerville, NJ 08876
<input type="checkbox"/>	Somerset County Library Headquarters	1 Vogt Drive, Bridgewater, NJ 08807
<input type="checkbox"/>	Hunterdon County Library Headquarters	314 State Highway 12, Flemington, NJ 08822
4b. Municipality in which the units are located (list municipal building and municipal library, address, contact person)		
4c. Sales/Rental Office for units (if applicable)		

V. CERTIFICATIONS AND ENDORSEMENTS

<p>I hereby certify that the above information is true and correct to the best of my knowledge. I understand that knowingly falsifying the information contained herein may affect the (select one: Municipality's substantive certification or DCA Balanced Housing Program funding or HMFA UHORP/MONI/CHOICE funding).</p>	
<hr/>	
<p>Name (Type or Print)</p>	
<hr/>	
<p>Title/Municipality</p>	
<hr/>	
<p>Signature</p>	<p>Date</p>

Appendix G – Spending Plan

RESOLUTION NO. ____

**RESOLUTION OF THE CITY OF SOUTH AMBOY
APPROVING AN AFFORDABLE HOUSING SPENDING
PLAN**

WHEREAS, the City of South Amboy, County of Middlesex (the “City”) is a public body corporate and politic of the State of New Jersey; and

WHEREAS, a proposed Spending Plan has been prepared by the City’s Affordable Housing Planner, Golda MacMillan, PP, AICP, as part of the City’s Housing Element and Fair Share Plan; which sets forth the City’s projections regarding the collection of funds and the expenditure of such funds in furtherance of the City’s affordable housing programs; and

WHEREAS, the City desires to approve the proposed Spending Plan on file in the City Clerk’s office.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of South Amboy as follows:

1. The aforementioned recitals are incorporated herein as though fully set forth at length.
2. The City Council of the City of South, County of Middlesex, State of New Jersey hereby approves the proposed Spending Plan.
3. A copy of this Resolution shall be available for distribution to the public and for public inspection at the City offices.
4. This Resolution shall take effect immediately.

**The City of South Amboy
Middlesex County**

**Affordable Housing Trust Fund Spending Plan
Round Four (2025-2035)**

Prepared For:



The City of South Amboy
140 North Broadway
South Amboy, NJ, 08879

Introduction

Pursuant to N.J.A.C. 5:99, a Spending Plan means “a method of allocating funds contained in an affordable housing trust fund account, which includes, but is not limited to, development fees collected and to be collected pursuant to an approved municipal development fee ordinance, or pursuant to N.J.S.A. 52:27D-329.1 et seq., for the purpose of meeting the housing needs of low- and moderate-income individuals.”

All residential and non-residential development fees, payment in lieu of constructing affordable units, barrier-free escrow funds, recapture funds, proceeds from the sale of affordable units, rental income, repayments from affordable housing program loans, enforcement fines, unexpended RCA funds remaining from a completed RCA project, application fees, and any other funds collected by the municipality in connection with its affordable housing programs are deposited into this interest-bearing Affordable Housing Trust Fund (AHTF). These funds shall be spent in accordance with N.J.A.C. 5:99 or applicable regulations.

A development fee ordinance creating a dedicated revenue source for - and moderate-income housing was adopted by the municipality establishing Rockaway Borough’s AHTF. As such, Rockaway Borough has prepared this Spending Plan that addresses its regional fair share of the affordable housing need in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), the Fair Housing Act (N.J.S.A. 52:27D-301) and the regulations of Proposed New Rules: N.J.A.C. 5:99.

Authorization of Affordable Housing Trust Fund

A municipality shall not spend, or commit to spend, any affordable housing trust funds, including Statewide non-residential fees collected and deposited into the municipal affordable housing trust fund, without first obtaining the approval of the expenditure as part of its compliance certification or by the Division pursuant to N.J.S.A. 52:27D-329.2.a(4). A municipality within the jurisdiction of the Program or a court of competent jurisdiction shall not spend affordable housing trust funds unless the Program has approved a plan for spending such funds in accordance with N.J.S.A. 52:27D-329.2.a(4) or the Division has approved spending plan expenditures for emergent opportunities to create affordable housing after a municipality has obtained compliance certification in conformance with N.J.A.C. 5:99-4.

Account Requirements and Use of Funds (5:99-2.2 to 2.8)

Account Requirements

(a) All affordable housing trust funds shall be deposited in a separate, interest-bearing account. In establishing the account, the municipality shall provide written authorization, in the form of a three-party escrow agreement between the municipality, the bank or other financial institution, and the Division, to permit the Division to direct the disbursement of the funds, as provided for at N.J.A.C. 5:99-5.6, shall be maintained at all times. This authorization shall be submitted to the Division within 21 days from the opening of the trust fund account and/or within 21 days of any change in banks or other financial institutions in which trust funds are deposited.

(b) With the approval of the Department's Division of Local Government Services, the municipality may invest its affordable housing trust fund in the State of New Jersey cash management fund, provided that the amount of money in the cash management fund that comprises the funds and income attributable to such funds shall at all times be identifiable.

(c) All interest accrued in the affordable housing trust fund shall only be used on eligible affordable housing activities included in an approved spending plan or an emergent opportunity authorized by the Division.

(d) A municipality within the jurisdiction of the Program or a court of competent jurisdiction shall not spend affordable housing trust funds unless the Program or a court of competent jurisdiction has approved a plan for spending such funds in accordance with N.J.S.A. 52:27D-329.2.a(4) or the Division has approved spending plan expenditures for emergent opportunities to create affordable housing after a municipality has obtained compliance certification in conformance with N.J.A.C. 5:99-4.1.

(e) Any municipality with an affordable housing trust fund account shall be subject to N.J.A.C. 5:99-4.

(f) Municipal affordable housing trust funds shall not be expended:

1. To reimburse the municipality for activities that occurred prior to the authorization of a municipality to collect development fees;
2. On attorney fees or court costs to obtain a judgment of compliance or order of repose, including any associated administration costs;
3. On any costs in connection with a challenge to a determination of the municipality's fair share obligation; or
4. On any costs in connection with a challenge to the municipality's obligation, housing element, or fair share plan.

(g) In addition to the restrictions at (f) above, no more than 20 percent of all affordable housing trust funds, exclusive of those collected prior to July 17, 2008, to fund an RCA, may be expended on administration, in accordance with N.J.A.C. 5:99-2.4.

(h) A municipality shall set aside a portion of its affordable housing trust fund for the purpose of providing affordability assistance to low- and moderate-income households in affordable units included in a municipal fair share plan, in accordance with N.J.A.C. 5:99-2.5.

(i) Compliant municipalities, Qualified Urban Aid Municipalities, or municipalities that have previously collected such funds while under the protection of presumptive validity of their affordable housing plan or immunity from exclusionary zoning litigation and in accordance with an approved spending plan are authorized to commit or expend affordable housing trust funds in accordance with this chapter, UHAC, and the Act.

(j) A non-compliant Qualified Urban Aid Municipality meeting the criteria set forth in paragraph (1) of subsection c. of section 7 at P.L. 2024, c. 2, which has been authorized to collect residential development fees pursuant to N.J.A.C. 5:99-3.5(b), may not spend, or commit to spend, any affordable housing development fees, without first obtaining the Division's approval of the expenditure by submitting a spending plan for current funds in the municipal affordable housing trust fund and projected funds through the current round. The Division shall review the spending plan for consistency with N.J.A.C. 5:99-2 and shall notify the municipality upon the approval of the spending plan.

Use of Funds for Housing Activity

(a) A municipality may use affordable housing trust funds for any housing activity as itemized in the spending plan and approved by the Program or as approved by the Division as an emergent opportunity to create affordable housing. Such activities include, but are not limited to:

1. A rehabilitation program whose purpose is to renovate deficient housing units that are occupied by low- and moderate-income households, in accordance with the New Jersey State Housing Code, N.J.A.C. 5:28, or the requirements of the Rehabilitation Subcode, N.J.A.C. 5:23-6, as applicable. Any recaptured funds from a rehabilitation program shall be deposited into a municipality's affordable housing trust fund and subject to the provisions thereof;
2. New construction of affordable housing units and related development costs; in the case of inclusionary developments, eligible costs shall be prorated based on the proportion of affordable housing units included in the development;
3. Creation of a market to affordable program to pay down the cost of unrestricted units and offer them in sound condition, for sale or rent, at affordable prices to low- and moderate-income households to address all or a portion of the affordable housing obligation;
4. Extensions or improvements of roads and infrastructure directly serving affordable housing development sites; in the case of inclusionary developments, costs shall be

prorated based on the proportion of affordable housing units included in the development;

5. RCAs, approved prior to July 17, 2008;

6. Acquisition and/or improvement of land to be used for affordable housing;

7. Accessory dwelling units;

8. The extension of expiring controls;

9. The construction of group homes and supportive and special needs housing;

10. Maintenance and repair of affordable housing units;

11. To defray the costs of structured parking; in the case of inclusionary developments, eligible costs shall be prorated based on the proportion of affordable housing units included in the development;

12. Affordability assistance in accordance with N.J.A.C. 5:99-2.5;

13. Repayment of municipal bonds issued to finance low- and moderate-income housing activity;

14. Any other activity as specified in the approved spending plan or as approved by the Division as an emergent affordable housing opportunity; or

15. Any other activity approved by the Division.

Use of Funds for Administrative Expenses

(a) No more than 20 percent of all affordable housing trust funds, exclusive of those collected prior to July 17, 2008, to fund an RCA, shall be expended on administration.

(b) Administrative expenses may include costs reasonably related to the determination of the fair share obligation and the development of a municipal housing element and fair share plan and may include fees necessary to develop or implement affordable housing programs, an affirmative marketing program, and/or expenses that are reasonably necessary for compliance with the processes of the Program, including, but not limited to, the costs to the municipality of resolving a challenge pursuant to the Program.

(c) Administrative expenses may also include costs associated with functions carried out in compliance with UHAC, including activities related to the marketing program and waitlist management, administering the placement of occupants in housing units, income qualification of

households, monitoring the turnover of sale and rental units, preserving existing affordable housing, and compliance with the Division's monitoring requirements.

(d) The proportion of a municipal employee's salary related to the MHL or RCA administrator functions and fees for required educational programs, may be paid as an administrative expense from the municipal affordable housing trust fund.

Use of Funds for Affordability Assistance

(a) A municipality shall set aside a portion of all development fees collected and interest earned for the purpose of providing affordability assistance to low- and moderate-income households in affordable units included in the municipality's fair share plan.

1. Affordability assistance for very-low-income households may include offering a subsidy to developers of inclusionary or 100 percent affordable housing developments or buying down the cost of low- or moderate-income units in a municipal fair share plan to make them affordable to very low-income households, including special needs and supportive housing opportunities.

(b) A municipality may contract with a private or public entity to administer any part of its housing element and fair share plan, including the requirement for affordability assistance, or any program or activity for which the municipality expends development fee proceeds.

Barrier-Free Escrow

An affordable housing trust fund may include fees collected to adapt affordable unit entrances to be accessible in accordance with the Act and the Barrier Free Subcode, N.J.A.C. 5:23-7. The municipality shall set forth the mechanism by which it will collect and distribute funds intended to convert adaptable entrances in compliance with the technical design standards of the Barrier Free Subcode at N.J.A.C. 5:23-7. Funds collected for this purpose shall at all times be identifiable from other funds. A municipality that collects, or anticipates collecting, funds to adapt affordable unit entrances shall identify the funds on its monitoring report pursuant to N.J.A.C. 5:99-5.

Payments in Lieu of Constructing Affordable Units On-Site

(a) Payments in lieu of constructing affordable units shall not be imposed on any non-residential development.

(b) A municipality that chooses to collect or anticipates collecting payments in lieu of constructing affordable units shall identify the funds on its monitoring report pursuant to N.J.A.C. 5:99-5.2 and include a plan for the use of the funds in its spending plan.

(c) Payment-in-lieu fees shall be deposited into the municipality's affordable housing trust fund, but shall be accounted for separately from any other fees collected by a municipality. Whenever

a payment-in-lieu fee is assessed by a municipality pursuant to this section, a development fee authorized pursuant to N.J.S.A. 52:27D-329.2 shall not be charged in connection with the same development.

Other Funds

(a) An affordable housing trust fund may also contain recaptured funds, proceeds from the sale of affordable units, rental income, repayments from affordable housing program loans, enforcement fines and application fees, and any other funds collected by the municipality in connection with its affordable housing programs. A municipality that collects, or anticipates collecting, such fees shall identify the funds on its monitoring report pursuant to N.J.A.C. 5:99-5 and include a plan for the use of the funds in its spending plan.

(b) An affordable housing trust fund shall also contain any excess RCA funds, where the RCA has been completed in accordance with the RCA project plan.

(c) A municipality that is not a compliant municipality may not retain excess RCA funds and shall transfer any such funds to the New Jersey Affordable Housing Trust fund established pursuant to N.J.S.A. 52:27D-320.

Spending Plan

Revenues + Expenditures for Certification Period

South Amboy has considered the following AHTF revenue sources between the period of 2025-2035:

- Development fees: The City will implement a development fee ordinance applicable to both residential and nonresidential fee projects. Collected fees will be allocated to the Affordable Housing Trust Fund and are anticipated to generate additional revenue for affordable housing initiatives. As no prior ordinance established a framework for assessing developer contributions, projected revenue estimates remain indeterminate at this time. All funds will be programmed and expended in accordance with the regulatory standards outlined in N.J.A.C. 5:99-2.2 through 2.8, governing account administration and permissible uses.
- Payment in lieu of constructing affordable units are **not** anticipated.
- Barrier-free escrow funds are **not** anticipated.
- Funds from other sources such as the sale of units with extinguished controls, repayment of affordable housing program loans, rental income, or proceeds from the sale of affordable units are **not** anticipated.
- Projected Interest of \$8,443 annually:

<i>2022 Interest</i>	\$	3,013
<i>2023 Interest</i>	\$	6,766
<i>2024 Interest</i>	\$	15,549
<i>Average</i>	\$	8,443

As such, South Amboy intends to use affordable housing trust fund revenues in accordance with 5:99-2.2 to 2.8, as detailed in the table on the following page.

Excess or Shortfall of Funds

The governing body reserves the right to revise projections and anticipated funding commitments based upon actual revenues to the Affordable Housing Trust Fund and any revisions to the Housing Element and Fair Share Plan.

In the event that a shortfall of anticipated revenues occurs, the municipality will revise its Spending Plan accordingly.

In the event of excess funds, any remaining funds above the amount necessary to satisfy the municipal affordable housing obligation will be used toward low- and moderate-income housing in accordance with 5:99-2.2 to 2.8 and the Spending Plan will be revised accordingly.

Revenues		
Current cash on hand as of May 1, 2025		\$630,484
Projected payment in lieu of constructing affordable units	+	\$0
Projected barrier-free escrow funds	+	\$0
Projected recapture funds, sale of affordable units, rental income, repayments from affordable housing program loans, enforcement fines, unexpended RCA funds remaining from a completed RCA project, application fees, or any other funds collected by the municipality in connection with its affordable housing programs	+	\$0
Projected Interest (Average annual interest of \$8,443 x 10 years)	+	\$84,430
Projected Revenues	=	\$714,914*
Expenditures		
Rehabilitation program whose purpose is to renovate deficient housing units that are occupied by low- and moderate-income households OR	-	(\$571,931)
Affordability Assistance OR		
New construction of affordable housing units and related development costs		
Total Administration (Max 20%)	-	(\$142,983)
Total Projected Expenditures	=	(\$714,914)
Remaining Balance	=	\$0

** Any developer fee revenue from the newly created Developer Fee Ordinance shall be captured and expended in accordance with 5:99-2.2 to 2.8*

Appendix H – Resolution of intent to fund cost of municipality’s municipally sponsored affordable housing development as well as its rehabilitation program

Appendix H - Resolution of intent to fund cost of municipality's municipally sponsored affordable housing development as well as its rehabilitation program

N/A – City reserves the right to adopt a resolution of intent to fund cost of municipality's municipally sponsored affordable housing development as well as its rehabilitation program pursuant to its Spending Plan and project requirements

Appendix I – Copies of resolutions appointing Administrative Agent(s) and ordinance creating the position of and appointing the Municipal Affordable Housing Liaison

**RESOLUTION OF THE CITY OF SOUTH AMBOY IN THE COUNTY OF
MIDDLESEX, NEW JERSEY APPOINTING A MUNICIPAL HOUSING LIAISON**

WHEREAS, the Council of the City of South Amboy (the “City”), County of Middlesex, has reviewed and endorsed a Housing Element and Fair Share Plan (the “HEFSP”); and

WHEREAS, the HEFSP promotes an affordable housing program pursuant to the Fair Housing Act (N.J.S.A. 52:27D-301 et seq.) as amended, and applicable rules and regulations; and

WHEREAS, the City is required to appoint a Municipal Housing Liaison for the administration of the City’s affordable housing program; and

WHEREAS, the City has amended Chapter [] of the City Code, entitled [], to provide for the appointment of a Municipal Housing Liaison to administer the City’s affordable housing program.

NOW THEREFORE BE IT RESOLVED, by the Council of the City of South Amboy that [] is hereby appointed as the Municipal Housing Liaison for the administration of the affordable housing program, pursuant to and in accordance with Section [] of the City Code.

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF SOUTH AMBOY, COUNTY OF MIDDLESEX, STATE OF NEW JERSEY, AMENDING THE MUNICIPAL CODE TO ADD A NEW CHAPTER _____ ENTITLED “MUNICIPAL HOUSING LIAISON”

WHEREAS, the City of South Amboy (the “**City**”) is a public body corporate and politic of the State of New Jersey; and

WHEREAS, the City desired to amend the City Code of General Ordinances (the “**Code**”) to create the administrative mechanisms needed for the execution of the City’s responsibility to assist in the provision of affordable housing pursuant to the Fair Housing Act of 1985 and its subsequent amendments; and

WHEREAS, the Municipal Council of the City (“**Municipal Council**”) has determined to amend the Code to include a new Chapter ____ establishing the position of Municipal Housing Liaison.

NOW, THEREFORE, BE IT ORDAINED by the Municipal Council of the City of South Amboy, Middlesex County, State of New Jersey, as follows:

SECTION 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

SECTION 2. Chapter ____, entitled Municipal Housing Liaison, is hereby added to the Code as follows:

Chapter 41 Municipal Housing Liaison

§41-1 Purpose.

The purpose of this article is to create the administrative mechanisms needed for the execution of the City of South Amboy’s responsibility to assist in the provision of affordable housing pursuant to the Fair Housing Act of 1985 and its subsequent amendments.

§41-2 Definitions.

As used in this article, the following terms shall have the meanings indicated:

ADMINISTRATIVE AGENT

The person or entity appointed or contracted by the Mayor and Council of the City of South Amboy who shall be responsible for administering the affordability controls of some or all units in the Affordable Housing Program for the City of South Amboy to ensure that the restricted units under administration are affirmatively marketed and sold or rented, as applicable, only to households that meet the applicable eligibility criteria.

MUNICIPAL HOUSING LIAISON

The employee charged by the governing body with the responsibility for oversight and administration of the Affordable Housing Program for the City of South Amboy.

§41-3 Establishment of Municipal Housing Liaison position and compensation; powers and duties.

- A. There is hereby established the position of Municipal Housing Liaison for the City of South Amboy.
- B. The Municipal Housing Liaison shall be appointed by the Mayor with the advice and consent of the City Council, be a full-time or part-time employee of the City reporting to the City Administrator, receive such compensation as established by the annual salary ordinance, and be subject to all rules and policies of the Employee Handbook.
- C. The Municipal Housing Liaison shall be responsible for oversight and administration of the affordable housing program for the City of South Amboy, including the following responsibilities:
 - (1) Be responsible for oversight and administration of the Affordable Housing Program for the City of South Amboy;
 - (2) Possess all powers and authorities as provided for by the laws and regulations of the State of New Jersey;
 - (3) Perform all duties as required by the laws and regulations of the State of New Jersey;
 - (4) Monitor any and all Administrative Agents within the City's jurisdiction;
 - (5) Serve as the City of South Amboy's primary point of contact for all inquiries from the State, affordable housing providers, Administrative Agents and interested households;
 - (6) Monitor the status of all restricted units in the City's Fair Share Plan;
 - (7) Compile, verify, submit and post all monitoring reports as required by the Court and by this ordinance;
 - (8) Coordinate meetings with affordable housing providers and Administrative Agents, as needed; and
 - (9) Attend continuing education opportunities on affordability controls, compliance monitoring and affirmative marketing at least annually and more often as needed.

SECTION 3. All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 4. If any section, paragraph, subdivision, clause, sentence, phrase or provision of this Ordinance is declared unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the remaining portions of this Ordinance.

SECTION 5. A copy of this Ordinance shall be available for public inspection at the offices of the City Clerk.

SECTION 6. This Ordinance shall be in full force and effect from and after its adoption any and publication as may be required by law.

**RESOLUTION OF THE CITY OF SOUTH AMBOY AUTHORIZING
THE PREPARATION AND ISSUANCE OF A REQUEST FOR
PROPOSALS FOR AFFORDABLE HOUSING ADMINISTRATIVE
AGENT SERVICES**

WHEREAS, the City of South Amboy, in the County of Middlesex, New Jersey (the City”) desires to prepare and circulate a Request for Proposals for the provision of services for an Administrative Agent for the Administration of the City’s Affordable Housing program and the affordable housing units within the City.

NOW THEREFORE BE IT RESOLVED, by the City of South Amboy, in the County of Middlesex, New Jersey, as follows:

Section 1. The aforementioned recitals are incorporated herein as though fully set forth at length.

Section 2. The City Council hereby approves the Request for Proposals in the form on file with the City Clerk, together with such additions, deletions, and other modifications as deemed necessary or desirable by the City, upon consultation with the City’s affordable housing counsel (the “**RFP**”), and hereby authorize and direct the Business Administrator and the City’s affordable housing counsel to finalize and issue the RFP.

Section 3. The Business Administrator, other City officials, and the City’s affordable housing counsel are hereby further authorized and directed to take any action necessary to effectuate the transaction contemplated by this resolution and the RFP.

Section 4. This resolution shall take effect in accordance with applicable law.