

HOUSING ELEMENT AND FAIR SHARE PLAN

Borough of Fair Haven
Monmouth County, New Jersey

March 2019

Prepared By:



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DRAFT

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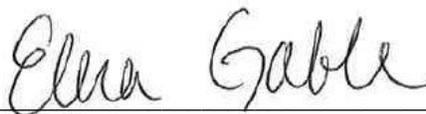
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Table of Contents

PART 1: HOUSING ELEMENT 4

 INTRODUCTION 4

 PLANNING FOR AFFORDABLE HOUSING 6

 MUNICIPAL SUMMARY 7

 DEMOGRAPHIC CHARACTERISTICS 9

 Population 9

 Population Composition by Age 9

 Households 11

 Income 12

 Poverty Status 13

 Household Costs 14

 EXISTING HOUSING CONDITIONS 15

 Housing Unit Data 15

 Housing Type and Size 16

 Occupancy 17

 Housing Values and Contract Rents 18

 Housing Conditions 20

 EMPLOYMENT DATA 21

 Employment Status 22

 Class of Worker and Occupation 22

 Commuting to Work 24

 Covered Employment 25

 In-Borough Establishments and Employees by Industry: 2016 26

 Probable Future Employment Opportunities 27

PART 2: FAIR SHARE PLAN 28

 INTRODUCTION 28

 PLANNING CONSIDERATIONS 29

 CONSIDERATION OF LANDS FOR AFFORDABLE HOUSING 30

 REHABILITATION OBLIGATION 31

 VACANT LAND ADJUSTMENT 32

 MECHANISMS FOR ADDRESSING REALISTIC DEVELOPMENT POTENTIAL 32

 Municipally Owned DPW Lot 33

 MECHANISMS FOR ADDRESSING UNMET NEED 35

 Business District Overlay 35

 United Methodist Church Overlay 37

 Accessory Apartments 39

 Borough-Wide Mandatory Set-Aside Ordinance 39

 SUMMARY OF FAIR SHARE COMPLIANCE 41

 ADDITIONAL REQUIREMENTS 42

Appendix A: Vacant Land Assessment prepared July 2018

PART 1: HOUSING ELEMENT

INTRODUCTION

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

In response to the Mount Laurel II decision, the New Jersey Legislature adopted the Fair Housing Act in 1985 (Chapter 222, Laws Of New Jersey, 1985). Through the Fair Housing Act, the State reemphasized the desirability of voluntary municipal compliance. The Fair Housing Act established the Council on Affordable Housing (COAH) as an administrative alternative to the courts. COAH was given the responsibility of dividing the state into housing regions, determining regional and municipal fair share affordable housing obligations, and adopting regulations that would establish the guidelines and approaches that municipalities may use in addressing their affordable housing need. COAH drafted regulations and calculated fair share for Round 1 (1987-1993) and again in Round 2. However the Round 2 methodology was cumulative (1987-1999) and that period is now commonly referred to as the “Prior Round”.

In Round 3, COAH adopted regulations in 2004 and 2008 that were ultimately invalidated by the Court. COAH then attempted to, but failed, to adopt new Round 3 regulations in 2014, which lead to the Supreme Court's decision, entitled In re Adoption of N.J.A.C. 5:96 & 5:97 by the N.J. Council on Affordable Housing, 221 N.J. 1 (2015) (“Mount Laurel IV”), in which it held that since COAH was no longer functioning, trial courts were to resume their role as the form of first instance for evaluating municipal compliance with Mount Laurel obligations, and also established a transitional process for municipalities to seek a Judgment of Compliance and Repose (“JOR”) in lieu of Substantive Certification from COAH.

This Housing Element and Fair Share Plan for the Borough of Fair Haven has been prepared in accordance with applicable laws.

In 2018, the Borough hired Heyer Gruel Associates followed shortly thereafter by Jeffrey R. Surenian and Associates. Since that time, the Borough has formed a Mount Laurel subcommittee and has met regularly to determine how best to comply voluntarily and comprehensively with its Mount Laurel affordable housing obligations. This plan is a product of an extensive deliberation process spanning almost one year. The plan represents the most responsible way for the Borough to implement its comprehensive planning vision for its community.

This Housing Element and Fair Share Plan will set forth policies and strategies to fulfill the Borough's Affordable Housing obligation.

Under COAH Prior Round regulations, low income households are defined as those with incomes no greater than 50 percent of the median household income, adjusted for household size, of the housing region in which the municipality is located, and moderate-income households are those with incomes no greater than 80 percent and no less than 50 percent of the median household income, adjusted for household size, of the housing region. For the Borough of Fair Haven, the housing region is defined by COAH as Region 4 and is comprised of Mercer, Monmouth and Ocean counties.

PLANNING FOR AFFORDABLE HOUSING

Pursuant to both the Fair Housing Act (52:27D-310) and the Municipal Land Use Law (MLUL) N.J.S.A. 40:55D-28, municipalities in New Jersey are required to include a housing element in their master plans. The principal purpose of the housing element is to describe the specific, intended methods that a municipality plans to use in order to meet its low and moderate income housing needs. Further, the housing element is meant to demonstrate the existing zoning or planned zoning changes that will allow for the provision of adequate capacity to accommodate household and employment growth projections, to achieve the goal of access to affordable housing for present and future populations. The statutorily required contents of the housing element are:

- a. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated;
- b. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
- c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
- d. An analysis of the existing and probable future employment characteristics of the municipality;
- e. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing; and
- f. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.

MUNICIPAL SUMMARY

The Borough of Fair Haven is a 2.1 square mile developed community located in the eastern part of New Jersey in the County of Monmouth. The Borough is surrounded by Red Bank to the west, Little Silver to the south, Rumson to the east, and the Navesink River to the north.

The Borough adopted its first Housing Plan in 1991 as an Element of the Borough's 1991 Master Plan. Fair Haven subsequently adopted a Housing Plan Element and Fair Share Plan in 1997 and 2006. Since 2006, the Borough adopted the 2007 Housing Plan and Supporting Documents.

According to the 2010 Census, Fair Haven's population was 6,121, which represents an increase of 3.1 percent from 2000. The US Census Bureau 2012-2016 American Community Survey estimates a total population of 6,033. The median age in 2010 was 39.3 years, and the average household size increased slightly from the 2000 level of 2.97 persons to 3.11 persons in 2010.

The housing stock of the Borough is predominantly single-family detached dwelling units. A majority of the housing structures were built in the 1950s. According to the guidelines established by COAH, the Borough is located in Housing Region 4, a region that consists of Mercer, Monmouth, and Ocean counties. Based on the 2018 COAH Regional Income Limits, the median income in Region 4 for a four-person household is \$99,206, the moderate-income is \$79,368, and the low-income is \$49,605.

According to the March 2018 Judge Jacobson methodology as calculated by Econsult, Fair Haven has a Rehabilitation obligation of 0, a Prior Round obligation (1987-1999) of 135, a GAP Period (1999-2015) obligation of 111, and a Prospective Need (2015-2025) of 125 units.

Since the Borough is a developed municipality, the Borough is entitled to a vacant land adjustment pursuant to N.J.A.C. 5:93-4.2. As a result, the Borough has a Realistic Development Potential (RDP) of 1 unit and an unmet need of 370 units.

The Borough proposes to address its 1 unit RDP through the creation of two affordable units on the DPW site, as explained below, one of which will apply to the RDP and one of which will apply to the unmet need.

In accordance with COAH standards on the unmet need, the Borough will address its 370 unmet need through the following mechanisms:

- DPW Site(1 unit surplus)
- Business District Overlay
- Methodist Church Overlay

- Accessory Apartment Ordinance (for up to 10 units)
- Borough-wide mandatory set aside ordinance

DEMOGRAPHIC CHARACTERISTICS

Population

The population trends experienced in Fair Haven, Monmouth County, and the State of New Jersey from 1930 through 2010 are shown below as well as the 2016 population estimate from the U.S. Census Bureau American Community Survey. There were 6,121 residents in Fair Haven in 2010, which was an increase of 184 people, or 3.1 percent, from 2000. Fair Haven experienced a growth of over half (59.5%) its' population between 1950 and 1960. Since 1960, Fair Haven's population has fluctuated, with the 1990s experiencing the significant growth (12.7%). Monmouth County and the State, have experienced continued growth since 1930. Similar to Fair Haven, both the County and State saw significant population increases during the 1990s.

Population Trends									
Year	Fair Haven			Monmouth County			New Jersey		
	Population	Change		Population	Change		Population	Change	
		#	%		#	%		#	%
1930	2,260	-	-	147,209	-	-	4,041,334	-	-
1940	2,491	231	10.2%	161,238	14,029	9.5%	4,160,165	118,831	2.9%
1950	3,560	1,069	42.9%	225,327	64,089	39.7%	4,835,329	675,164	16.2%
1960	5,678	2,118	59.5%	334,401	109,074	48.4%	6,066,782	1,231,453	25.5%
1970	6,142	464	8.2%	461,849	127,448	38.1%	7,171,112	1,104,330	18.2%
1980	5,679	-463	-7.5%	503,173	41,324	8.9%	7,365,011	193,899	2.7%
1990	5,270	-409	-7.2%	553,124	49,951	9.9%	7,730,188	365,177	5.0%
2000	5,937	667	12.7%	615,301	62,177	11.2%	8,414,350	684,162	8.9%
2010	6,121	184	3.1%	630,380	15,079	2.5%	8,791,894	377,544	4.5%
2016 Estimates	6,033	-88	-1.4%	627,532	-2,848	-0.5%	8,915,456	123,562	1.4%

Source: U.S. Census Bureau, 2012-2016 ACS 5-Year Estimates

Population Composition by Age

The median age of the residents in Fair Haven in 2010 was 39.3 years. An analysis of age group characteristics provides insight into the actual changes in population. This comparison is helpful in determining the potential impacts on housing needs, community facilities, and services for the Borough. As detailed in the following table, the entire composition of Fair Haven experienced notable shifts since 2000. The most significant change occurred in the 55 to 64 age cohort, which increased by 41.8 percent between 2000 and 2010. The 15 to 24 age cohort and the 45 to 54 age cohort both increased significantly by 39.4 percent and 28.5 percent, respectively. However, the 25 to 34 age cohort decreased significantly by 41.3 percent or 213 persons between 2000 and 2010.

Population by Age 2000 and 2010, Borough of Fair Haven						
Population	2000		2010		Change, 2000 to 2010	
	Number	Percentage	Number	Percentage	Number	Percentage
Total population	5,937	100.0%	6,121	100.0%	184	3.1%
Under 5 years	537	9.0%	465	7.6%	-72	-13.4%
5 to 14	1,173	19.8%	1,256	20.5%	83	7.1%
15 to 24	490	8.3%	683	11.2%	193	39.4%
25 to 34	516	8.7%	303	5.0%	-213	-41.3%
35 to 44	1,178	19.8%	950	15.5%	-228	-19.4%
45 to 54	929	15.6%	1,169	19.1%	240	25.8%
55 to 64	500	8.4%	709	11.6%	209	41.8%
65 and over	614	10.3%	586	9.6%	-28	-4.6%

Source: U.S. Census Bureau

Monmouth County experienced population fluctuation as well, but not significantly between 2000 and 2010 as experienced in the Borough. The most significant increase also occurred in the 55 to 64 age cohort, which increased by 45.3 percent. The 45 to 54 age cohort also increased by 20.3 person, and the 15 to 24 age cohort by 16.1 percent. Similar to Fair Haven, the under 5 years cohort decreased by 17.7 percent and the 35 to 44 age cohort decreased by 22.5 percent.

Population by Age 2000 and 2010, Monmouth County						
Population	2000		2010		Change, 2000 to 2010	
	Number	Percentage	Number	Percentage	Number	Percentage
Total population	615,301	100.0%	630,380	100.0%	15,079	2.5%
Under 5 years	42,231	6.9%	34,755	5.5%	-7,476	-17.7%
5 to 14	93,278	15.2%	86,679	13.8%	-6,599	-7.1%
15 to 24	67,406	11.0%	78,229	12.4%	10,823	16.1%
25 to 34	75,308	12.2%	64,860	10.3%	-10,448	-13.9%
35 to 44	111,681	18.2%	86,499	13.7%	-25,182	-22.5%
45 to 54	92,239	15.0%	110,979	17.6%	18,740	20.3%
55 to 64	56,235	9.1%	81,688	13.0%	25,453	45.3%
65 and over	76,843	12.5%	86,690	13.8%	9,847	12.8%

Source: U.S. Census Bureau

Households

A household is defined as one or more persons, either related or not, living together in a housing unit. In 2010 there was a total of 1,970 households in Fair Haven. Roughly 40 percent of the households were occupied by two persons or less. The average household size in the Borough in 2010 was 3.11, which is slightly higher than that of the County's average (2.66). Both the Borough's and the County's largest percentage of households were the two-person household, comprising of 26.2% and 30.0% of all households, respectively. The Borough's second most common household size was four-person households which comprised of 25.3 percent of all households in the Borough. The County's second most common household size was one-person households (25 percent of all households).

Household Size- Occupied Housing Units, 2010 Borough of Fair Haven and Monmouth County				
	Borough		County	
	Number	Percent	Number	Percent
Total Households	1,970	100.0%	233,983	100.0%
1-person household	272	13.8%	58,515	25.0%
2-person household	517	26.2%	70,212	30.0%
3-person household	344	17.5%	39,342	16.8%
4-person household	498	25.3%	39,138	16.7%
5-person household	264	13.4%	17,701	7.6%
6-person household	59	3.0%	5,777	2.5%
7-or-more-person household	16	0.8%	3,298	1.4%
Average Household Size	3.11		2.66	

Source: U.S. Census Bureau

Family households are defined as two or more persons living in the same household, related by blood, marriage or adoption. They do not include same-sex married couples. Most households in the Borough in 2010 were family households, comprising 63.4 percent of all households. The average family size was 3.1 persons. The majority of family households (81.9%) were married-couple families, of which over half (59.1%) had no children under the age of 18. Over 30 percent of the households were one-person households, with 42.7 percent male householders and 57.3 percent female householders.

In providing more detail of American households, the 2010 Census includes the sub-groups of non-traditional households: Other family and Non-family households. "Other" family households made up 11.5 percent of all households, of which 160 (74.4%) were female households with no husband present. "Non-family" households are defined as households that consist of a householder living

alone or sharing the home exclusively with people whom he/she is not related. Non-family households comprised approximately 3.1 percent of all households in the Borough.

Household Size and Type, 2010 Borough of Fair Haven		
	Total	Percent
Total Households	1,970	100.0%
1 person household	272	13.8%
Male householder	91	33.5%
Female householder	181	66.5%
2 or more person household	1,698	86.2%
Family households	1,658	84.2%
Married Couple Family	1,449	87.4%
With own children under 18 years	898	62.0%
No children under 18 years	551	38.0%
Other Family	209	10.6%
Male householder, no wife present	41	19.6%
With own children under 18 years	23	56.1%
No own children under 18 year	18	43.9%
Female householder, no husband present	168	80.4%
With own children under 18 years	91	54.2%
No own children under 18 year	77	45.8%
Nonfamily Households	40	2.0%
Male householder	25	62.5%
Female householder	15	37.5%
Average Family Size	3.14*	

Source: U.S. Census Bureau, *2012-2016 American Community Survey 5-Year Estimates

Income

As measured in 2016, Fair Haven had a significantly higher median household income compared to Monmouth County and the State of New Jersey. In 2016, the median income in Fair Haven was \$161,131, roughly \$73,834 more than the County and \$87,429 more than the State's median income.

Per Capita and Household Income		
	2016 Per Capita Income	2016 Medium Household Income
Fair Haven	\$63,854	\$161,131
Monmouth County	\$44,504	\$87,297
New Jersey	\$37,538	\$73,702

Source: 2012-2016 American Community Survey 5-Year Estimates

In 2016, over 89 percent of all households in the Borough earned \$50,000 or more with the largest percentage (37.1%) earning \$200,000 or more. This percentage was followed by those households that earned \$100,000 to \$149,999 (21.9%) and finally those who earned \$150,000 to \$199,999 (16.7%). About 6 percent of households earned less than \$35,000. In Monmouth County, the most common income bracket was the \$100,000 to \$149,999 range with roughly 18.6 percent of households earning that much. Roughly 21 percent of households in the County earned less than \$35,000.

Household Income Borough of Fair Haven and Monmouth County, 2016				
	Fair Haven		Monmouth County	
	Number	Percentage	Number	Percentage
Total Households	1,919	100.0%	232,868	100.0%
Less than \$10,000	0	0.0%	9,466	4.1%
\$10,000 to \$14,999	10	0.5%	7,400	3.2%
\$15,000 to \$24,999	67	3.5%	15,848	6.8%
\$25,000 to \$34,999	46	2.4%	16,030	6.9%
\$35,000 to \$49,999	153	8.0%	19,799	8.5%
\$50,000 to \$74,999	76	4.0%	32,802	14.1%
\$75,000 to \$99,999	184	9.6%	28,457	12.2%
\$100,000 to \$149,999	421	21.9%	43,288	18.6%
\$150,000 to \$199,999	321	16.7%	25,657	11.0%
\$200,000 or more	711	37.1%	34,121	14.7%
Median Household Income	\$161,131		\$87,297	

Source: 2012-2016 American Community Survey 5-Year Estimates

Poverty Status

Of the 6,008 persons of Fair Haven's population for which poverty status is determined, 52 individuals, or 0.9 percent, lived in poverty in 2016. Of those in poverty, a majority (55.8%) were in the age range of 18 to 64 years old. About 21.2 percent were children (under the age of 18) and roughly 23.1 percent were seniors (over 65). The County had a significantly higher poverty rate of 7.6 percent.

Poverty Status Fair Haven and Monmouth County, 2016 Estimates				
	Fair Haven		Monmouth County	
	Number	Percentage	Number	Percentage
Total persons	6,008	-	621,159	-
Total persons below poverty level	52	0.9%	47,318	7.6%
Under 18	11	21.2%	14,034	29.7%
18 to 64	29	55.8%	27,379	57.9%
65 and over	12	23.1%	5,905	12.5%

Source: 2012-2016 American Community Survey 5-Year Estimates

Household Costs

The following tables show the expenditures of housing for those who own and rent housing in Fair Haven and Monmouth County. Most people in the Borough lived in homes they owned, and according to the 2012-2016 5-year estimates by the ACS, roughly 33.9 percent of all owner-occupied households spent 30 percent or more of their household income on housing. About 29.4 percent of renter-occupied households spent 30 percent or more of their household income on housing. General affordability standards set a limit at 30 percent of gross income to be allocated for owner-occupied housing costs and 28 percent of gross income to be allocated for renter-occupied housing costs.

Selected Monthly Owner Costs as a Percentage of Household Income 2016 Estimates				
	Fair Haven		Monmouth County	
	Number	Percentage	Number	Percentage
Total Owner-Occupied Housing Units	1,768	100.0%	171,673	100.0%
Less than 15%	467	26.4%	19,535	11.4%
15 to 19%	319	18.0%	25,792	15.0%
20 to 24%	214	12.1%	23,879	13.9%
25 to 29%	168	9.5%	18,577	10.8%
30 to 34%	190	10.7%	12,995	7.6%
35% or more	410	23.2%	46,743	27.2%
Not computed	0	0.0%	911	0.5%

Source: 2012-2016 American Community Survey 5-Year Estimates

Gross Rent as a Percentage of Household Income 2016 Estimates				
	Fair Haven		Monmouth County	
	Number	Percentage	Number	Percentage
Total Renter-Occupied Housing Units	143	100.0%	61,195	100.0%
Less than 15%	34	23.8%	5,873	9.6%
15 to 19%	43	30.1%	5,595	9.1%
20 to 24%	24	16.8%	6,867	11.2%
25 to 29%	0	0.0%	6,208	10.1%
30 to 34%	0	0.0%	5,222	8.5%
35% or more	42	29.4%	27,776	45.4%
Not computed	8	5.6%	3,654	6.0%

Source: 2012-2016 American Community Survey 5-Year Estimates

Similar to Fair Haven, a large majority of Monmouth County residents own their home. Roughly 35 percent of all County owner-occupied homes spent 30 percent or more of their household income on housing, and approximately 54 percent of renter-occupied households spend 30 percent or more of their household income on housing.

EXISTING HOUSING CONDITIONS

Housing Unit Data

Fair Haven's housing stock consists of primarily older structures. In 2010, Fair Haven had a total of 2,065 occupied housing units. A majority of these units (1,825 or 92.6%) were owner-occupied while 145 units (7.4%) were renter-occupied. Housing construction has remained relatively steady from 1930 to present with one-third of all structures (33.3%) being built in the 1950s. The median year of construction for the housing stock in Fair Haven is 1953.

Housing Data Fair Haven, 2010		
	Number	Percentage
Total Housing Units	2,065	100.0%
Occupied Housing Units	1,970	95.4%
Owner Occupied	1,825	92.6%
Renter Occupied	145	7.4%

Source: 2010 Census

Year Structure Built		
	Number	Percentage
Built 1939 or earlier	621	31.2%
Built 1940 to 1949	193	9.7%
Built 1950 to 1959	663	33.3%
Built 1960 to 1969	182	9.1%
Built 1970 to 1979	64	3.2%
Built 1980 to 1989	88	4.4%
Built 1990 to 1999	70	3.5%
Built 2000 to 2009	65	3.3%
Built 2010 or later	47	2.4%
Total	1,993	100.0%
Median Year Structure Built	1953	

Source: 2012-2016 American Community Survey 5-Year Estimates

Housing Type and Size

The majority of the housing stock in Fair Haven is single-family detached housing, with most structures containing nine or more rooms. In 2016, there were 1,945 single-family detached homes representing 97.6 percent of the housing stock. Single-family attached homes were the next most common housing type with 33 units or 1.7 percent of the Borough's housing stock.

The median number of rooms within housing structures in the Borough was 7.7 with the largest percentage of structures (32.0%) having 9 rooms or more.

Housing Type and Size Fair Haven Borough, 2016		
Units in Structure	Total	Percentage
Total	1,993	100.0%
1, detached	1,945	97.6%
1, attached	33	1.7%
2	5	0.3%
3 or 4	0	0.0%
5 to 9	0	0.0%
10 to 19	0	0.0%
20 to 49	0	0.0%
50 or more	0	0.0%
Mobile home	10	0.5%
Boat, RV, van, etc.	0	0.0%
Rooms		
Rooms	Total	Percentage
1 room	0	0.0%
2 rooms	0	0.0%
3 rooms	0	0.0%
4 rooms	11	0.6%
5 rooms	185	9.3%
6 rooms	221	11.1%
7 rooms	491	24.6%
8 rooms	448	22.5%
9 or more rooms	637	32.0%
Median number of rooms	7.7	

Source: 2012-2016 American Community Survey 5-Year Estimates

In terms of residential growth, for the period January 2000 through December 2016, the Borough issued building permits authorizing the development of 249 units, which averages to 15.5 units per year. In 2009, the Borough issued 9 building permits, representing the lowest number of issued building permits since 2004 likely due to the housing market collapse. Since 2009, building permits

for one- and two-family homes have increased steadily. In 2015, 27 permits were issued, which is the highest number recorded since the year 2004.

Housing Units Authorized by Building Permits: 2000-2016* Borough of Fair Haven				
Year	1 & 2 Family	Multi Family	Mixed-Use	Total
2000-2003	-	-	-	39
2004	15	0	0	15
2005	16	0	0	16
2006	19	0	0	19
2007	11	0	0	11
2008	21	0	0	21
2009	9	0	0	9
2010	12	0	0	12
2011	11	0	0	11
2012	14	0	0	14
2013	17	0	0	17
2014	18	0	0	18
2015	27	0	0	27
2016	20	0	0	20
Total	210	0	0	249

Source: State of New Jersey Department of Community Affairs Building Permits: Yearly Summary Data

*The DCA Construction Reporter did not begin to report housing permits by type until 2004.

Occupancy

According to the 2010 Census, of the 2,065 units in Fair Haven, 1,970 (95.4%) were occupied while only 95 (4.6%) were vacant. Of those units that were vacant, about 6.3 percent were for rent, another 30.5 percent were for sale, and 26.3 percent were for seasonal, recreational or occasional use.

Occupancy Status Borough of Fair Haven, 2010		
	Total	Percentage
Total Housing Units	2,065	100%
Occupied	1,970	95.4%
Vacant Housing Units	95	4.6%
For Rent	6	6.3%
Rented, not occupied	3	0.0%
For Sale Only	29	30.5%
Sold, not occupied	6	6.3%
For Seasonal, Recreational or Occasional Use	25	26.3%
Other Vacant	26	27.4%

Source: 2010 Census

Housing Values and Contract Rents

According to the 2012-2016 ACS Survey, the majority of the entire owner-occupied housing stock in Fair Haven (98.4%) were valued at over \$200,000, and approximately 78.8 percent of all units were financed by a mortgage. Housing values for owner-occupied housings units are listed in the table below along with mortgage status data. The most common housing-value range was \$500,000 or greater with 78.6 percent of all owner-occupied units falling within this range. The second most common value range was between \$400,000 to \$499,000 comprising 12.7 percent of all owner-occupied units. The median value of an owner-occupied housing units in Fair Haven was \$664,500. Though most units were covered by a mortgage (78.8%), roughly 21.2 percent had no mortgage at all.

The County's trends are similar to that of the Borough with nearly 89 percent of homes valued at over \$200,000 and 69.8 percent of housing units functioning with a mortgage, contract to purchase, or similar debt.

Value for Owner-Occupied Housing Units Borough of Fair Haven and Monmouth County, 2012 - 2016 Estimates				
	Fair Haven		Monmouth County	
	Number	Percentage	Number	Percentage
Total	1,768	100.0%	171,673	100.0%
Less than \$50,000	29	1.6%	4,393	2.6%
\$50,000 to \$99,999	0	0.0%	2,451	1.4%
\$100,000 to \$149,999	0	0.0%	4,522	2.6%
\$150,000 to \$199,999	0	0.0%	8,457	4.9%
\$200,000 to \$299,999	57	3.2%	32,406	18.9%
\$300,000 to \$399,999	67	3.8%	38,407	22.4%
\$400,000 to \$499,999	225	12.7%	27,447	16.0%
\$500,000 and greater	1,390	78.6%	53,590	31.2%
Median Value	\$664,500		\$387,500	

Source: 2012-2016 American Community Survey 5-Year Estimates

Mortgage Status Fair Haven Borough and Monmouth County, 2016 Estimates				
	Fair Haven		Monmouth County	
	Number	Percentage	Number	Percentage
Housing units with a mortgage, contract to purchase, or similar debt:	1,393	78.8%	119,911	69.8%
With either a second mortgage or home equity loan, but not both:	461	33.1%	26,108	21.8%
Second mortgage only	26	5.6%	3,317	12.7%
Home equity loan only	435	94.4%	22,791	87.3%
Both second mortgage and home equity loan	0	0.0%	935	0.8%
No second mortgage and no home equity loan	932	66.9%	92,868	77.4%
Housing units without a mortgage	375	21.2%	51,762	30.2%

Source: 2012-2016 American Community Survey 5-Year Estimates

According to the 2012-2016 5-year estimates produced by the ACS, the median contract rent in Fair Haven was \$2,297. The highest percentage of renters (53.6%) paid \$2,000 or more for rent, followed by 21.2 percent paying \$1,500 to \$1,999 for rent. The County's median contract rent was significantly lower at \$1,160.

Contract Rent Borough of Fair Haven and Monmouth County, 2012 - 2016 Estimates				
	Fair Haven		Monmouth County	
	Number	Percentage	Number	Percentage
Total Renter Occupied Units	151	100.0%	61,195	100.0%
Less than \$200	0	0.0%	1,535	2.5%
\$200 to \$499	0	0.0%	3,696	6.0%
\$500 to \$699	0	0.0%	2,915	4.8%
\$700 to \$899	6	4.0%	6,504	10.6%
\$900 to \$999	0	0.0%	6,558	10.7%
\$1,000 to \$1,499	24	15.9%	21,552	35.2%
\$1,500 to \$1,999	32	21.2%	9,766	16.0%
\$2,000 or more	81	53.6%	6,146	10.0%
No cash rent	8	5.3%	2,523	4.1%
Median Contract Rent	\$2,297		\$1,160	

Source: 2012-2016 American Community Survey 5-Year Estimates

According to the 2012-2016 American Community Survey 5-Year Estimates, the median contract rent in Fair Haven is \$2,297 per month (\$27,564 annually).

Housing Conditions

The table below details the condition of the housing within Fair Haven. Overcrowding and age, plumbing, and kitchen facilities are used to determine housing deficiency. In 2016, there were no owner-occupied or renter-occupied units in Fair Haven that experienced overcrowding (more than one person per room). Throughout the Borough, no units lacked complete plumbing facilities and 9 lacked complete kitchen facilities.

Housing Conditions Borough of Fair Haven, 2012 - 2016 Estimates		
	Number	Percentage
House Heating Fuel-Occupied Housing Units		
Total	1,919	100.0%
Utility gas	1,782	92.9%
Bottled, tank, or LP gas	0	0.0%
Electricity	35	1.8%
Fuel oil, kerosene, etc.	102	5.3%
Coal or coke	0	0.0%
Wood	0	0.0%
Solar energy	0	0.0%
Other fuel	0	0.0%
No fuel used	0	0.0%
Occupants per Room- Occupied Housing Units		
Total	1,919	100.0%
Owner-Occupied (Over 1.0)	0	0.0%
Renter-Occupied (Over 1.0)	0	0.0%
Facilities-Total Units		
Total	1,919	100.0%
Lacking complete plumbing facilities	0	0.0%
Lacking complete kitchen facilities	9	0.5%
Telephone Service- Occupied Housing Units		
Total	1,919	100.0%
No Service	0	0.0%

Source: 2012-2016 American Community Survey 5-Year Estimates

EMPLOYMENT DATA

The following tables detail changes in employment from 2003 to 2016 for Fair Haven, Monmouth County, and New Jersey. Employment in Fair Haven remained steady from 2003 to 2012 as the labor force continued to increase gradually each year. The unemployment rate in Fair Haven has seen fluctuation since 2003, with its lowest rate occurring in 2007 at 2.5 percent. In 2012, the unemployment rate reached a decade high of 6.6 percent. Since this peak, the unemployment rate has decreased and in 2016 was at 3.1 percent, the lowest since 2012. The unemployment trends over the past ten years in the Borough has remained relatively similar to that of the County and State as a whole.

Fair Haven Employment and Residential Labor Force -- 2003 - 2016				
Year	Labor Force	Employment	Unemployment	Unemployment Rate
2003	2,860	2,752	108	3.8%
2004	2,858	2,770	88	3.1%
2005	2,851	2,767	84	2.9%
2006	2,883	2,796	87	3.0%
2007	2,906	2,832	74	2.5%
2008	2,928	2,834	94	3.2%
2009	2,910	2,745	165	5.7%
2010	2,933	2,780	153	5.2%
2011	2,859	2,731	127	4.4%
2012	2,907	2,716	191	6.6%
2013	2,867	2,717	150	5.2%
2014	2,861	2,748	113	3.9%
2015	2,882	2,779	103	3.6%
2016	2,905	2,816	89	3.1%

Monmouth County Employment and Residential Labor Force -- 2003 - 2016				
Year	Labor Force	Employment	Unemployment	Unemployment Rate
2003	322,600	305,100	17,500	5.4%
2004	321,300	307,000	14,300	4.4%
2005	323,200	309,900	13,200	4.1%
2006	327,700	314,000	13,600	4.2%
2007	331,100	318,700	12,400	3.7%
2008	335,100	319,100	16,000	4.8%
2009	336,900	308,800	28,100	8.3%
2010	330,300	301,400	28,900	8.7%
2011	330,000	307,900	28,200	8.5%
2012	331,500	302,700	28,800	8.7%
2013	327,800	303,400	24,400	7.4%
2014	328,700	307,100	19,600	6.0%
2015	331,623	315,165	16,458	5.0%
2016	331,125	316,454	14,671	4.4%

New Jersey Employment and Resident Labor Force -- 2003 - 2016				
Year	Labor Force	Employment	Unemployment	Unemployment Rate
2003	4,347,200	4,093,700	253,500	5.8%
2004	4,349,200	4,138,800	210,300	4.8%
2005	4,391,600	4,194,900	196,700	4.5%
2006	4,445,900	4,236,500	209,400	4.7%
2007	4,441,800	4,251,800	190,000	4.3%
2008	4,504,400	4,264,000	240,500	5.3%
2009	4,550,600	4,138,600	412,100	9.1%
2010	4,555,300	4,121,500	433,900	9.5%
2011	4,565,700	4,140,500	425,300	9.3%
2012	4,588,100	4,162,100	426,000	9.3%
2013	4,534,400	4,164,400	370,000	8.2%
2014	4,518,700	4,218,400	300,300	6.6%
2015	4,543,800	4,288,800	255,000	5.6%

Source: NJ Dept. of Labor & workforce Development Labor Force Estimate

Employment Status

The 2012-2016 5-year American Community Survey estimates reveal that 69.8 percent of Fair Haven's 16 years and over population is in the labor force. The County's employment status is similar to that of Fair Haven and closely reflects the Borough's trends. About one third of both the Borough's and the County's over 16 population is not in the labor force (30.2% and 34.3%, respectively).

Employment Borough of Fair Haven and Monmouth County, 2012-2016 Estimates				
	Fair Haven		Monmouth County	
	Number	Percentage	Number	Percentage
Population 16 years and over	4,222	100.0%	506,199	100.0%
In labor force	2,946	69.8%	332,595	65.7%
Civilian Labor Force	2,946	69.8%	332,241	65.6%
Employed	2,782	65.9%	309,640	61.2%
Unemployed	164	3.9%	22,601	4.5%
Armed Forces	0	0.0%	354	0.1%
Not in labor force	1,276	30.2%	173,604	34.3%

Source: 2012-2016 American Community Survey 5-Year Estimates

Class of Worker and Occupation

According to the 2012-2016 ACS Estimates, the majority of workers (86.1%) living in Fair Haven were a part of the private wage and salary worker group. This group includes people who work for wages, salary, commission, and tips for a private for-profit employer or a private not-for-profit, tax-exempt or charitable organization. The second largest category was government worker (8.9%), followed by those who were self-employed (5.0%).

Class of Worker Borough of Fair Haven, 2012-2016 Estimates		
	Number	Percentage
Employed Civilian population 16 years and over	2,782	100.0%
Private Wage and Salary Worker	2,395	86.1%
Government Worker	248	8.9%
Self-Employed Worker	139	5.0%
Unpaid Family Worker	0	0.0%

Source: 2012-2016 American Community Survey 5-Year Estimates

The occupational breakdown shown in the table below includes only private wage and salary workers. Those that worked within the private wage field were concentrated heavily in management and professional positions and sales and office occupations. Together the two fields account for roughly 84 percent of the entire resident workforce. Service occupations were also a significant employer of Borough residents, employing 9.2 percent.

Resident Employment by Occupation Borough of Fair Haven, 2012-2016 Estimates		
	Number	Percentage
Employed Civilian population 16 years and over	2,782	100.0%
Management, business, science and arts occupations	1,523	54.7%
Service occupations	256	9.2%
Sales and office occupations	806	29.0%
Natural resources, construction and maintenance occupations	90	3.2%
Production Transportation and material moving occupations	107	3.8%

Source: 2012-2016 American Community Survey 5-Year Estimates

The most common industry for Fair Haven residents is the finance and insurance, and real estate, and rental and leasing occupations category, employing approximately 22.1 percent of the Borough's resident workforce. The second most common industry is Educational services, and health care and social assistance, which employs 19.9 percent of the Borough's resident workforce.

Employment by Industry Borough of Fair Haven, 2012 - 2016 Estimates		
Industry	Number	Percentage
Civilian employed population 16 years and over	2,782	100.0%
Agriculture, forestry, fishing and hunting, mining	0	0.0%
Construction	137	4.9%
Manufacturing	164	5.9%
Wholesale Trade	83	3.0%
Retail Trade	204	7.3%
Transportation and Warehousing, and Utilities	39	1.4%
Information	162	5.8%
Finance and insurance, and real estate and rental and leasing	614	22.1%
Professional, scientific, and management, and administrative and waste management services	485	17.4%
Educational services, and health care and social assistance	553	19.9%
Arts, entertainment, and recreation, and accommodation and food services	180	6.5%
Other Services, except public administration	109	3.9%
Public administration	52	1.9%

Source: 2012-2016 American Community Survey 5-Year Estimates

Commuting to Work

According to the 2012-2016 ACS Estimates, the mean travel time to work for those who lived in the Borough was 44.6 minutes. The vast majority of commuters, roughly 66 percent, traveled less than an hour to work, and roughly 42 percent have less than a half-hour commute. Approximately 34.3% of residents travel more than an hour to work.

Travel Time to Work Borough of Fair Haven, 2012 - 2016 Estimates		
	Number	Percentage
Workers who did not work at home	2,535	100.0%
Less than 10 minutes	384	15.1%
10 to 14 minutes	234	9.2%
15 to 19 minutes	224	8.8%
20 to 24 minutes	120	4.7%
25 to 29 minutes	89	3.5%
30 to 34 minutes	261	10.3%
35 to 44 minutes	147	5.8%
45 to 59 minutes	207	8.2%
60 to 89 minutes	401	15.8%
90 or more minutes	468	18.5%
Mean travel time to work (minutes)	44.6	

Source: 2012-2016 American Community Survey 5-Year Estimates

The largest portion of workers drove to work alone (67.5%), while approximately 3.5 percent carpooled. Approximately 20.1 percent of workers commuted via public transportation and another 7.3 percent worked from home.

Means of Commute Borough of Fair Haven, 2012 - 2016 Estimates		
	Number	Percentage
Workers 16 years and over	2,736	100.0%
Car, truck, van- Drove Alone	1,848	67.5%
Car, truck, van- Carpooled	97	3.5%
Public Transportation	550	20.1%
Walked	40	1.5%
Other Means	0	0.0%
Worked at home	201	7.3%

Source: 2012-2016 American Community Survey 5-Year Estimates

Covered Employment

There is currently very limited information available on actual job opportunities within municipalities. The Department of Labor collects information on covered employment, which is employment and wage data for private employees covered by unemployment insurance. The tables below provide a snapshot of private employers located within Fair Haven. The first table reflects the number of jobs covered by private employment insurance from 2003 through 2016. The second table reflects the disbursement of jobs by industry in 2016.

According to data from the New Jersey Department of Labor and Workforce Development, the highest number of covered jobs in Fair Haven in the last thirteen years was in 2004 when 1,135 jobs were covered by unemployment insurance. Private employment has fluctuated in Fair Haven since 2003, with its largest decrease occurring between 2005 and 2006 (-31.5%), and largest increase occurring between 2013 and 2014 (6.4%).

Private Wage Covered Employment 2003 - 2016 Fair Haven			
Year	Number of Jobs	# Change	% Change
2003	1,091	-	-
2004	1,135	44	4.0%
2005	1,096	-39	-3.4%
2006	751	-345	-31.5%
2007	763	12	1.6%
2008	766	3	0.4%
2009	710	-56	-7.3%
2010	713	3	0.4%
2011	747	34	4.8%
2012	720	-27	-3.6%
2013	658	-62	-8.6%
2014	700	42	6.4%
2015	701	1	0.1%
2016	681	-20	-2.9%

Source: NJ Dept. of Labor & workforce Development Labor Force Estimate

In-Borough Establishments and Employees by Industry: 2016

The table below depicts the average annual number of establishments and employees by industry sector that exist within the Borough, as grouped by North American Industry Classification System (NAICS). In 2016, the Borough had an annual average of 141 establishments employing on average a total of 681 persons. Accommodations/Food was the predominant sector, accounting for 7.1 percent of the establishments in Fair Haven and 19.5 percent of the Borough's in-place employment.

Average Number of Establishments and Employees by Industry: 2013		
Industry	2016 Average	
	Units	Employment
Agriculture	.	.
Utilities	.	.
Construction	16	27
Manufacturing	.	.
Wholesale Trade	.	.
Retail Trade	17	69
Transp/Warehousing	.	.
Information	.	.
Finance/Insurance	.	.
Real Estate	.	.
Professional/Technical	21	106
Admin/Waste Remediation	9	25
Education	.	.
Health/Social	12	48
Arts/Entertainment	8	32
Accommodations/Food	10	133
Other Services	26	101
Private Sector Totals	141	681
Local Government Totals	3	237

Source: NJ Dept. of Labor & workforce Development Labor Force Estimate

Probable Future Employment Opportunities

The North Jersey Transportation Planning Authority (NJTPA) completes regional forecasts for the New York/New Jersey metropolitan area every four years for populations, households, and employment. The most recent report was released in 2017. Due to the size and location of the Borough, there is minimal opportunity for new job growth. The 2017 NJTPA report predicts Fair Haven's total (private and public sector) employment will increase by 95 jobs by the year 2045, only a 0.3% increase from existing conditions. In addition, the New Jersey Department of Labor releases a Regional Community Fact Book for each county in New Jersey. Between 2010 and 2020, the County is projected to increase its job holding by 23,350 jobs. The healthcare and social services industry is projected to create the most jobs in Monmouth County, adding a predicted total of 4,500 jobs.

PART 2: FAIR SHARE PLAN

INTRODUCTION

The following Fair Share Plan (the Plan) details Fair Haven's Rehabilitation obligation, Prior Round obligation (1987-1999), and Gap + Prospective need (1999-2025). For each obligation, this Plan proposes mechanisms for which the Borough can realistically provide opportunities for affordable housing for moderate-, low-, and very low- income households.

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

- *Rehabilitation Obligation* – The Rehabilitation Obligation represents the number of existing housing units that are both deficient and occupied by low and moderate income households. This number is derived from review and analysis of housing conditions reported in the U.S. Census and American Community Survey.
- *Prior Round Obligation* – The Prior Round obligation is the cumulative 1987-1999 fair share obligation determined by 2014 COAH regulations. The First Round and Second Round are mutually referred to as the “Prior Round”.
- *Third Round- Gap + Prospective Need*– July 1, 1999 - June 30, 2025. On January 18, 2017, the Supreme Court decided In Re Declaratory Judgment Actions Filed by Various Municipalities, County of Ocean, Pursuant To The Supreme Court's Decision In In re Adoption of N.J.A.C. 5:96, 221 N.J. 1 (2015) (“Mount Laurel V”). It held that need having accrued during the gap period (1999-2015) should be calculated as part of the present, not prospective need. More specifically, the Supreme Court held that there is an obligation with respect to that period for households that came into existence during that gap that are eligible for affordable housing, that are presently (as of 2015) in need of affordable housing, and that are not already counted in the traditional present need.

As detailed in Part 1, the Borough is relying on the numbers generated in Judge Jacobsen's methodology as extrapolated by multiple experts, including Econsult, as updated through March 2018.

Fair Haven's affordable housing obligations per the March 2018 Jacobsen/Econsult Report are as follows:

Borough of Fair Haven Obligation	
Rehabilitation Obligation	0
Prior Round Obligation	135
Third Round	236
Total Obligation	371

PLANNING CONSIDERATIONS

This section of the Plan discusses the planning goals and policies that were considered and guided the preparation of the Fair Share Plan. The Borough Planning Board adopted a Master Plan Reexamination Report and Master Plan Update on August 25, 2016. The following objectives and recommendations were identified and discussed in the 2016 Plan.

- Provide opportunities for affordable housing and age-restricted housing in the Business District;
- Improve and redevelop the Business District as the "Main Street" of the community;
- Protect and enhance the existing character of the Borough and the residential quality of the neighborhoods;
- Protect, restore and maintain environment/cultural features;
- Plan and implement safe, convenient, and efficient circulation for pedestrians and bicyclists;
- Improve the enforcement of Borough development regulations and monitor compliance with the conditions of development approvals.

In addition, the Mayor and Council approved an Active Transportation Plan in November 2017. Subsequently, the Planning Board adopted the Plan as an element to the Master Plan in March 2018. The comprehensive Plan focuses on bicycling and walking "where these are convenient, comfortable, and safe transportation options for people of all ages and abilities". The following goals are identified and discussed in the Plan:

- Improve safety and driver awareness of bicyclists and pedestrians through infrastructure improvements such as traffic calming;
- Balance the needs of bicyclists, pedestrians and motor vehicles along River Road to enhance access and support a bustling, vibrant local business district;
- Support a Borough-wide network for bicyclists and pedestrians that is comfortable for school children and provides convenient access between residential neighborhoods and schools, parks, and businesses;

-
- Integrate Fair Haven's bicycle network with the regional network, supporting links to destinations in neighboring Red Bank, Rumson, Sea Bright, and Little Silver;
 - Create a clear plan for integrated multimodal networks of safe travel options by foot or bike that can be easily communicated and shared with various constituencies, stakeholders, and partners, and that identifies a broad range of short- and long-term strategies.

This Plan embodies those planning goals and principles and represents a continuation of the Borough's implementation of its vision for the future of its community. The Borough is committed to produce affordable housing in a manner consistent with these goals, including a walkable and bike-friendly downtown. The Borough is also committed to providing housing for its growing aging population, both in terms of market-rate units and affordable units.

CONSIDERATION OF LANDS FOR AFFORDABLE HOUSING

In the deliberative process, the Borough of Fair Haven met with its professionals on multiple occasions throughout 2018 and 2019. In those meetings, the Borough examined zoning, aerials and existing land use maps to determine the sites most appropriate for affordable housing. Due to the lack of developable land, the Borough focused on municipally-sponsored projects to address its Realistic Development Potential (RDP).

The Borough has been evaluating the efficiency of its DPW Facility. One option is the possible reuse of the site as a more compact and efficient DPW facility occupying a smaller footprint, creating "surplus" property available for residential use, including affordable housing. The residential proposal is to create lots and homes that are compatible with the established pattern of the neighborhood, including detached family affordable units.

As to the overlay zoning, the Borough considered all the commercially zoned areas in the Borough, but ultimately determined that overlay zoning was most appropriate in the Borough's western commercial districts. As to the B-1 overlay zone, the Borough determined that a mixed-use concept of no more than three stories was most appropriate to achieve the Borough's planning goals and to maintain a vibrant, walkable downtown while also generating affordable housing. In reviewing its zoning maps, the Borough selected its overlays with great care a with a goal fostering a comprehensive plan for future redevelopment in the manner it deemed most appropriate for its community.

The eastern commercial district was considered, but not included as an overlay due to substantial planning considerations. This area is constructed by small scale historic buildings on small lots, which create practical limitations and compatibility issues.

Within the B-1 Zone, M & M Realty Partners at Fair Haven (“M&M”) is the contract purchaser of Block 31 Lot 1 located at 626 River Road. The site is approximately 28,000 square feet in size. In February of 2019, M & M sent the Borough correspondence proposing to construct a three-story 24-unit family rental development of which 4 units would be affordable housing. The Borough had already considered the land for affordable housing in the context of an extended deliberative process throughout 2018 and 2019. The Borough considered the proposal, but concluded that the best use was still a mixed use concept as previously determined. Since the site is over 20,000 square feet in size, it would conform to the proposed minimum lot size within the proposed overlay zone. In terms of stories, it would conform to the Borough proposal of 3 stories. The M&M proposal however, would not be in conformance with the Borough proposal to require commercial use on the ground floor and the maximum density permitted. Since the Business District is the core of the Borough’s downtown commercial area, it was deemed important by the Borough to maintain a walkable commercial core. This goal requires the maintenance and enhancement of the area rather than diluting the business district with residential development on the ground level.

The Borough Overlay proposes a maximum density of 20 units per acre with a 20% setback, over 3 times the presumptive minimum density of 6 dwelling units per acre. Using a density of 20 units per acre with a 20% setback, the site under the Borough proposal would generate 13 units of which 3 would be affordable and would generate the commercial component which the Borough has deemed to be a critical component future plan for development of the area.

REHABILITATION OBLIGATION

The Rehabilitation Obligation, which is part of a municipality’s Present Need, was previously determined in N.J.A.C. 5:93-1.3 to be the sum of a municipality’s indigenous need, the deficient housing units occupied by low- and moderate-income households, and the reallocated present need, which is the portion of a housing region’s present need that is redistributed throughout the housing region. Under the Second Round rules, evidence for deficient housing included: year structure was built, persons per room, plumbing facilities, kitchen facilities, heating fuel, sewer service, and water supply.

The Third Round rules reduced the amount of criteria of evidence of deficient housing to three: pre-1960 crowded units, which are units that have more than 1.0 persons per room; incomplete plumbing; and incomplete kitchen facilities. This reduction in the amount of criteria was decided by the Appellate Division to be within the Council’s discretion and was upheld in the Supreme Court decision *In re N.J.A.C. 5:96 & 97*.

The previously discussed Mount Laurel IV decision found that the reallocated present need is no longer a component in the determination of Present Need. Therefore, the Present Need now equates to indigenous need, which means the obligation is based on deficient housing as determined by pre-1960 over-crowded units, incomplete plumbing, and incomplete kitchen facilities.

The March 2018 Econsult Report determined Fair Haven has a Rehabilitation Obligation of 0 units.

VACANT LAND ADJUSTMENT

This Plan seeks a Vacant Land Adjustment per the vacant land analysis procedure provided in N.J.A.C. 5:93-4.2 as the Borough of Fair Haven is a developed community. A Vacant Land Adjustment was prepared in July 2018. (see **Appendix A** for VLA).

Based upon the findings of the VLA, a total of 3.0 acres were identified across 4 sites. Using a density of 6 units per acre and assuming a set-aside of 20%, the 2018 VLA determined Fair Haven to have an RDP of 1 unit.

MECHANISMS FOR ADDRESSING REALISTIC DEVELOPMENT POTENTIAL

Municipalities can request an adjustment to their obligation based on the determination that there is not sufficient vacant or developable land within the municipality. As permitted by N.J.A.C. 5:93-4, a municipality can submit a Vacant Land Adjustment (VLA) that examines parcels available for development. The end result of the vacant land adjustment is the determination of the Borough's Realistic Development Potential (RDP) for new affordable housing units.

Pursuant to N.J.A.C. 5:93-1.3, sites that are designated to produce affordable housing to address the RDP shall be available, approvable, developable, and suitable according to the following criteria:

- "Available site" means a site with clear title, free of encumbrances which preclude development for low and moderate income housing. N.J.A.C. 5:93-1.3.
- "Approvable site" means a site that may be developed for low- and moderate-income housing in a manner consistent with the rules or regulations of agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low- and moderate-income housing. ibid.
- "Developable site" means 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 plan) or is included in an amendment to the area wide water quality management plan submitted to and under review by the DEP. Ibid.

- “Suitable site” means 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. Ibid.

The Borough proposes to address its RDP of 1 unit through the following:

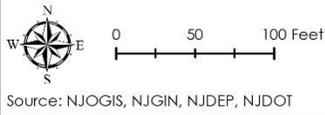
Municipally Owned DPW Lot

The DPW Lot (Block 44, Lot 2) is approximately 2.2 acres in size and is bound by Third Street, Maple Avenue and Allen Street (See site map). The site currently contains the Borough DPW operations. As noted on the aerial, the facility contains a building and parking for trucks and cars. A portion of the site is undeveloped. The site is surrounded by small lot single family residences which are consistent with the zoning of the area as R-5 and R-10. The site, however, is zoned PB Public Use which is consistent with its use as the Borough DPW facility.

The Borough proposes to construct a new DPW facility on approximately 1.1 acres of the site with the new DPW building fronting on Third Street and creating between 9 and 11 lots on the remaining 1.1 acres. The lots would be developed for single family homes. Two lots would be set aside and deeded to a nonprofit at no cost for the construction of a 3-bedroom very low income affordable housing unit on each lot. One affordable family rental would count towards satisfaction of the Borough's RDP of one. The second unit would be counted towards the Borough's unmet need.

The site is appropriate for single family affordable housing:

- The site is available, approvable, developable and suitable.
- There are no known encumbrances which would prohibit or otherwise impact the development of the property in general.
- In accordance with the 2012 New Jersey Department of Environmental Protection's Land Use Land Cover (LULC), there are no wetlands or surface water resources on the property or within 50 feet.
- The site is not located within a FEMA 100-year flood plain and the site does not have steep slopes.
- The site is surrounded by compatible uses including residential dwellings and has access to appropriate rights- of- way (Third Street, Allen Street and Maple Avenue)
- The site is served by both public water and public sewer.



DPW Property
Fair Haven, NJ



MECHANISMS FOR ADDRESSING UNMET NEED

The Borough is proposing to meet its 370 “unmet need” obligation through the following mechanisms: DPW Site (the surplus of 1), Business District Overlay, Borough-wide Mandatory Set Aside Ordinance, establishing an Affordable Housing Trust Fund, Methodist Church Overlay, and Accessory Apartments.

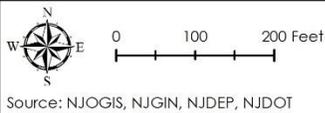
The Borough has a combined Prior Round (1987-1999) and Gap + Prospective Need (1999-2025) Realistic Development Potential (RDP) of one which it will satisfy with the following affordable housing project:

Business District Overlay

The Borough proposes to partially address its unmet need by creating an Overlay zone over a portion of the Business District. As shown on the aerial, the Overlay would run from Locust Avenue, along River Road, along Smith Street and Forman Street and Fisk Street. The area to the north side of River Road with lots fronting on Navesink Ave would also be included. The proposed Overlay Business zone contains approximately 17.1 acres with lots ranging in size from 1,950 square feet to 191,000 square feet. The lots are generally developed with one and two story commercial and/or residential uses. The Overlay would permit mixed use development on a minimum lot size of 20,000 square feet. Ground floor commercial would be required with a maximum building height of 3 stories and 38 feet. A 10- to 12-foot step back would also be required at the third floor. Lots would be required to have at least 150 feet of frontage along River Road or Navesink Avenue.

A maximum residential density of 20 units to the acre would be permitted with a 20% set-aside. A maximum building coverage of 30% would apply. Sites in excess of one acre would be permitted a maximum building height of 2.5 stories/35 feet and a maximum density of 15 dwelling units/per acre with a 20% set-aside. All the affordable units would be subject to the regulations of the Uniform Housing Affordability Controls N.J.A.C. 5:80-26.1 et seq. (“UHAC”). However, as noted in the Additional Requirements section, the Borough will ensure that 13% of all affordable units will be affordable to very low income households.

There is a dire need for a new municipal facility; therefore, the Borough reserves the right to amend the Plan, if necessary, to facilitate this public need.



Business District Overlay
Fair Haven, NJ

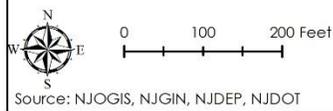
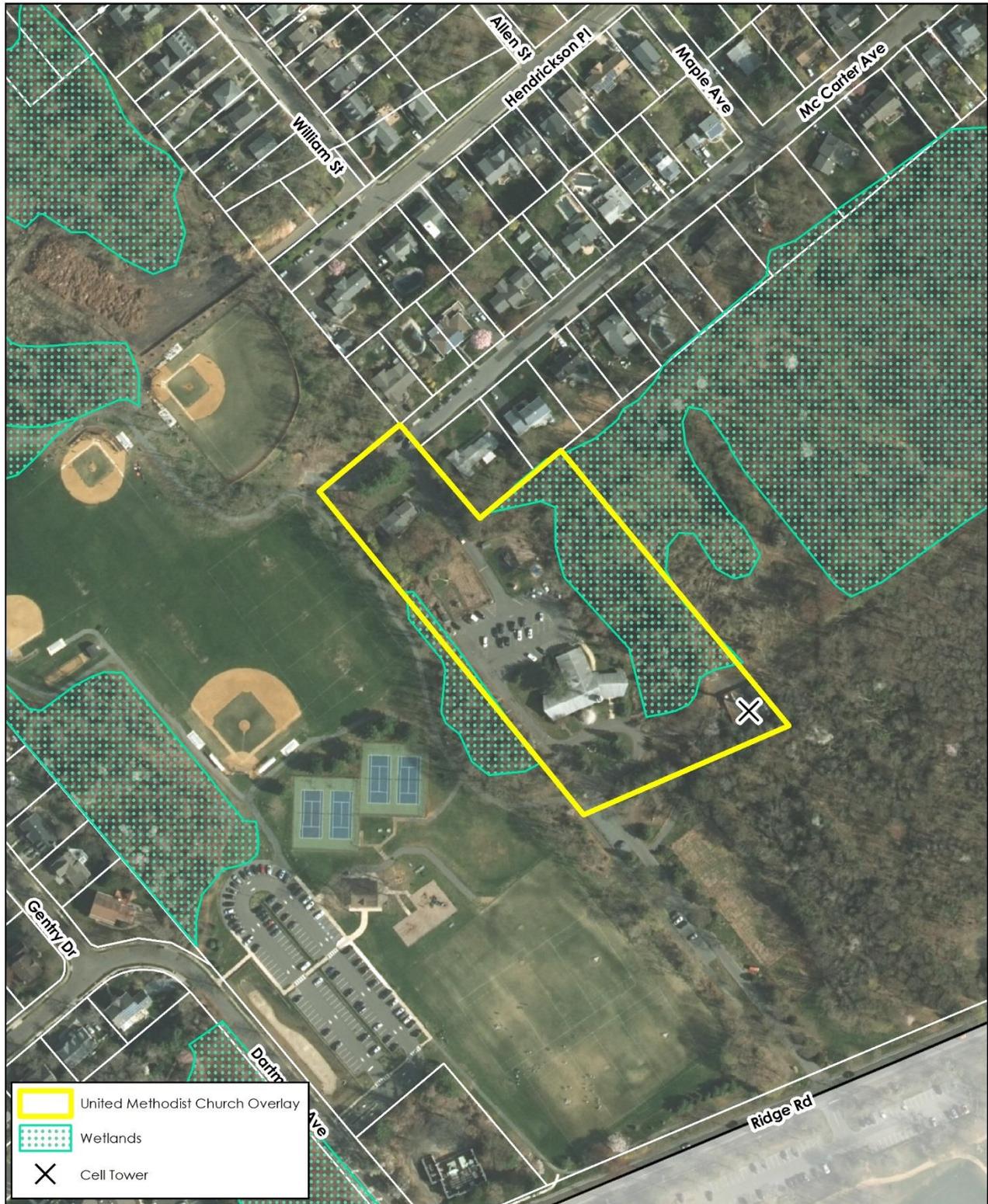


United Methodist Church Overlay

The existing five-acre Methodist Church site (Block 77, Lot 107) at the end of McCarter Avenue is proposed to be rezoned in order to create an overlay on the property. The site is currently zoned R-40 Single Family Resident which permits single family housing on 40,000 square foot lots. The Overlay will permit the property to be "redeveloped" for inclusionary age restricted housing with a 20% affordable age restricted set aside. A minimum lot size of three acres would be required with a maximum density of 10 dwelling units per acre. The height would be limited to three stories and 38 feet. It is projected that a total of 30 age restricted units could be developed on the site of which 20 % or a maximum of 6 units would be deed restricted affordable units subject to UHAC regulations and the Additional Requirements section of this Plan.

The site is appropriate for age restricted housing:

- The site is available, approvable, developable and suitable.
- There are no known encumbrances which would prohibit or otherwise impact the development of the property in general.
- According to the 2012 New Jersey Department of Environmental Protection's Land Use Land Cover (LULC) data, there are no surface water resources on the property or within 50 feet. The property is somewhat constrained by approximately 1.3 acres wetlands along its eastern and western borders.
- The site is not located within a FEMA 100-year flood plain and the site does not have steep slopes.
- The south eastern corner of the site (approximately 6,000 sq. ft.) is developed with a cell tower.
- The site is surrounded by compatible land uses. As shown on the aerial map, the site is surrounded on three sides by publicly owned land which is partially developed for active recreational uses including tennis courts and ballfields. The site is accessed by McCarter Avenue, an improved municipal street which is developed with single family homes. The McCarter Avenue lots are zoned R-10 Single Family Resident which permits single family homes on 10,000 square foot lots
- The site is served by both public water and public sewer.



United Methodist Church Overlay
Fair Haven, NJ



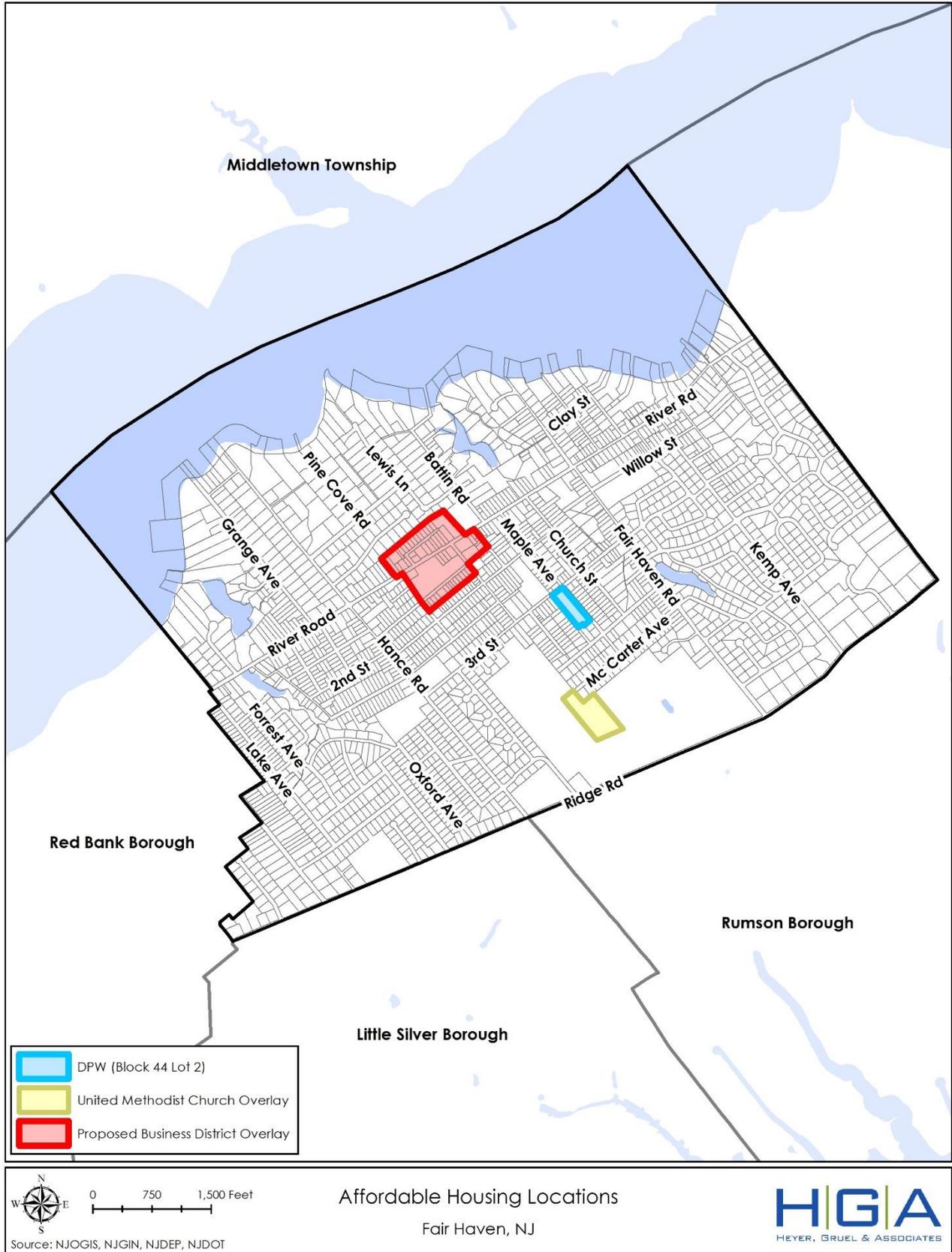
Accessory Apartments

The Borough will adopt an Accessory Apartment Ordinance which will require the standard 10-year deed restriction as per N.J.A.C. 5:93-5.9(e), allow for units to be produced in no particular order as to whether the unit is very low, low or moderate income, not require any particular bedroom mix as per N.J.A.C. 5:93-5.9(b) and will not require minimum unit sizes. The Accessory Apartment Program will apply to a maximum of 10 units and will offer subsidies of up to \$25,000 a unit.

Borough-Wide Mandatory Set-Aside Ordinance

The Borough will adopt a Borough-wide Mandatory Set-Aside Ordinance (MSO) which will require that any site that benefits from a rezoning, variance or redevelopment plan approved by the Borough or one of its boards that results in a multi-family residential development of five (5) or more units will require an affordable housing set-aside 20%.

The adoption of the MSO will not give any developer the right to any such rezoning, variance, redevelopment designation or other relief, or establish any obligation on the part of Fair Haven to grant such rezoning, variance, redevelopment designation or other relief.



SUMMARY OF FAIR SHARE COMPLIANCE

**Borough of Fair Haven
Fair Share Obligation Summary**

Rehabilitation Obligation	0
RDP	1
DPW Lot- Single-Family Affordable	1
Total Unmet Need	370
DPW Site	1
Accessory Apartments	10
Methodist Church Overlay	6
Business District Overlay	
Mandatory Set-Aside Ordinance	

ADDITIONAL REQUIREMENTS

Very Low-Income Requirement: The Borough will ensure that 13% of all of the affordable units, with the exception of units constructed as of July 1, 2008 and units subject to preliminary or final site plan approval, will be affordable to very low-income households. Half of the very low-income units will be made available to families.

Rental Bonus Credits: All rental bonus credits claimed in this plan have been applied in accordance with N.J.A.C. 5:93-5.15(d).

Low/Moderate Income Split: At least half of the units addressing the Borough's obligation shall be affordable to very-low income and low-income households, and the remaining will be affordable to moderate-income households.

Round 3 Family Requirement: At least half of the units addressing the Borough's obligation will be available to families.

Age Restricted Cap: The Borough agrees to comply with COAH's Round 2 age-restricted cap of 25%. The Borough is not requesting a waiver to exceed the age-restricted cap.

Affirmative Marketing: The individual developers will be responsible to ensure that proper affirmative marketing of all of the affordable units is properly implemented.

Appendix A: Vacant Land Adjustment

Borough of Fair Haven
Vacant Land Assessment
July 2018

Introduction

A Vacant Land Assessment was prepared in accordance to the rules as prescribed in N.J.A.C. 5:93-4 for the Borough of Fair Haven. The VLA incorporates data from the 2012 Land Use Land Cover released by NJDEP, 2017 floodplain data released by FEMA, a 300-foot buffer for Category 1 waterways, slopes in excess of 15%, and 2018 Tax Assessment Records. The VLA recognizes four (4) sites capable of supporting development within the Borough.

Analysis

The VLA analyzes potential affordable housing opportunities area on publicly- and privately-owned vacant parcels located within the Borough. 132 parcels were analyzed in the Borough. Of these 131 parcels, 43 parcels were listed as property class 1- vacant, 34 were listed as class 2- residential, 3 were listed as class 15A- public schools, 2 were listed as class 15B- private schools, 26 were listed as 15C- public, 5 were listed as class 15D- church & charitable, 8 were listed as class 15F- Other Exempt, and 11 were listed as class 4A- Commercial.

The parcels were also analyzed within the context of the State Development and Redevelopment Plan. The majority of the parcels (103 parcels) that were analyzed are located within Planning Area 1: Metropolitan. The remaining 29 parcels included in this Vacant Land Assessment are located within Planning Area 5: Environmentally Sensitive.

Areas constrained by wetlands, surface water, slopes in excess of 15%, the 100-year floodplain and land that falls within 300-feet of a Category 1 waterway are subtracted from the site's total acreage, which yields an unconstrained acreage. There are approximately 59.7 acres of environmentally constrained acres across the 132 parcels analyzed.

Per N.J.A.C. 5:93-4, sites that have less than one-half acre of unconstrained acreage are deemed undeveloped. Oversized lots were also analyzed for potentially being capable of supporting development. However, none of the oversized lots were deemed developable as the parcels are currently developed.

Results

The following sites were identified as being vacant and potentially developable. The site's RDP has been adjusted to represent an affordable housing set aside of 20%.

Borough of Fair Haven Vacant Land Assessment								
Site ID	Block	Lot	Total Acreage	Constrained Acreage	Unconstrained Acreage	Density	Total Units	RDP
1	23	30.5	0.5	0.0	0.5	6.0	3	0
2	67	32	1.1	0.0	1.1	6.0	6.6	1
3	78	13.13	0.7	0.0	0.7	6.0	4	0
4	78	13.10	0.7	0.0	0.7	6.0	4	0
TOTAL			3.0	0.0	3.0	-	18	1

Conclusion

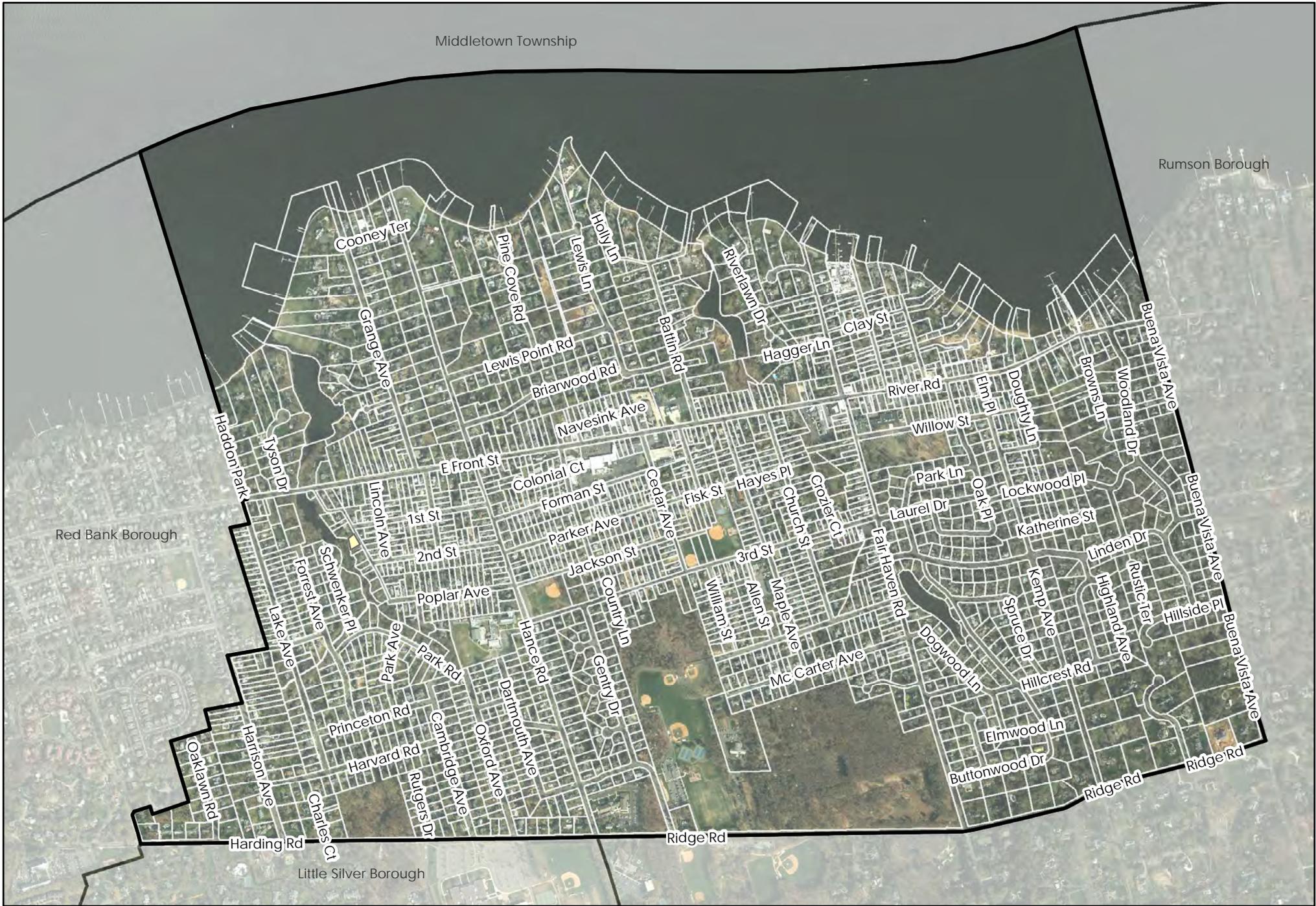
Due to limitations from environmental constraints and lack of vacant land, the Borough of Fair Haven has an RDP of 1 unit.

Middletown Township

Rumson Borough

Red Bank Borough

Little Silver Borough



0 550 1,100 Feet

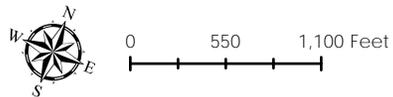
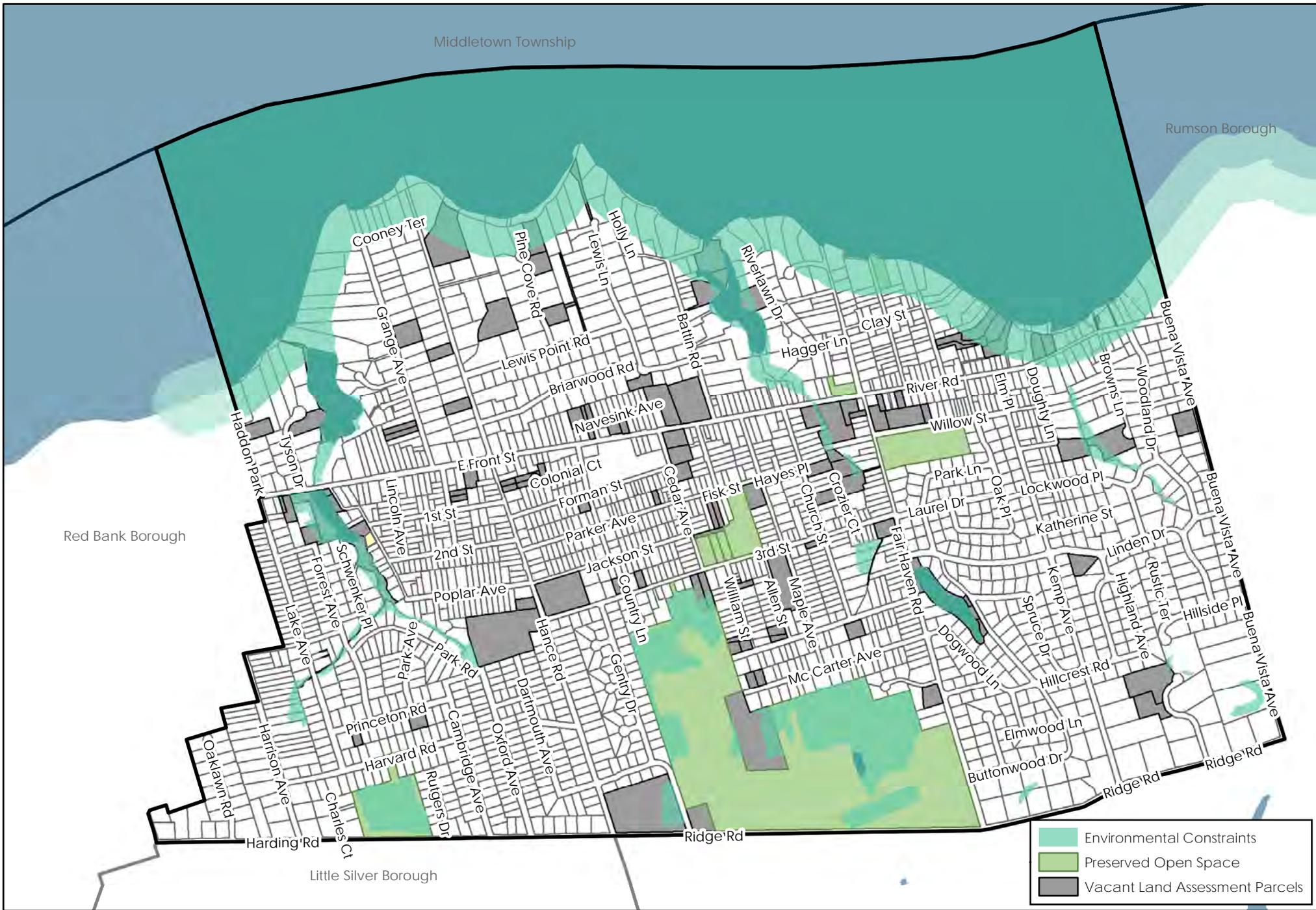
2015 Aerial

Vacant Land Assessment - Borough of Fair Haven, NJ



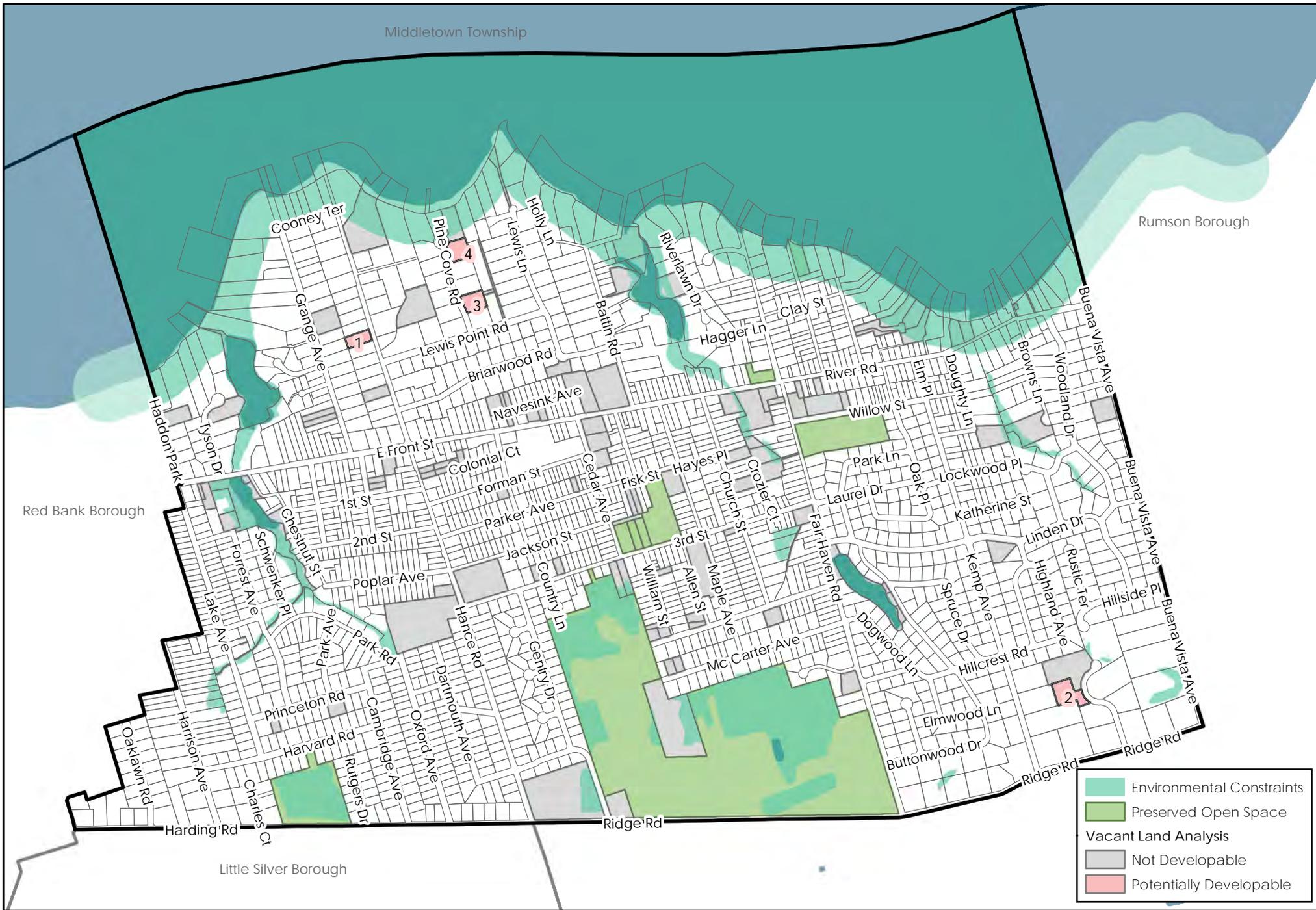
July 2018

Source: NJOGIS, NJGIN, NJDEP, NJDOT



Environmental Constraints
 Vacant Land Assessment - Borough of Fair Haven, NJ

- Environmental Constraints
- Preserved Open Space
- Vacant Land Assessment Parcels



Vacant Land Assessment
 Vacant Land Assessment - Borough of Fair Haven, NJ

Source: NJOGIS, NJGIN, NJDEP, NJDOT

Borough of Fair Haven
Vacant Land Assessment

Block	Lot	Property Class	Property Location	Owner	State Planning Area	Zoning	Total Acreage	Constrained Acreage	Unconstrained Acreage	Reasoning
12.1	18.1	1	RIVER ROAD	UNKNOWN	PA1: Metropolitan	R10A	0.1	0.0	0.1	The site is less than 1/2 an acre.
12.1	19	15C	S/S RIVER ROAD	BORO OF FAIR HAVEN	PA1: Metropolitan	R10A	0.5	0.0	0.5	The site is less than 1/2 an acre.
12.1	21.01	15C	358 RIVER ROAD	BORO OF FAIR HAVEN	PA5: Enviro. Sensitive	R10A	4.1	4.1	0.0	The site is constrained by wetlands and the corresponding wetland buffer. The site is not developable.
12.1	21.03	1	19 GLEN PLACE	KOONIN, SCOTT & ELIZABETH	PA1: Metropolitan	R10A	0.5	0.3	0.2	The site received an approval to building a single-family dwelling. It is also constrained by a wetland buffer from an LOI prepared in 2013.
12	1	15A	224 HANCE RD	BD OF ED - BORO OF FAIR HAVEN	PA1: Metropolitan	PB	5.5	0.0	5.5	The site is developed with a school and associated playing fields.
12	68	15F	WEST RIVER RD	N M C R SEWERAGE AUTHORITY	PA5: Enviro. Sensitive	R10A	0.1	0.0	0.1	The site is owned by the sewerage authority and developed with Station 2.
12	72	2	32 CHESTNUT ST	SMITH, DIANNE	PA5: Enviro. Sensitive	R10A	0.6	0.0	0.5	The site is an oversized lot that is developed with an existing single-family dwelling. Approximately 0.2 acres is vacant. The vacant portion of the site is less than 1/2 an acre.
12	95	15B	HANCE RD	BD OF ED - BORO OF FAIR HAVEN	PA1: Metropolitan	R-5	0.4	0.0	0.4	The site is developed with a school.
17	13	2	480 RIVER ROAD	STYPA, ANDREW & SARAH	PA1: Metropolitan	R-5	0.5	0.0	0.5	The site is developed.
17	8	2	121 LEXINGTON AVE	VECCHIO, JOAN	PA1: Metropolitan	R-5	0.2	0.0	0.2	Block 17 Lots 8 & 9 have common ownership. Lot 8 is developed with a single-family residential house. Vacant Lot 8 is less than 1/2 an acre.
17	9	1	LEXINGTON AVE	VECCHIO, JOAN N	PA1: Metropolitan	R-5	0.2	0.0	0.2	Block 17 Lots 8 & 9 have common ownership. Lot 8 is developed with a single-family residential house. Vacant Lot 8 is less than 1/2 an acre.

Block	Lot	Property Class	Property Location	Owner	State Planning Area	Zoning	Total Acreage	Constrained Acreage	Unconstrained Acreage	Reasoning
22	2	2	35 GRANGE AVE	HERR, JR EDWIN F	PA1: Metropolitan	R-15	0.3	0.0	0.3	Block 22 Lots 2 & 2.1 have common ownership. Lot 2 is developed with a single-family residential house. Lot 2.1 is vacant and is less than 1/2 an acre.
22	2.1	1	35 GRANGE AVE	HERR, JR EDWIN F	PA1: Metropolitan	R-15	0.3	0.0	0.3	Block 22 Lots 2 & 2.1 have common ownership. Lot 2 is developed with a single-family residential house. Lot 2.1 is vacant and is less than 1/2 an acre.
22	22	2	41 HADDON PARK	JABLONSKI, THOMAS G & KATHLEEN L	PA1: Metropolitan	R-15	0.7	0.0	0.7	The site is developed.
22	28	2	53 TYSON DRIVE	HARBISON, JAMES P & SUSAN F	PA5: Enviro. Sensitive	R-15	1.0	0.0	1.0	The site is an irregularly shaped lot and is developed.
22	30	1	RIVER ROAD REAR	DAM CORP % M. SILVERBERG	PA5: Enviro. Sensitive	R-15	4.9	4.9	0.0	The site is constrained by the 100-year floodplain, C-1 waterway buffer, wetlands and surface water resulting in less than 1/2 an acre of developable land
23	13	2	92 GRANGE AVE	ROBERTSON, JOSEPH E & SUSAN P	PA1: Metropolitan	R-15	1.1	0.0	1.1	The site is developed
23	30.5	1	52 HANCE ROAD	MILTENBERGER, BARBARA H.	PA1: Metropolitan	R-15	0.5	0.0	0.5	The site is vacant and developable.
23	35	1	84 HANCE ROAD	PENINSULA HOUSE LLC	PA1: Metropolitan	R-15	0.5	0.0	0.5	The site is developed
25	10	4A	623 RIVER ROAD	REISS MANUFACTURING INC	PA1: Metropolitan	B-1	1.4	0.0	1.4	The site is developed
25	15	4A	591 RIVER ROAD	ARENA, UMBERTO & DORA, TRUSTEES	PA1: Metropolitan	B-1	0.2	0.0	0.2	Block 25 Lots 15 & 16 have common ownership. However both lots are developed with commercial buildings.
25	16	4A	583 RIVER ROAD	ARENA, UMBERTO & DORA, TRUSTEES	PA1: Metropolitan	B-1	0.4	0.0	0.4	Block 25 Lots 15 & 16 have common ownership. However both lots are developed with commercial buildings.
25	19	4A	569 RIVER ROAD	MULVIHILL, JOHN P & PAULA A	PA1: Metropolitan	B-2	0.1	0.0	0.1	The site is under common ownership with Block 25 Lots 19, 39, 40.1 and 41.2. Lots 19, 40.1 & 41.2 are developed. Remaining Lot 39 is vacant and is less than 1/2 acre.
25	39	1	NAVESINK AVE	MULVIHILL, JOHN P & PAULA A	PA1: Metropolitan	B-2	0.5	0.0	0.5	The site is under common ownership with Block 25 Lots 19, 39, 40.1 and 41.2. Lots 19, 40.1 & 41.2 are developed. Remaining Lot 39 is vacant and is less than 1/2 acre.

Block	Lot	Property Class	Property Location	Owner	State Planning Area	Zoning	Total Acreage	Constrained Acreage	Unconstrained Acreage	Reasoning
25	40.1	4A	NAVESINK AVE	MULVIHILL, JOHN P & PAULA A	PA1: Metropolitan	B-2	0.1	0.0	0.1	The site is under common ownership with Block 25 Lots 19, 39, 40.1 and 41.2. Lots 19, 40.1 & 41.2 are developed. Remaining Lot 39 is vacant and is less than 1/2 acre.
25	41.1	1	NAVESINK AVE	GARCIA, STEPHEN A.	PA1: Metropolitan	B-2	0.2	0.0	0.2	The site is less than 1/2 an acre.
25	41.2	2	NAVESINK AVE	MULVIHILL, JOHN P	PA1: Metropolitan	B-2	0.0	0.0	0.0	The site is under common ownership with Block 25 Lots 19, 39, 40.1 and 41.2. Lots 19, 40.1 & 41.2 are developed. Remaining Lot 39 is vacant and is less than 1/2 acre.
25	5	1	34 LEWIS LANE	SHERMAN, JOHN RICHARD III & VITALE, S	PA1: Metropolitan	R10A	0.5	0.0	0.5	The site is developed with a single-family residential dwelling.
25	9	15F	BATTIN & RIVER RDS	FAIR HAVEN VOLUNTEER FIRE DEPT	PA1: Metropolitan	PB	2.4	0.0	2.4	The site is developed with a fire house
27	18	2	41 RIVERLAWN DR	BUSTILLO, ANDREW & EILEEN	PA5: Enviro. Sensitive	R10A	1.4	0.6	0.8	The site is constrained by floodplains and surface water. It is also currently developed.
27	21	2	BATTIN ROAD	RIVER RATS INC	PA5: Enviro. Sensitive	R-30	1.5	1.5	0.0	The lot is entirely constrained by the 100-year floodplain, 300-ft C-1 waterway buffer, slopes in excess of 15%, and surface water.
27	29	2	80 BATTIN RD	DONALDSON, CONWAY K & JENNIFER A	PA5: Enviro. Sensitive	R10A	1.0	0.3	0.8	The site is constrained by steep slopes and wetlands. It is currently developed with a single-family house.
27	59	15C	RIVER&FAIR HAVEN RD	BORO OF FAIR HAVEN	PA5: Enviro. Sensitive	PB	0.6	0.0	0.6	The site is listed on the Borough's ROSI.
27	71	1	BATTIN RD REAR	RIVER RATS INC	PA5: Enviro. Sensitive	R10A	0.5	0.5	0.0	The lot is entirely constrained by the 100-year floodplain, 300-ft C-1 waterway buffer, slopes in excess of 15%, and surface water.
28	10	2	45 CHURCH ST	LORENZ, JOHN & KAREN	PA1: Metropolitan	R-5	0.5	0.0	0.5	The site is an oversized lot for the zone. It is currently developed with a single-family house.
28	18	4A	718 RIVER RD	718 RIVER ROAD, LLC	PA1: Metropolitan	B-1	0.7	0.1	0.5	The site is developed
28	19	4A	740 RIVER RD	BAHADURIAN, RICHARD SUITE 102	PA1: Metropolitan	B-1	1.9	0.3	1.6	The site is developed

Block	Lot	Property Class	Property Location	Owner	State Planning Area	Zoning	Total Acreage	Constrained Acreage	Unconstrained Acreage	Reasoning
28	23.1	15C	748 RIVER RD	BORO OF FAIR HAVEN	PA1: Metropolitan	B-1	0.5	0.0	0.5	The site is developed with the Borough's Municipal Building.
28	25	15C	FAIR HAVEN RD	BORO OF FAIR HAVEN	PA1: Metropolitan	B-1	0.2	0.0	0.2	The site is developed with a parking area for the municipal building
28	31.1	15F	FOURTH CREEK	N M C R SEWERAGE AUTHORITY	PA1: Metropolitan	R-5	0.3	0.0	0.2	The site is owned by the sewerage authority and is developed with Station 3
28	35	2	36 CROZIER CT	STYPUL, MATTHEW & SARA	PA1: Metropolitan	R-5	0.7	0.2	0.5	Block 28 Lot 35 and Block 41 Lot 13.01 have common ownership. Both lots are developed with single-family residential structures.
28	6	2	67 CHURCH ST	POLENSKY, JOEL M & EILEEN V	PA1: Metropolitan	R-5	0.7	0.0	0.7	The site is an oversized lot for the zone. It is currently developed with a single-family house.
3	40	1	LAKE AVENUE	UNKNOWN OWNER	PA1: Metropolitan	R-10	0.0	0.0	0.0	The site is less than 1/2 an acre.
31	1	4A	626 RIVER RD	SUNOCO RETAIL, LLC	PA1: Metropolitan	B-1	0.6	0.0	0.6	The site is developed.
31	11	15C	25 CEDAR AVE	BORO OF FAIR HAVEN	PA1: Metropolitan	PB	0.5	0.0	0.5	The site is developed with the Borough's community center and is less than 1/2 an acre.
31	13	4A	21 CEDAR AVE	BOYNTON TRANSPORT CORP.	PA1: Metropolitan	B-1	0.7	0.0	0.7	The site is developed.
33	16.01	2	24 COLONIAL COURT	K.M. HUGHES ENT., INC.	PA1: Metropolitan	R-5	0.2	0.0	0.2	The site was part of a subdivision. Lot 16.01 is developed with a single-family residential house.
33	16.02	2	24 COLONIAL COURT	K.M. HUGHES ENT., INC.	PA1: Metropolitan	R-5	0.1	0.0	0.1	The site was part of a subdivision creating 5 single-family lots. This site is proposed to house an underground stormwater facility.
33	35.04	1	121 HANCE RD	K.M. HUGHES ENTERPRISES, INC.	PA1: Metropolitan	R-5	0.2	0.0	0.2	The site was part of a subdivision in 2016 creating 5 single-family home lots.
33	35.05	1	121 HANCE RD	K.M. HUGHES ENTERPRISES, INC.	PA1: Metropolitan	R-5	0.2	0.0	0.2	The site was part of a subdivision in 2016 creating 5 single-family home lots.
33	35.02	1	119 HANCE RD	K.M. HUGHES ENTERPRISES, INC.	PA1: Metropolitan	R-5	0.2	0.0	0.2	The site was part of a subdivision in 2016 creating 5 single-family home lots.
33	35.01	1	121 HANCE RD	K.M. HUGHES ENTERPRISES, INC.	PA1: Metropolitan	R-5	0.2	0.0	0.2	The site was part of a subdivision in 2016 creating 5 single-family home lots.

Block	Lot	Property Class	Property Location	Owner	State Planning Area	Zoning	Total Acreage	Constrained Acreage	Unconstrained Acreage	Reasoning
33	35.03	1	HANCE RD	K.M. HUGHES ENTERPRISES, INC.	PA1: Metropolitan	R-5	0.0	0.0	0.0	The site is proposed to be the HOA common element of the approved subdivision.
34	19	15D	FORMAN & SMITH STS	JEHOVAH'S WITNESSES	PA1: Metropolitan	R-5	0.3	0.0	0.3	The site is developed with a church.
35	21	15F	105 PARKER AVE	WEBB, SHALAN	PA1: Metropolitan	R-5	0.2	0.0	0.2	The site is developed.
38	1	15B	HANCE RD	BD OF ED - BORO OF FAIR HAVEN	PA1: Metropolitan	PB	2.8	0.0	2.8	The site is developed with playing fields for the adjacent school.
38	27	1	71 THIRD ST	CAPPIELLO, GERARDO ANTHONY	PA1: Metropolitan	R-5	0.2	0.0	0.2	The site was formerly developed with a single-family dwelling. It is less than 1/2 an acre.
38	4.03	2	55 THIRD ST	WIEHL, W JEFFREY & BONNIE J	PA1: Metropolitan	R-5	0.4	0.0	0.4	Block 38 Lots 4.03 & 4.04 have common ownership. Lot 4.03 is developed with a single-family residential house. The developable acreage of vacant Lot 4.04 is less than 1/2 an acre.
38	4.04	1	59 THIRD ST	WIEHL, W JEFFREY & BONNIE J	PA1: Metropolitan	R-5	0.4	0.0	0.4	Block 38 Lots 4.03 & 4.04 have common ownership. Lot 4.03 is developed with a single-family residential house. The developable acreage of vacant Lot 4.04 is less than 1/2 an acre.
39	11	15D	FISK ST	BETHEL AME CHURCH OF FH	PA1: Metropolitan	R-5	0.8	0.0	0.8	The site is developed with a church.
39	20	15C	FISK ST	BORO OF FAIR HAVEN	PA1: Metropolitan	PB	3.0	0.0	3.0	The site is listed on the Borough's ROSI.
39	21	15C	THIRD ST	BORO OF FAIR HAVEN	PA1: Metropolitan	PB	0.5	0.0	0.5	The site is listed on the Township ROSI.
39	21.1	15C	THIRD ST	BORO OF FAIR HAVEN	PA1: Metropolitan	PB	0.5	0.0	0.5	The site is listed on the Township ROSI.
39	22	15C	THIRD ST	BORO OF FAIR HAVEN	PA1: Metropolitan	PB	0.7	0.0	0.7	The site is listed on the Borough's ROSI.
39	23	15C	81 CEDAR AVE	BORO OF FAIR HAVEN	PA1: Metropolitan	PB	0.2	0.0	0.2	The site is adjacent to a park listed on the ROSI and is less than 1/2 an acre.
39	5	2	23 FISK ST	LAGOONA PROEPRITIES, LLC	PA1: Metropolitan	R-5	0.3	0.0	0.3	Block 39 Lots 5 and 6 have common ownership. Lot 5 is developed with a single-family residential house. Vacant Lot 6 is less than 1/2 an acre.

Block	Lot	Property Class	Property Location	Owner	State Planning Area	Zoning	Total Acreage	Constrained Acreage	Unconstrained Acreage	Reasoning
39	6	1	25 FISK ST	LAGOONA PROPERTIES, LLC	PA1: Metropolitan	R-5	0.3	0.0	0.3	Block 39 Lots 5 and 6 have common ownership. Lot 5 is developed with a single-family residential house. Vacant Lot 6 is less than 1/2 an acre.
4	50	15C	RIDGE RD	BORO OF FAIR HAVEN	PA1: Metropolitan	PB	6.9	5.3	1.7	The site is listed on the Borough's ROSI.
41	13.01	2	7 CROZIER CT	STYPUL, MATTHEW & SARA	PA1: Metropolitan	R-5	0.8	0.1	0.7	Block 28 Lot 35 and Block 41 Lot 13.01 have common ownership. Both lots are developed with single-family residential structures.
42	34	1	HENDRICKSON PLACE	UNKNOWN OWNER	PA1: Metropolitan	R-5	0.0	0.0	0.0	The site is less than 1/2 an acre.
42	5	15D	260 THIRD ST	COLUMBUS CLUB OF R B	PA1: Metropolitan	R-5	0.6	0.0	0.6	The site is developed with the Knights of Columbus building and associated parking.
43	1	15F	102 CHURCH ST	WINTERS, JOHN W & COLLEEN P	PA1: Metropolitan	R-5	0.2	0.0	0.2	The site is developed.
44	2	15C	MAPLE AVE	BORO OF FAIR HAVEN	PA1: Metropolitan	PB	2.1	0.0	2.1	The site is developed with the Borough's public works facility.
45	10	15C	ALLEN ST	BORO OF FAIR HAVEN	PA1: Metropolitan	R-5	0.3	0.0	0.3	Block 45 Lots 10 & 12 are adjacent and owned by the Borough. The combined acreage is less than 1/2 an acre.
45	12	15C	HENDRICKSON PL	BORO OF FAIR HAVEN	PA1: Metropolitan	R-5	0.2	0.0	0.2	Block 45 Lots 10 & 12 are adjacent and owned by the Borough. The combined acreage is less than 1/2 an acre.
45	24	2	15 WILLIAM ST	SMITH, STEVEN & COREJ, CARRIE A	PA1: Metropolitan	R-5	0.2	0.0	0.2	Block 45 Lots 24 and 25 have common ownership. Lot 24 is developed with a single-family residential house. Vacant Lot 25 is less than 1/2 an acre.
45	25	1	13 WILLIAM ST	SMITH, STEVEN & COREJ, CARRIE	PA1: Metropolitan	R-5	0.0	0.0	0.0	Block 45 Lots 24 and 25 have common ownership. Lot 24 is developed with a single-family residential house. Vacant Lot 25 is less than 1/2 an acre.
46	6	2	24 HENDRICKSON PL	GILBERT, LYNN T & SHARON L	PA1: Metropolitan	R-10	0.5	0.0	0.5	The site is developed.
47	21	15C	FAIR HAVEN RD	BORO OF FAIR HAVEN	PA5: Enviro. Sensitive	PB	0.3	0.3	0.0	The site is listed on the Township ROSI.
48	8	15C	78 DENORMANDIE AVE	BORO OF FAIR HAVEN	PA5: Enviro. Sensitive	R-20	0.7	0.7	0.0	The site is listed on the Township ROSI.

Block	Lot	Property Class	Property Location	Owner	State Planning Area	Zoning	Total Acreage	Constrained Acreage	Unconstrained Acreage	Reasoning
5	12	1	63 PRINCETON RD	PADOVANO, ARSENIO & SYLVIA	PA1: Metropolitan	R-10	0.3	0.0	0.3	The site is less than 1/2 an acre.
5	19	2	101 PRINCETON RD	DONOVAN, THOMAS C. & KERRY G.	PA1: Metropolitan	R-10	0.5	0.0	0.5	The site is developed.
51	11	2	895 RIVER RD	HONU REATLY TRUST C/O MCGLINCHEY	PA5: Enviro. Sensitive	R-20	0.5	0.5	0.0	Block 51 Lots 11 & 11.1 have common ownership and are completely constrained by the 300-ft C-1 waterway buffer and 100-year floodplain.
51	11.1	1	901 RIVER RD	HONU II R T C/O P. BROGAN	PA5: Enviro. Sensitive	R-20	0.4	0.4	0.0	Block 51 Lots 11 & 11.1 have common ownership and are completely constrained by the 300-ft C-1 waterway buffer and 100-year floodplain.
51	27.01	1	22 GILLESPIE AVE	20 GILLESPIE AVENUE, LLC	PA5: Enviro. Sensitive	R-5	0.8	0.6	0.2	The site is constrained by the 300-foot C-1 waterway buffer, resulting in less than 1/2 an acre of developable land.
51	30.02	1	18 GILLESPIE AVE	20 GILLESPIE AVENUE, LLC	PA5: Enviro. Sensitive	R-5	0.8	0.7	0.1	The site is constrained by the 300-foot C-1 waterway buffer, resulting in less than 1/2 an acre of developable land.
51	30.03	1	20 GILLESPIE AVE	20 GILLESPIE AVENUE, LLC	PA5: Enviro. Sensitive	R-5	0.7	0.7	0.0	The site is entirely constrained by the C-1 waterway buffer.
51	30.01	1	GILLESPIE AVE	CAPTAINS POINTE HOMEOWNERS ASSN	PA5: Enviro. Sensitive	R-10	0.6	0.2	0.4	The site serves as the entrance to the subdivision.
51	30.01	1	GILLESPIE AVE	CAPTAINS POINTE HOMEOWNERS ASSN	PA5: Enviro. Sensitive	R-10	0.3	0.0	0.3	The site serves as the stormwater detention basin for the subdivision.
51	4.1	15C	RIVER RD	BORO OF FAIR HAVEN	PA5: Enviro. Sensitive	R-20	0.0	0.0	0.0	The site is constrained by floodplains, the C-1 waterway buffer, slopes and surface water resulting in less than 1/2 an acre of developable land
51	5.1	15C	ROW RIVER RD	BORO OF FAIR HAVEN	PA5: Enviro. Sensitive	R-20	0.0	0.0	0.0	The site is constrained by floodplains, the C-1 waterway buffer and slopes resulting in less than 1/2 an acre of developable land
51	5.2	15F	EAST RIVER ROAD	N M C R SEWERAGE AUTHORITY	PA5: Enviro. Sensitive	R-20	0.0	0.0	0.0	The site is owned by the sewerage authority and is developed with Station 1

Block	Lot	Property Class	Property Location	Owner	State Planning Area	Zoning	Total Acreage	Constrained Acreage	Unconstrained Acreage	Reasoning
52	2	4A	770 RIVER RD	BAHADURIAN, RICHARD	PA5: Enviro. Sensitive	B-1	0.2	0.0	0.2	Block 52 Lots 2 & 26 have common ownership. However both lots are developed with commercial buildings.
52	24	15A	39 WILLOW ST	BD OF ED - BORO OF FAIR HAVEN	PA5: Enviro. Sensitive	R-5	0.2	0.0	0.2	The site is developed with a school.
52	25	15A	WILLOW ST	BD OF ED - BORO OF FAIR HAVEN	PA5: Enviro. Sensitive	PB	1.2	0.0	1.2	The site is developed
52	26	4A	121 FAIR HAVEN RD	BAHADURIAN, RICHARD	PA5: Enviro. Sensitive	B-1	0.6	0.0	0.6	Block 52 Lots 2 & 26 have common ownership. However both lots are developed with commercial buildings.
52	6	15C	782 RIVER RD	BORO OF FAIR HAVEN	PA5: Enviro. Sensitive	B-1	0.2	0.0	0.2	The site is developed with a parking lot for the adjacent school and is less than 1/2 an acre.
57	18	15F	WILLOW ST	BORO OF FAIR HAVEN	PA1: Metropolitan	PB	5.1	0.0	5.1	The site is listed on the Borough's ROSI.
6	17	1	LAKE AVENUE	UNKNOWN OWNER	PA1: Metropolitan	R-10	0.0	0.0	0.0	The site is less than 1/2 an acre.
6	8.01	1	LAKE AVENUE	UNKNOWN OWNER	PA1: Metropolitan	R-10	0.0	0.0	0.0	The site is less than 1/2 an acre.
6	9.01	1	LAKE AVENUE	UNKNOWN OWNER	PA1: Metropolitan	R-10	0.0	0.0	0.0	The site is less than 1/2 an acre.
62	15.04	2	70 BROWNS LANE	FLINN, DONNA	PA1: Metropolitan	R10A	1.6	0.4	1.2	The lot is oversized for the zone. The site is constrained by wetlands and is currently developed with a single-family dwelling.
62	36	2	28 SYCAMORE LANE	POLLACI, MARK & GLOWACKI, AGNES	PA1: Metropolitan	R10A	1.0	0.1	0.9	The site is developed
64	4	2	74 BUENA VISTA AVE	HOWIE, K GIRARD & ANNA G	PA1: Metropolitan	R10A	0.9	0.0	0.9	Although the site is oversized for its zone, it is developed with a single-family dwelling.
67	32.02	1	29 SUNNY RIDGE DRIVE	DRAZIN, RONALD S. & CARRIE	PA1: Metropolitan	R-40	1.1	0.0	1.1	Block 67 Lots 32.02 & 36.03 have common ownership. Lot 36.03 is developed with a single-family house. Adjacent Lot 32.02 is vacant and developable.
67	36.03	2	35 SUNNY RIDGE DRIVE	DRAZIN, RONALD S. & CARRIE S.	PA1: Metropolitan	R-40	2.2	0.0	2.2	Block 67 Lots 32.02 & 36.03 have common ownership. Lot 36.03 is developed with a single-family house. Adjacent Lot 32.02 is vacant and developable.

Block	Lot	Property Class	Property Location	Owner	State Planning Area	Zoning	Total Acreage	Constrained Acreage	Unconstrained Acreage	Reasoning
69	10	2	142 LINDEN DR	HAYDEN, CHRISTOPHER M & CHRISTINE D	PA1: Metropolitan	R10B	0.7	0.0	0.7	The site is developed.
72	12	15C	FAIR HAVEN RD	BORO OF FAIR HAVEN	PA1: Metropolitan	PB	0.4	0.1	0.3	The site is constrained by surface water resulting in less than 1/2 an acre of developable land
72	17	1	BUTTONWOOD DR	CALISTRI, PETER	PA1: Metropolitan	R10B	0.1	0.0	0.1	The site is less than 1/2 an acre.
72	17.1	1	BUTTONWOOD DR	SCHLOSSER, CHARLOTTE E	PA1: Metropolitan	R10B	0.2	0.0	0.1	The site is less than 1/2 an acre.
72	18.1	1	BUTTONWOOD DR	SEUFFERT, RYAN	PA1: Metropolitan	R10B	0.1	0.0	0.1	The site is less than 1/2 an acre.
72	22	15C	FAIR HAVEN RD	BORO OF FAIR HAVEN	PA1: Metropolitan	PB	2.5	2.3	0.2	The site is constrained by surface water resulting in less than 1/2 an acre.
77.2	6	15D	HANCE & RIDGE RDS	CHURCH OF THE NATIVITY	PA1: Metropolitan	R-10	6.2	1.2	5.0	The site is developed.
77	1	15C	RIDGE ROAD	BORO OF FAIR HAVEN	PA1: Metropolitan	PB	77.0	28.8	48.1	The site is listed on the Borough's ROSI.
77	1.1	1	RIDGE ROAD	JCP&L GPU C/O TAX DEPT.	PA1: Metropolitan	PB	1.0	0.0	1.0	The site is developed with a dilapidated office building and JCP&L equipment.
77	107	15D	MCCARTER AVE	CHRIST CHURCH UNITED METHODIST	PA1: Metropolitan	R-40	5.1	1.3	3.8	The site is developed with a church.
77	4.01	2	304 FAIR HAVEN RD	FLANAGAN, SEAN P & DONNA M	PA1: Metropolitan	R-10	0.7	0.0	0.7	Although the lot is oversized for the zone, it is entirely developed with a single-family dwelling.
77	41.01	2	62 MCCARTER AVE	60 MCCARTER AVE, LLC	PA1: Metropolitan	R-10	0.2	0.0	0.2	Block 77 Lots 41.01 & 41.02 have common ownership. It appears the single-family structure extends across both lots, even though Lot 41.02 is listed as vacant in the tax assessment records. The site is developed.
77	41.02	1	58 MCCARTER AVE	60 MCCARTER AVE, LLC	PA1: Metropolitan	R-10	0.2	0.0	0.2	Block 77 Lots 41.01 & 41.02 have common ownership. It appears the single-family structure extends across both lots, even though Lot 41.02 is listed as vacant in the tax assessment records. The site is developed.

Block	Lot	Property Class	Property Location	Owner	State Planning Area	Zoning	Total Acreage	Constrained Acreage	Unconstrained Acreage	Reasoning
77	64	15C	HENDRICKSON PL	BORO OF FAIR HAVEN	PA1: Metropolitan	PB	0.2	0.0	0.2	Block 77 lots 64, 66 & 68 are owned by the Borough. The site is adjacent to a park listed on the ROSI. The site totals 0.6 acres and is currently vacant.
77	66	15C	HENDRICKSON PL	BORO OF FAIR HAVEN	PA1: Metropolitan	PB	0.2	0.0	0.2	Block 77 lots 64, 66 & 68 are owned by the Borough. The site is adjacent to a park listed on the ROSI. The site totals 0.6 acres and is currently vacant.
77	68	15C	WILLIAM ST	BORO OF FAIR HAVEN	PA1: Metropolitan	PB	0.2	0.0	0.2	Block 77 lots 64, 66 & 68 are owned by the Borough. The site is adjacent to a park listed on the ROSI. The site totals 0.6 acres and is currently vacant.
77	80.01	1	114 THIRD ST	LAURINO, GARY	PA1: Metropolitan	R10A	0.5	0.2	0.3	Block 77 Lots 80.01 and 80.02 have common ownership. The rear of both lots are constrained by wetlands. Lot 80.02 is developed with a single-family residential house along Third Street. The developable portion of vacant Lot 80.01 is less than 1/2 an acre.
77	80.02	2	110 THIRD ST	LAURINO, GARY	PA1: Metropolitan	R10A	0.5	0.2	0.4	Block 77 Lots 80.01 and 80.02 have common ownership. The rear of both lots are constrained by wetlands. Lot 80.02 is developed with a single-family residential house along Third Street. Vacant Lot 80.01 is less than 1/2 an acre.
78	11	2	15 HANCE RD	CALABRO, JOSEPH	PA1: Metropolitan	R-30	3.1	1.7	1.5	The site is developed with a single-family dwelling and is constrained by the C-1 waterway buffer.
78	13.10	1	52 PINE COVE ROAD	MILTENBERGER, BARBARA H.	PA1: Metropolitan	R-30	0.7	0.0	0.7	Block 78 Lots 13.9 and 13.10 have common ownership. Lot 13.9 is developed with a single-family house. Lot 13.10 is vacant and has 0.7 acres of unconstrained land.
78	13.13	1	24 PINE COVE ROAD	HILL, BARBARA LYNNE	PA1: Metropolitan	R-30	0.7	0.0	0.7	The site is vacant and developable.
78	13.9	2	60 PINE COVE ROAD	MILTENBERGER, BARBARA H.	PA5: Enviro. Sensitive	R-30	0.9	0.7	0.2	Block 78 Lots 13.9 and 13.10 have common ownership. Lot 13.9 is developed with a single-family house. Vacant Lot 13.10 is constrained by the 300-foot C-1 waterway buffer, resulting in less than 1/2 an acre of developable land.
78	14.01	1	LEWIS LANE	UNKNOWN OWNER	PA1: Metropolitan	R-30	0.3	0.0	0.3	The site is less than 1/2 an acre.
78	16.1	15F	LEWIS LANE	N M C R SEWERAGE AUTHORITY	PA1: Metropolitan	R-30	0.1	0.0	0.1	The site is owned by the sewer authority and is less than an acre.

Block	Lot	Property Class	Property Location	Owner	State Planning Area	Zoning	Total Acreage	Constrained Acreage	Unconstrained Acreage	Reasoning
78	28	1	LEWIS LANE	LEWIS LANE ASSN C/O D STEVENS	PA5: Enviro. Sensitive	R-30	0.4	0.3	0.1	The site serves as a driveway to two house and is constrained by floodplains, C-1 waterway buffer, and slopes resulting in less than 1/2 an acre of developable land
78	5.1	2	63 HANCE ROAD	EDWARD B WARDELL QUALIFIED PERSONAL	PA1: Metropolitan	R-30	2.0	0.0	2.0	The site is an oversized lot for the zone. It is currently developed with a single-family house.