

Township of Barnegat
OCEAN COUNTY, NEW JERSEY

Housing Plan Element & Fair Share Plan
Fourth Round (2025-2035)

June 11, 2025



Adopted by the Planning Board on June 24, 2025 by Resolution P-2025-14

Prepared by:



Consulting & Municipal
ENGINEERS

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The original document was appropriately signed and sealed in accordance with the Chapter 41 Title 13 of the State Board of Professional Planners.

ACKNOWLEDGMENTS:

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Albert Bille – Deputy Mayor
Joseph Marte – Committeeman
Pasquale (Pat) Papi – Committeeman
Jake Townsend – Committeeman
Martin J. Lisella – Township Administrator

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BARNEGAT TOWNSHIP PLANNING BOARD

RESOLUTION P-2025- 14

ADOPTING THE HOUSING ELEMENT AND FAIR SHARE PLAN

WHEREAS, the Planning Board of the Township of Barnegat, County of Ocean, State of New Jersey, adopted its current Master Plan pursuant to N.J.S.A. 40:55D-28 on April 26, 2011; and

WHEREAS, the Master Plan includes a Housing Element pursuant to N.J.S.A. 40:55D-28b (3); and

WHEREAS, the Barnegat Township Planning Board adopted its last Housing Element and Fair Share Plan on May 22, 2018, in compliance with the Third Round of affordable housing obligations; and

WHEREAS, the Township Committee of the Township of Barnegat endorsed the Housing Element and Fair Share Plan on May 22, 2018; and

WHEREAS, the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-1 to -136 (“MLUL”) and the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 to -329 (“FHA”), require every municipal planning board to adopt a Housing Plan Element to its Master Plan and further require the governing body of each municipality to adopt a Fair Housing Plan; and

WHEREAS, the N.J.A.C. 5:94-2.2 requires the adoption of the Housing Element by the Planning Board and endorsement by the governing body; and

WHEREAS, N.J.A.C. 5:94-4.1 requires the preparation of a Fair Share Plan to address the total 1987-2035 fair share obligation of the Township of Barnegat; and

WHEREAS, N.J.A.C. 5:94-4.1 requires the adoption of the Fair Share Plan by the Planning Board and endorsement by the governing body; and

WHEREAS, the Barnegat Township Planning Board and authorized CME Associates to prepare the Housing Element Plan and Fair Share Plan; and

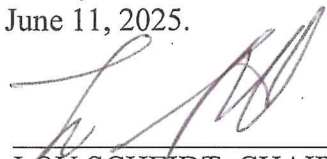
WHEREAS, Christopher N. Dochney, PP, AICP, with CME Associates, has prepared and submitted the Housing Element Plan and Fair Share Plan; and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Barnegat Township Planning Board held a public hearing on the Housing Element and Fair Share Plan on June 24, 2025; and

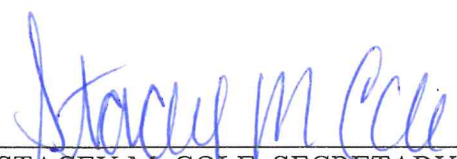
WHEREAS, the Barnegat Township Planning Board has determined that the Housing

Element and Fair Share Plan dated June 11, 2025, appropriately addresses the Township's fair share obligations for low and moderate income housing and that adoption and implementation of the Housing Element and Fair Share Plan are in the public interest and protect public health and safety and promote the general welfare.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Barnegat, County of Ocean, State of New Jersey, that the Planning Board hereby adopts the Housing Element and Fair Share Plan dated June 11, 2025.



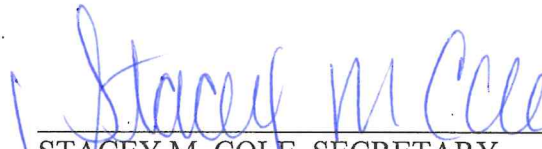
LOU SCHEIDT, CHAIRMAN
Barnegat Township Planning Board



STACEY M. COLE, SECRETARY
Barnegat Township Planning Board

CERTIFICATION

I certify that the Housing Element and Fair Share Plan prepared by Christopher N. Dochney, PP, AICP, with CME Associates, Camden, N.J., dated June 11, 2025, was duly approved and adopted by the Barnegat Township Planning Board at its regular meeting held on June 24, 2025, and that the approval and adoption was thereafter memorialized in this Resolution by a vote of the Barnegat Township Planning Board on June 24, 2025, a quorum being present and voting in the majority.



STACEY M. COLE, SECRETARY
Barnegat Township Planning Board

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 - 3. Stone Hill Resolution of Approval
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EXECUTIVE SUMMARY

Township Context

The Township of Barnegat is a large community of 40.41 square miles along the Barnegat Bay in Ocean County, and about 55 miles east of Philadelphia and 90 miles south of New York City. The Township has a current population of just over 24,000 people, a population that has increased in recent decades. Most of the development in the Township is concentrated centrally around the Garden State Parkway and Route 9, the two primary highway corridors in eastern Ocean County. Much of the Township is within the Pinelands Management Area, where growth is limited.

Affordable Housing Obligations

This is the Fourth Round Housing Plan Element and Fair Share Plan for the Township of Barnegat, Ocean County, prepared in accordance with the requirements of the Amended Fair Housing Act of N.J.A.C. 52:27D-304. The Fair Housing Act requires that every municipality in New Jersey provide for their “fair share” of the need for housing to serve the low- and moderate-income households within the greater region, through providing a realistic opportunity for the construction of housing units that would be priced to be affordable to low and moderate income households.

In accordance with the requirements of the Fair Housing Act, the Township has the following affordable housing obligations:

- A rehabilitation obligation or Present Need of 38 units
- A Prior and Third Round (1987-2025) prospective need of 782 units
- A Fourth Round (2025-2035) Prospective Need Obligation of 71 units.

Compliance Mechanisms

Barnegat proposes to satisfy these constitutional obligations through the following mechanisms and projects:

- To satisfy the Rehabilitation Obligation, the Township will participate in Ocean County’s Community Development Block Grant funded Housing Rehabilitation Program for low and moderate income people. The Township will use available affordable housing trust funds to establish its own rehabilitation program that will address both rental and for-sale rehabilitations.
- The Township’s Prior Round and Third Round obligation of 782 units was satisfied through a series of rental projects, inclusionary developments, and Group Homes. The Township’s Third Round Fair Share Plan was previously approved by the Courts to satisfy the entire Prior Round and Third Round obligation.

Barnegat Township – Fourth Round Housing Plan Element and Fair Share Plan

- The Fourth-Round obligation of 71 affordable units will be satisfied through the following projects:
 - Sweet Jennies – 17 family rental surplus credits from the Third Round
 - Emerald Terrace – 24 senior rental surplus credits from the Third Round
 - Barnegat Terrace – 2 family rental credits
 - Mooring Point – 3 family for sale credits
 - Stone Hill at Barnegat – 3 family for sale credits
 - Gunning River Road Redevelopment – 86 family rental credits

These projects more than satisfy the Township’s 71 unit Fourth Round obligation.

INTRODUCTION

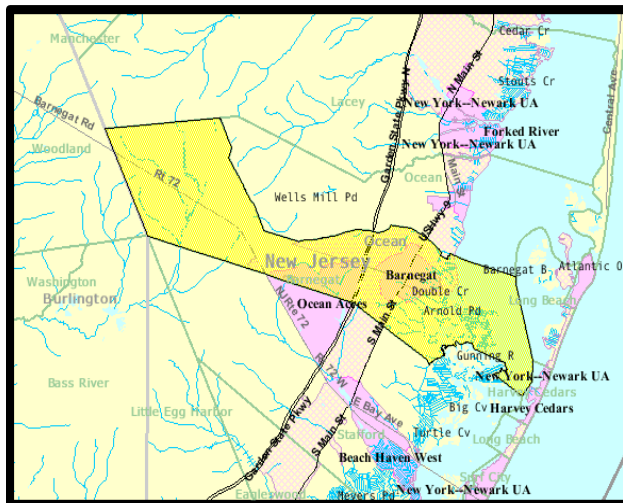
LOCATION AND CONTEXT

Geography

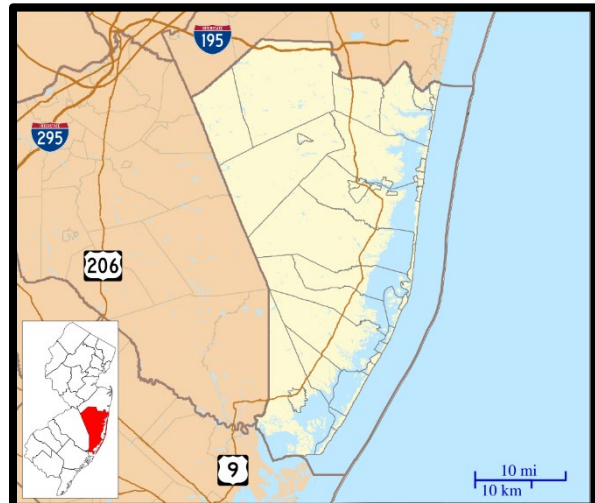
Barnegat Township is in the southern portion of Ocean County, New Jersey. The Township has a total land area of 40.41 square miles, including 34.00 square miles of land and 6.40 square miles of water. The Township is bordered by Barnegat Bay and a nautical border with the barrier island of Long Beach Island to the east, Woodland Township to the west, Stafford Township to the south, and Lacey and Ocean Townships to the north.

The Township’s location along the Barnegat Bay made it a hub for shipping and manufacturing. The Township’s pristine nature and accessibility to the shore are its most prominent geographic features. Despite its industrial and manufacturing history, Barnegat also contains residential neighborhoods that are generally located close to major Metropolitan Hubs. The Township is strategically connected by road infrastructure. New Jersey Route 9 and the Garden State Parkway runs north south and State Route 72 spans east west through the Township, providing regional access and linking Barnegat to the broader Philadelphia and New York metropolitan areas.

A portion of Barnegat Township, west of the Garden State Parkway, is located in the Pinelands Area. This portion of the Township is sparsely developed, and made up of substantial conservation lands, streams, and wetlands. The Township is located within the Pinelands Village, Regional Growth Area, Forest Area, and Preservation Area of the Pinelands Management Area.



Map 1 Barnegat Township



Map 2 Ocean County & Barnegat Township

Township History and Development Patterns

Before European settlements began, the Lenape Native Americans inhabited the region. European settlements begin in 1614, when Dutch explorers mapped the coastline of Barnegat Bay and

Barnegat Inlet. Around 1720, the Dutch, English, and Swedes began to inhabit the area. The first permanent homes and small businesses emerged around 1750 and stayed due to the region’s fertile land, abundant natural resources, and proximity to the Atlantic Ocean.

Barnegat Township had an interesting and crucial role in the Revolutionary War; it supplied New York with cargoes of cedar rails and pine wood. Additionally, one of the last battles occurred near the Cedar Bridge Tavern in 1782; marking an end to the Revolutionary War in New Jersey. During the early 19th century and with the advent of the steam powered ship the demand for pine wood as fuel kept the Barnegat seamen extremely busy supplying the wood to Virginia and other areas along the east coast.

When the demand for pinewood decreased, Barnegat’s seamen turned to the bustling charcoal trade and then to transporting freight from New York to parts of New England and Virginia and as far south as Florida.

During the early 20th century Barnegat became a hub for business and transportation. Barnegat bustled with grocery stores, a bank, a dry good’s store, a butcher, a shoemaker, a bakery, blacksmiths, two doctors, a lumberyard and a coal yard. Barnegat had two main railroad depots; one the Tuckerton RR Station (also known as the Pennsylvania RR Depot) on the east side of Memorial Drive, and the Central RR of New Jersey Depot on the north side of West Bay Avenue.

Present day Barnegat has seen much more automobile focused development since the late 20th century, especially, along exit 67 of the GSP, US Route 9, Ocean County Road 554 or W Bay Avenue. Subsequently since 2000 the population has drastically increased due to tourism, development, and people seeking a coastal lifestyle.

Population History and Demographics

The Township now has a population of 24,296 people according to 2020 Census count population data. This is a large increase (3,360 people) from the 2010 Census count of 20,936 people, following a substantial increase from the 2000 count of 15,270. According to the NJTPA updated Demographic and Employment Forecast Model, Barnegat Township is projected to experience modest growth in the coming decades as the Township is expected to have a population of 28,039 people by 2050.

According to the 2020 Census, Barnegat Township had approximately 28,617 residents. Most of the population, 20,085 or (82.7 %) identified as White alone, 1,062 or (4.4 %) identified as Black or African American alone, 485 or (2.0 %) identified as Asian alone, 46 or (0.2 %) as American Indian and Alaska Native alone, and 4 or (0.0 %) as Native Hawaiian and Other Pacific Islander alone, 738 or (3.0 %) as some other race, and 1,876 (7.7 %) identifying with two or more races. Additionally, around 2,460 residents or (10.1 %) of residents identified as Hispanic or Latino of any race, while 19,461 residents or (80.1 %) identified as White alone and not Hispanic or Latino.

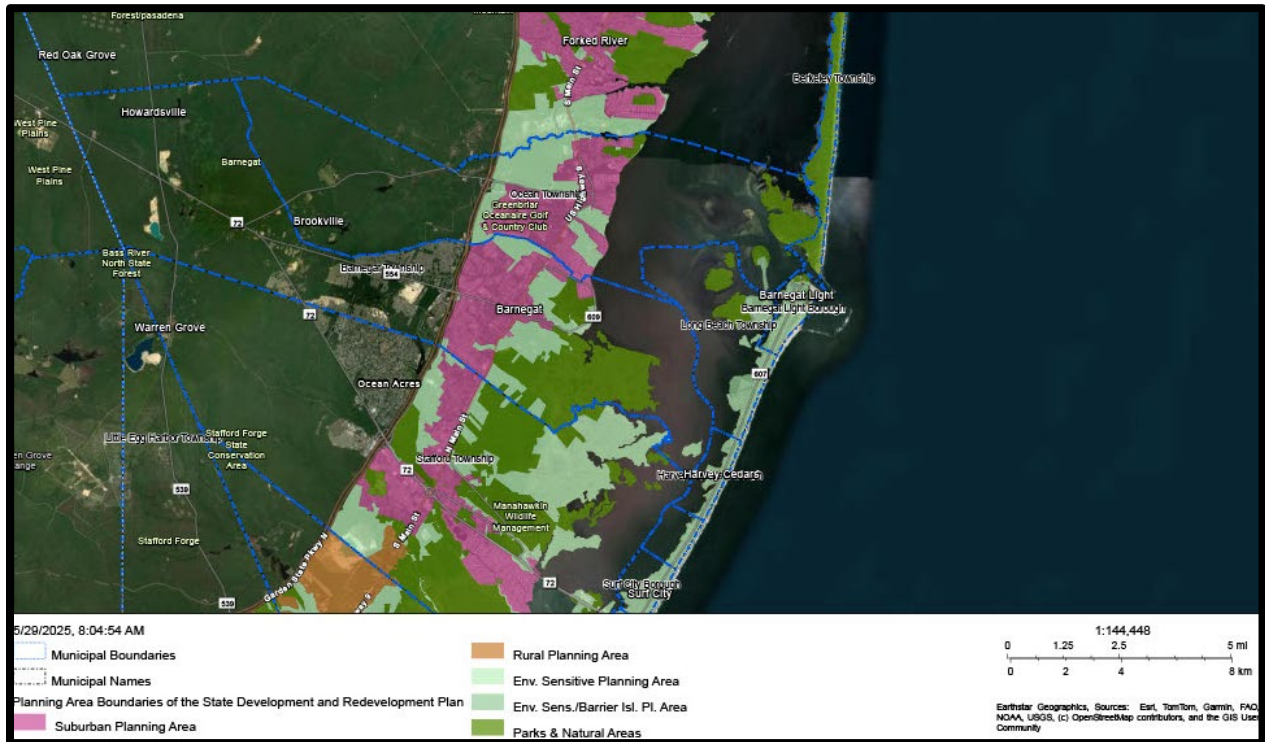
Census data from the 2023 ACS 5-Year Estimates indicates that the median household income in Barnegat Township is approximately \$89,301. This figure is slightly higher than the median household income for Ocean County, which stands at \$86,411, and but lower than the statewide median for New Jersey, which is approximately \$101,050.

State Plan Context

According to the 2001 State Plan Policy Map, the Township is mostly located in Suburban Planning Area (PA2). Similarly, the surrounding municipalities of Ocean Township and Stafford Township in Ocean County are located in the Metropolitan Planning Area (PA2) with Ocean Township and Stafford Township having some areas located within the Environmentally Sensitive Planning Area (PA 5) Areas and Stafford Township in the Rural Planning Area (PA4).

The State Plan is designed to strategically direct investment and regulatory efforts toward maintaining and upgrading infrastructure in developed areas, restoring adequate public services in overburdened communities, and protecting New Jersey’s agricultural, natural, and cultural resources.

Planning Areas defined in the State Plan Policy Map play a key role by establishing Policy Objectives that guide the implementation of the Statewide Policies. Planning Areas are areas of land that are greater than one square mile that share a common set of conditions, such as population density, infrastructure systems, level of development or protection of natural systems.



Map 3 Barnegat Township State Plan Policy Map Overview

HOUSING PLAN ELEMENT

As required by N.J.S.A. 52:27D-310, all housing elements must contain a discussion of the municipality’s demographic, housing, and economic characteristics. The following subsections fulfill this requirement by providing a profile of the Townships demographic, housing and employment characteristics based on information from the US Census Bureau, and the New Jersey Department of Labor and Workforce Development.

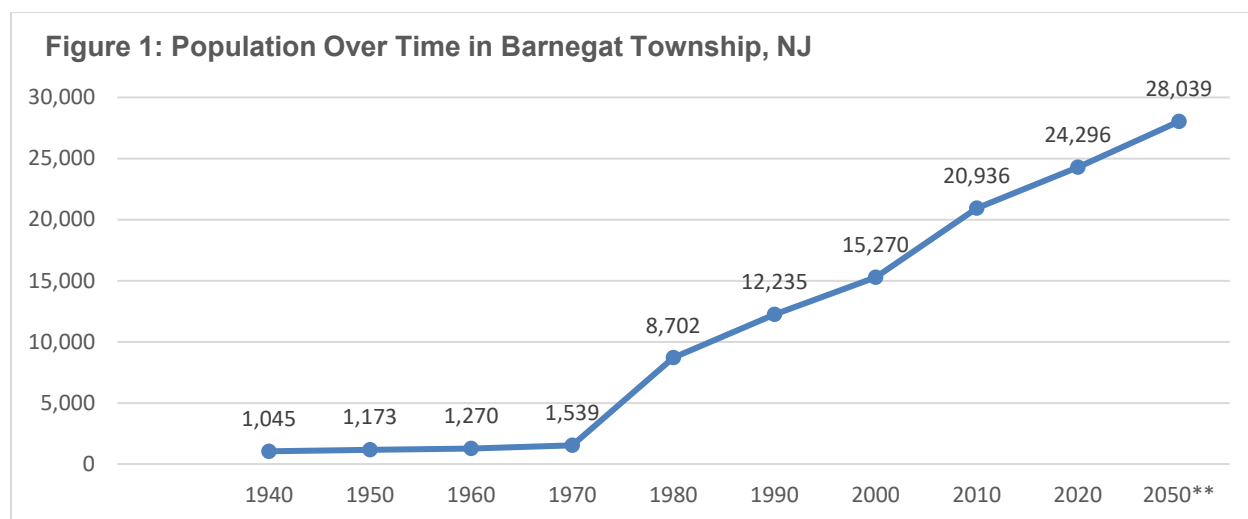
DEMOGRAPHICS

Population

Barnegat Township has experienced consistent growth over the past several decades, with a notable surge between 1970 and 1980 when its population rose sharply from 1,539 to 8,702 residents. According to the 2020 U.S. Census, the township's population reached 24,296, marking a 16.05% increase from the 20,936 residents recorded in 2010. This follows a significant 36.97% rise from the 2000 census population of 15,285. Likewise, Ocean County has also witnessed steady population growth, with a 12.85% increase between 2000 and 2010, and a further 10.52% rise between 2010 and 2020. Table 1 below highlights the population trends for both Barnegat Township and Ocean County from 2000 to 2020.

Table 1: Population Trends, 2000 - 2020					
	2000	2010	2020	% Change 2000-2010	% Change 2010-2020
Barnegat Township	15,285	20,936	24,296	36.97%	16.05%
Ocean County	510,916	576,567	637,229	12.85%	10.52%

Source: US Census Bureau Decennial Census (Table DP-1),
****Projections from North Jersey Transportation Planning Authority (2050)**



Population Composition by Age

The age composition of Barnegat Township has experienced significant shifts since 2000, as revealed by the U.S. Census Bureau's Decennial Census Estimates. Various age groups have seen notable changes in population. For instance, the number of toddlers and preschool children increased by 17%, rising from 976 in 2000 to 1,142 in 2020. Similarly, the number of children in elementary and middle school grew, with those aged 5 to 9 increasing by 0.98%, from 1,221 in 2000 to 1,233 in 2020, and those aged 10 to 14 rising by 2.47%, from 1,293 to 1,325 during the same period.

The adult population also saw substantial growth, particularly in the 20 to 24 and 25 to 34 age groups, which grew by 65.94% and 62.61%, respectively, from 2000 to 2020. In parallel, the older population also saw considerable expansion, notably among those aged 55 to 59, 60 to 64, 65 to 74, 75 to 84, and 85 and older. The most striking increase was observed in the 85 and older age group, which more than doubled, expanding from 313 in 2000 to 772 in 2020. For a more detailed breakdown of the population by age group, refer to Tables 2 and 3, which provide age group data for both Barnegat Township and Ocean County from 2000 to 2020.

Table 2: Population by Age Cohort, Barnegat Township, 2000 - 2020					
	2000		2020		% Change 2000-2020
	Number	Percent	Number	Percent	
Total population	15,285	100%	24,296	100%	58.95%
Under 5 years	976	6.4%	1,142	4.7%	17.00%
5 to 9 years	1,221	8.0%	1,233	5.1%	0.98%
10 to 14 years	1,293	8.5%	1,325	5.5%	2.47%
15 to 19 years	993	6.5%	1,255	5.2%	26.38%
20 to 24 years	734	4.8%	1,218	5.0%	65.94%
25 to 34 years	1,506	9.9%	2,449	10.0%	62.61%
35 to 44 years	2,454	16.1%	2,533	10.4%	3.22%
45 to 54 years	1,956	12.8%	2,660	10.9%	35.99%
55 to 59 years	729	4.8%	1,645	6.8%	125.65%
60 to 64 years	681	4.5%	1,671	6.9%	145.37%
65 to 74 years	1,636	10.7%	3,765	15.5%	100.14%
75 to 84 years	793	5.2%	2,628	10.8%	130.13%
85 years and over	313	2.0%	772	3.2%	146.65%

Source: US Census Bureau, Decennial Census (Table DP-1)

Over the past two decades, Ocean County has experienced notable shifts in the age composition of its population. Increases were observed across nearly all age groups, including preschool-aged children, adolescents, young adults, and working-age adults. The most significant growth

Barnegat Township – Fourth Round Housing Plan Element and Fair Share Plan

occurred among those aged 20 to 24, rising from 4.7% (24,034) in 2000 to 5.5% (35,107) in 2020. Simultaneously, the county's older population also expanded considerably, particularly in the 60 to 64 and 65 to 74 age groups. The 60 to 64 cohort grew from 4.4% (22,711) to 6.8% (43,205), while those aged 65 to 74 increased from 10.7% (54,420) to 12.1% (76,886). The 75 to 84 and 85+ age groups also experienced steady growth. The only cohort to decline was adults aged 35 to 44, which fell from 15.1% (76,942) to 10.1% (64,640).

This demographic shift toward an older population mirrors broader regional trends, including those seen in Barnegat Township. Both the county and the township are undergoing a steady increase in elderly residents, underscoring a wider trend of population aging throughout the area.

Table 3: Population by Age Cohort, Ocean County, 2000 - 2020					
	2000		2020		% Change 2000-2020
	Number	Percent	Number	Percent	
Total population	242,708	100%	637,229	100%	162.55%
Under 5 years	32,090	6.3%	44,884	7.0%	39.87%
5 to 9 years	34,457	6.7%	43,622	6.8%	26.60%
10 to 14 years	33,984	6.7%	41,909	6.6%	23.31%
15 to 19 years	27,997	5.5%	37,880	5.9%	35.30%
20 to 24 years	24,034	4.7%	35,107	5.5%	46.07%
25 to 34 years	56,182	11.0%	71,896	11.3%	27.97%
35 to 44 years	76,942	15.1%	64,640	10.1%	-15.99%
45 to 54 years	63,369	12.4%	67,819	11.3%	7.02%
55 to 59 years	25,910	5.1%	41,928	6.6%	61.82%
60 to 64 years	22,711	4.4%	43,205	6.8%	90.24%
65 to 74 years	54,420	10.7%	76,886	12.1%	41.28%
75 to 84 years	43,465	8.5%	47,329	7.4%	8.89%
85 years and over	15,355	3.0%	20,124	3.2%	31.05%

Source: US Census Bureau, Decennial Census (Table DP-1)

The median age in Barnegat Township rose significantly from 38.9 years in 2000 to 49.1 years in 2020. This increase not only reflects a broader aging trend but also surpasses the 2020 median age of both Ocean County (41.5 years, up from 41.1 in 2000) and the state of New Jersey (39.9 years, up from 36.9 in 2000). While all three areas experienced rising median ages over the two decades, Barnegat Township stands out with the highest median age, followed by Ocean County—both exceeding the state average.

Table 4: Median Age, 2000 – 2020			
	2000	2020	Percent Change
Barnegat Township	38.9	49.1	26.22%
Ocean County	41.1	41.5	0.97%
New Jersey	36.9	39.9	8.13%

Source: US Census Bureau, Decennial Census (Table DP-1)

Households

Barnegat Township’s steady population growth has been mirrored by an increase in the number of households. A household is defined as one or more individuals, related or unrelated, living together in a single housing unit. According to the 2023 ACS 5-Year Estimates, the township had approximately 9,987 households. Among these, the largest share (42.8%) consisted of two-person households, followed by 21.2% with one person, 20.7% with four or more people, and 15.4% with three people.

By comparison, Ocean County reported 35.2% two-person households, 27.8% one-person households, 24.0% four or more people, and 13.0% three-person households. The average household size in Barnegat Township was 2.46, slightly smaller than the county average of 2.65 and the state average of 2.61.

Table 5: Household Characteristics, Barnegat Township and Ocean County				
	Barnegat Township		Ocean County	
	Number	Percent	Number	Percent
Total Households	9,987	100%	245,827	100%
1-person	2,113	21.2%	68,350	27.8%
2-persons	4,275	42.8%	86,489	35.2%
3-persons	1,534	15.4%	31,986	13.0%
4 or more persons	2,065	20.7%	59,002	24.0%
Average Household Size	2.46 people		2.65 people	

Source: US Census Bureau, ACS 5-year Estimates 2019 to 2023 (Table S2501& B25010)

Family households are defined as two or more individuals related by blood, marriage, or adoption living together in the same residence. In Barnegat Township, out of 9,987 total households, 7,549 (75.6%) are family households, while 2,438 (24.4%) are non-family households. In comparison, Ocean County has a lower proportion of family households at 67.1% and a higher share of non-family households at 32.9%.

Among Barnegat Township’s family households, approximately 80.1% consist of married couples, closely aligning with Ocean County’s 80.7%. In the township, 4.8% of family households are headed by single male householders, while 15.0% are headed by single female householders. Similarly, Ocean County reports 6.5% of family households led by single male householders and 12.8% by single female householders, figures that generally mirrors the township’s distribution.

The average family size in Barnegat Township is 2.85 people, which is smaller than Ocean County’s average of 3.30. Additionally, 15.6% of households in Barnegat Township (1,558) in total are headed by individuals aged 65 or older, slightly below the county’s 16.9%.

Further details on household composition in both Barnegat Township and Ocean County can be found in Table 6.

Table 6: Household by Type, Barnegat Township and Ocean County				
	Barnegat Township		Ocean County	
	Number	Percent	Number	Percent
Total Households	9,987	100%	245,827	100%
Average Family Size	2.85 people		3.30 people	
Total Families	7,549	75.6%	164,907	67.1%
Married Couple Family	6,049	80.1%	133,049	80.7%
With own children under 18 years	1,630	27.0%	49,293	37.0%
No children under 18 years	4,419	73.0%	83,756	63.0%
Male householder, no spouse present	369	4.8%	10,712	6.5%
With own children under 18 years	194	52.7%	4,205	39.3%
No own children under 18 years	175	47.4%	6,507	60.7%
Female householder, no spouse present	1,131	15.0%	21,146	12.8%
With own children under 18 years	586	51.8%	7,509	35.5%
No own children under 18 years	545	48.2%	13,637	64.5%
Nonfamily Households	2,438	24.4%	80,920	32.9%
65 years and over	1,558	15.6%	41,544	16.9%
Source: US Census Bureau, American Community Survey 5-year Estimates 2019 to 2023 (Table S1101)				

HOUSING CHARACTERISTICS

Existing Housing Conditions

According to the 2023 American Community Survey (ACS), Barnegat Township's housing stock is largely owner-occupied, with 88.8% of occupied housing units being owner-occupied and 11.2% renter-occupied. A significant portion of the housing stock is relatively new, with homes

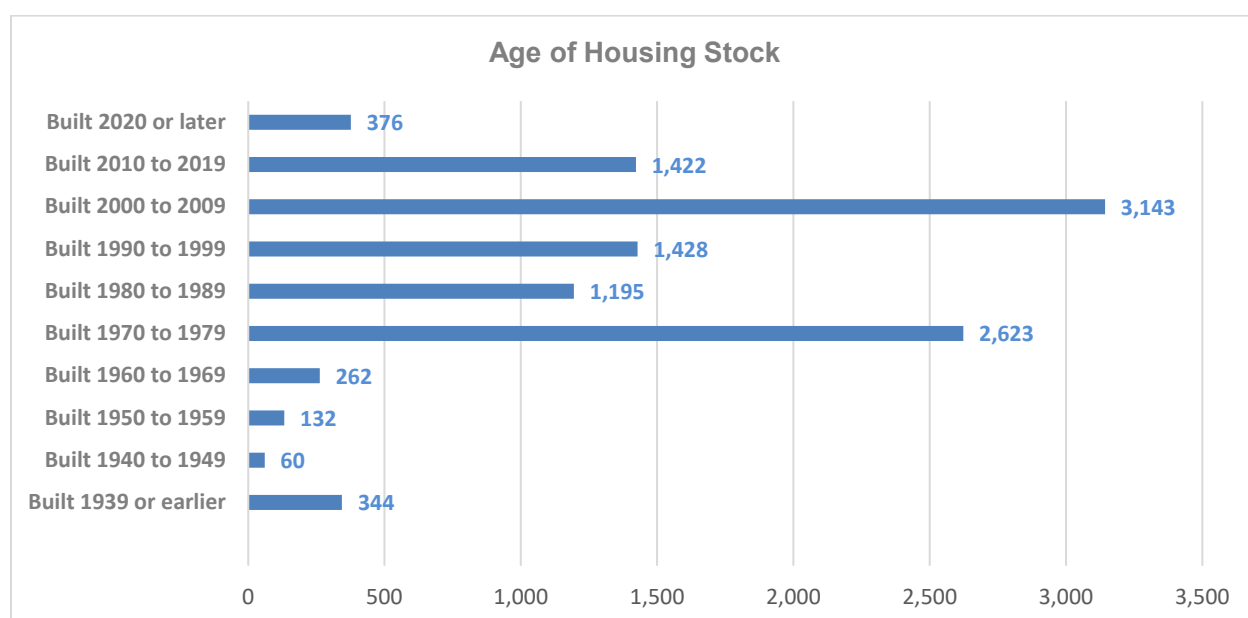
Barnegat Township – Fourth Round Housing Plan Element and Fair Share Plan

built after 2000 accounting for a large share of the total housing units. Of the Township's 10,985 total housing units, 9,987 (90.9%) are occupied, while 998 (9.1%) are vacant. Among the occupied units, 8,872 (88.8%) are owner-occupied, and 1,115 (11.2%) are renter-occupied.

Table 7: Housing Units in Barnegat Township		
	Number	Percent
Total Housing Units	10,985	100%
Occupied Housing Units	9,987	90.9%
Owner Occupied	8,872	88.8%
Renter Occupied	1,115	11.2%
Vacant Housing Units	998	9.1%
For Rent	0	0.0%
Rented Not Occupied	0	0.0%
For Sale Only	53	5.31%
Sold, not occupied	143	14.3%
For Seasonal, Recreational or Occasional use	708	70.9%
Other Vacant	94	9.42%

Source: US Census Bureau, ACS 5-year Estimates 2019 to 2023 (Tables DP04 and B25004)

Building activity in Barnegat Township saw significant spikes during certain periods, notably between 2000 and 2009, and during the 1970s. However, construction has slowed since 2019, likely due to the housing market’s slower recovery following the pandemic and its ongoing impacts on the construction industry. The median year of construction for the Township's housing stock is 1996.



Housing Type and Size

Barnegat Township's housing stock is largely composed of single-family detached homes, which make up approximately 85.1% of the total housing units. Duplexes and low-density multifamily units represent the majority of the Township's multifamily housing, accounting for 6.0% of all units. High-density housing, with 10 or more units, comprises just 2.6% of the total housing stock. Notably, mobile homes make up about 4.5% (497 units) of the Township's housing units, a notably higher percentage compared to the county's 2.1%. The Township's housing inventory is primarily comprised of 3-bedroom homes, which represent 36.5% of all units, followed by 2-bedroom homes at 33.2%, and 4-bedroom homes at 22.0%. Additionally, approximately 5.2% of the housing stock consists of homes with 5 or more bedrooms.

Table 8: Housing Units by Type		
	Number	Percent
Total Housing Units	10,397	100.0%
1-unit detached	9,352	85.1%
1-unit, attached	463	4.2%
2 units	100	0.9%
3 or 4 units	104	0.9%
5 to 9 units	186	1.7%
10 to 19 units	95	0.9%
20 or more units	188	1.7%
Mobile home	497	4.5%
Boat, RV, Van etc	0	0.0%
Bedrooms		
No bedroom	0	0.0%
1 bedroom	346	3.1%
2 bedrooms	3,644	33.2%
3 bedrooms	4,008	36.5%
4 bedrooms	2,417	22.0%
5 bedrooms or more	570	5.2%
Source: US Census Bureau, ACS 5-year Estimates 2019 to 2023 (Tables DP04)		

Housing Values and Contract Rents

According to the ACS 5-Year Estimates, only 15.7% of Barnegat Township’s housing units were valued at over \$500,000, well below the county average of 27.2%. In contrast, 6.7% of Barnegat Township's owner-occupied homes were valued under \$100,000, closely aligning with the county’s average of 7.4%. The median value of an owner-occupied home in the Township stands at \$356,800, slightly below the county’s median of \$366,000. A more detailed breakdown of home values for owner-occupied units can be found in Table 9.

Table 9: Value of Owner-Occupied Housing Units				
	Barnegat Township		Ocean County	
	Number	Percent	Number	Percent
Total	8,872	100.0%	193,630	100.0%
Less than \$50,000	269	3.0%	6,722	3.5%
\$50,000 to \$99,999	324	3.7%	7,606	3.9%

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\$100,000 to \$149,999	193	2.2%	6,557	3.4%
\$150,000 to \$199,999	253	2.9%	10,614	5.5%
\$200,000 to \$299,999	2,164	24.4%	38,410	19.8%
\$300,000 to \$499,999	4,273	48.2%	71,026	36.7%
\$500,000 to \$999,999	1,396	15.7%	43,985	22.7%
\$1,000,000 and greater	0	0.0%	8,710	4.5%
Median Value	\$356,800		\$366,000	
Source: US Census Bureau, ACS 5-year Estimates 2019 to 2023 (Tables DP04)				

Rental prices in Barnegat Township varied widely, with most rents falling into two primary ranges: \$2,000 to \$2,499 and \$1,500 to \$1,999 per month. According to the ACS 5-Year Estimates, the median gross rent in Barnegat Township was \$1,928, which is notably higher than the county median of \$1,702. The largest share of renter-occupied units in Barnegat Township (38.3%) had rents between \$2,000 and \$2,499, surpassing the county’s most common rent range of \$1,500 to \$1,999 (33.5%). Additionally, Barnegat Township had about 64 (6.4%) rental units priced under \$500 per month, while approximately 4.3% of rental units in the county fell below this threshold. Furthermore, about 111 rental units in Barnegat Township were classified as not requiring cash rent payments, compared to 3,010 such units across the county. Table 10 provides a detailed comparison of gross rents between Barnegat Township and Ocean County, based on the 2023 ACS 5-Year Estimates.

Table 10: Gross Rent Paid				
	Barnegat Township		Ocean County	
	Number	Percent	Number	Percent
Total	1,004	100%	44,881	100.0%
Less than \$500	64	6.4%	1,911	4.3%
\$500 to \$999	68	6.8%	3,137	7.0%
\$1,000 to \$1,499	128	12.7%	11,324	25.2%
\$1,500 to \$1,999	283	28.2%	15,025	33.5%
\$2,000 to \$2,499	385	38.3%	8,562	19.1%
\$2,500 to \$2,999	57	5.7%	2,654	5.9%
\$3,000 or more	19	1.9%	2,268	5.1%
No rent paid	111		3,010	
Median Contract Rent	\$1,928		\$1,702	
Source: US Census Bureau, ACS 5-year Estimates 2019 to 2023 (Tables DP04)				

Housing Deficiencies

According to the 2023 ACS, overcrowding is virtually non-existent in Barnegat Township, no owner-occupied units or renter-occupied units exceeded more than one person per room. Additionally, the data also indicates that housing quality appears generally strong, with 0.3% of units lacking complete plumbing facilities and just 0.6% without kitchen facilities. Housing deficiencies are key factors in evaluating overall housing conditions and identifying areas where municipal rehabilitation efforts may be needed. A detailed breakdown of housing deficiencies, based on the 5-year ACS data, is provided in Table 11.

Table 11: Housing Deficiency Characteristics, 2023		
Housing Units with 1.01 or More Persons Per Room		
	Count	Percent
Total Occupied Housing Units	9,987	100.0%
Owner-Occupied	0	0.0%
Renter-Occupied	0	0.0%
Plumbing Facilities		
Total Occupied Housing Units	9,987	100.0%
Lacking complete plumbing facilities	28	0.3%
Kitchen Equipment		
Total Occupied Housing Units	9,987	100.0%
Lacking complete kitchen facilities	64	0.6%
Source: US Census Bureau, ACS 5-year Estimates 2019 to 2023 (Tables B25014, S2504)		

Housing Construction

According to the New Jersey Department of Community Affairs (DCA), Barnegat Township issued permits for the construction of 2,241 new residential units between January 2013 and December 2023. During this same period, the Township approved 71 demolition permits for residential properties. After accounting for these demolitions, the net increase in residential units is 2,170.

A closer look at recent housing trends reveals notable growth in the construction of 1- and 2-family homes. Building permits for these units rose sharply from 173 in 2019 to 286 in 2020, and peaked at 291 in 2021, representing a nearly threefold increase. However, this momentum slowed in subsequent years, with permits declining to 133 in 2022 and just 46 in 2023. In contrast, multifamily housing construction remained minimal, with only one permit issued in both 2021 and 2023. These trends point to a strong, though recently cooling, market for 1- and 2-family homes in Barnegat Township, while multifamily development continues to show limited activity.

Table 12: Building Permits and Demolition Permits Issued, 2013 - 2023						
Year	1&2 Family	Multi Family	Mixed Use	Total New Construction	Total Residential Demolitions	Units Added
2013	122	11	0	133	6	127
2014	83	0	0	83	11	72
2015	102	0	0	102	6	96
2016	137	77	0	214	5	209
2017	275	0	0	275	7	268
2018	197	76	0	273	7	266
2019	173	0	0	234	5	229
2020	286	0	0	317	9	308
2021	291	1	0	291	3	288
2022	133	0	0	273	1	272
2023	46	1	0	46	11	35
Total	1,845	166	0	2,241	71	2,170

Source: NJ DCA, Construction Reporter 2013 to 2023

ECONOMIC CONDITIONS

Employment Status

The 5-year ACS estimates provide valuable insights into employment trends among Barnegat Township residents aged 16 and older. The Township had a working-age population of 21,252, with approximately 11,492 individuals (54.1%) participating in the labor force. About 45.9% were not in the labor force, a figure slightly higher than the county’s 41.4%. Among those in the labor force, all were engaged in civilian occupations, with no residents serving in the armed forces. The Township’s unemployment rate was 8.2%, significantly exceeding both the county rate of 3.5% and the state rate of 4.7%.

Table 13: Employment Status, 2023				
	Barnegat Township		Ocean County	
	Number	Percent	Number	Percent
Population 16 years and over	21,252	100.0%	508,981	100.0%
In labor force	11,492	54.1%	298,401	58.6%
Civilian Labor Force	11,492	54.1%	297,256	58.4%
Employed	10,549	49.6%	286,875	56.4%
Unemployed	943	4.4%	10,381	2.0%
Armed Forces	0	0.0%	1,145	0.2%

Not in Labor Force	9,760	45.9%	297,256	41.4%
Unemployment Rate	8.2%		3.5%	
Source: US Census Bureau, ACS 5-year Estimates 2019-2023 (Table DP03)				

Worker Classification

About 70.7% of Barnegat Township’s workforce were employed in private wage and salary positions, while 5.9% were self-employed. Government employees made up 23.4% of the workforce, and there were no unpaid family workers reported. A detailed breakdown of worker classifications is available in Table 14.

Table 14: Classification of Workers in Barnegat Township, 2023		
	Number	Percent
Total	10,549	100.0%
Private Wage and Salary Worker	7,462	70.7%
Government Worker	2,466	23.4%
Self-Employed Worker	621	5.9%
Unpaid Family Worker	0	0.0%
Source: US Census Bureau, ACS 5-year Estimates 2019-2023 (Table DP03)		

Workforce by Sector

An analysis of employed individuals aged 16 and older by economic sector reveals the broad spectrum of industries in which Barnegat Township's workforce is engaged. The largest sector, comprising 32.8% of the workforce (3,462 employees), is in educational services, healthcare, and social assistance, followed by retail trade with 13.5% of the workforce (1,429 employees). The professional, scientific, and management, and administration and waste management services, and public administration sectors each represented approximately 9.8% (1,037 employees) and 8.5% (897 employees) of the Township's workforce, while the finance and insurance, and real estate and rental and leasing sector made up 8.3% (872 employees). A detailed breakdown of Townships workforce by sector is provided in Table 14.

Table 15: Workforce by Sector, 2023		
Industry	Number	Percent
Civilian employed population 16 years and over	10,549	100.0%
Agriculture, forestry, fishing and hunting and mining	34	0.3%
Construction	516	4.9%
Manufacturing	311	2.9%
Wholesale trade	215	2.0%
Retail trade	1,429	13.5%

Transportation and warehousing, and utilities	666	6.3%
Information	118	1.1%
Finance and insurance, and real estate and rental and leasing	872	8.3%
Professional, scientific, and management, and administration and waste management services	1,037	9.8%
Educational services, health care and social assistance	3,462	32.8%
Arts, entertainment, and recreation, and accommodation and food services	566	5.4%
Other services, except public administration	426	4.0%
Public administration	897	8.5%
Source: US Census Bureau, ACS 5-year Estimates 2019-2023 (Table DP03)		

Occupations by Type

Table 16 provides a breakdown of occupations within the Township's employed civilian labor force. The largest segment, representing 41.8% (4,408 employees) of the workforce, is in management, business, science, and arts occupations followed by sales and office occupations, employing 24.7% (2,602 employees) of the labor force. Service occupations account for 18.4% (1,945 employees) of the workforce. The smallest sector is natural resources, construction, and maintenance occupations, which make up just 7.1% (750 employees) of the labor force.

Table 16: Occupations by Type, 2023		
	Number	Percent
Employed Civilian population 16 years and over	10,549	100.0%
Management, business, science, and arts occupations	4,408	41.8%
Service occupations	1,945	18.4%
Sales and office occupations	2,602	24.7%
Natural resources, construction, and maintenance occupations	750	7.1%
Production, transportation, and material moving occupations	844	8.0%
Source: US Census Bureau, ACS 5-year Estimates 2019-2023 (Table DP03)		

Commuting to Work

As shown in Table 17, the majority of Barnegat Township residents (80.5%) commute to work by private automobile, slightly above the county's 76.1%. Approximately 10.1% of residents work from home, while public transportation (excluding taxicabs) is the least common commuting method, used by just 0.3% of residents, compared to 0.7% in the county. Notably, around 0.7% of Township residents walk to work, which is a lower proportion than the county's 1.1%.

Table 17: Means of Commute, 2023				
	Barnegat Township		Ocean County	
	Number	Percent	Number	Percent
Workers 16 years and over	10,284	100.0%	279,615	100.0%
Car, truck, van -Drove Alone	8,275	80.5%	212,674	76.1%
Car, truck, van - Carpooled	760	7.4%	22,885	8.2%
Public transportation (excl. taxicab)	27	0.3%	2,018	0.7%
Walked	69	0.7%	2,969	1.1%
Other means	115	1.1%	3,921	1.4%
Worked from home	1,038	10.1%	35,148	12.6%

Source: US Census Bureau, ACS 5-year Estimates 2019-2023 (Table DP03)

According to ACS data, a majority of Barnegat Township residents (60.7%) commute less than 30 minutes to work, which is somewhat lower than the county average of 73.7%. Likewise, 40.1% of Township commuters travel less than 20 minutes, compared to 52.2% countywide. Table 18 provides a detailed comparison of commute times between Barnegat Township and the broader county.

Table 18: Travel Time to Work, 2023				
	Barnegat Township		Ocean County	
	Number	Percent	Number	Percent
Total	9,246	100.0%	240,460	100.0%
Less than 10 minutes	1,029	11.1%	29,788	24.3%
10 to 19 minutes	2,685	29.0%	64,200	27.9%
20 to 29 minutes	1,904	20.6%	44,761	21.5%
30 to 44 minutes	2,176	23.5%	44,155	13.0%
45 to 59 minutes	447	4.8%	21,155	5.5%
60 to 89 minutes	675	7.3%	23,748	3.0%
90 or more minutes	330	3.6%	12,653	4.8%
Mean travel time to work (minutes)	27.8		30.1	

Source: US Census Bureau, ACS 5-year Estimates 2019-2023 (Table DP03, B08303)

AFFORDABLE HOUSING

In 1975 the New Jersey Supreme Court determined, in *So. Burlington County. NAACP v. Township of Mount Laurel* (“Mount Laurel I”) that every developing municipality in New Jersey had an affirmative obligation to provide a “realistic opportunity” for its fair share of low-and moderate-income housing. In 1983, frustrated with the lack of voluntary compliance, the Supreme Court sought to create an incentive for voluntary compliance in its “Mount Laurel II” decision. In this decision, the Court exposed municipalities that refused to comply voluntarily to the possibility of builder’s remedy relief. The Court also called for the state legislature to enact legislation that would save municipalities from the inefficiency of having the courts determine their affordable housing needs.

First and Second Rounds

In 1985 the Legislature adopted the Fair Housing Act (N.J.S.A. 52:27D-301 et. seq.) (“FHA”). The FHA created the New Jersey Council on Affordable Housing (COAH) and charged COAH with the responsibility of adopting regulations by which municipalities could determine their fair share responsibilities and the means by which they could satisfy those responsibilities. The Legislature also sought to promote voluntary compliance and empowered municipalities to submit to COAH’s jurisdiction and voluntarily comply under the protections of the COAH process.

Pursuant to the FHA, COAH adopted regulations for the first housing cycle in 1986; which covered the years 1987 through 1993 (“First Round”) and for the second housing cycle in 1994; which covered the years 1993 through 1999 (“Second Round”). Under both the First and Second Rounds, COAH utilized what is commonly referred to as the “fair share” methodology. COAH utilized a different methodology, known as “growth share,” beginning with its efforts to prepare Third Round housing-need numbers.

Third Round

COAH first adopted the Third-Round rules in 2004; which were to cover the years 1999 through 2014. The “growth share” approach created a nexus between the production of affordable housing and future residential and non-residential development within a municipality, based on the principle that municipalities should provide affordable housing opportunities proportionate to their market rate residential growth, and that along with employment opportunities there should be proportionate opportunities for affordable housing. Each municipality was required to project the amount of residential and nonresidential growth that would occur during the period 2004 through 2014 and prepare a plan to provide proportionate affordable housing opportunities. The regulations were challenged and in January 2007, the New Jersey Appellate Division invalidated key aspects of COAH’s third round rules and ordered COAH to propose and adopt amendments to its rules to address the deficiencies it had identified.

COAH adopted new Third Round rules in May of 2008 and subsequently adopted amendments that became effective on October 20, 2008. Changes to the Fair Housing Act were also adopted in July of 2008 (P.L. 2008 c. 46 on July 17, 2008). The COAH rules and regulations adopted in 2008 were subsequently challenged, and in an October 2010 decision the Appellate Division invalidated the “Growth Share” methodology and also indicated that COAH should adopt regulations pursuant

to the “Fair Share” methodology utilized in the First and Second Rounds. The Supreme Court affirmed this decision in September 2013, invalidating the third iteration of the Third Round regulations and sustaining the invalidation of growth share, and directing COAH to adopt new regulations pursuant to the methodology utilized in the First and Second Rounds. In October of 2014 COAH was deadlocked and failed to adopt their newly revised Third Round regulations. Fair Share Housing Center, who was a party in the earlier cases, responded by filing a motion in aid of litigants’ rights with the New Jersey Supreme Court. On March 20, 2015, the Court ruled that COAH was effectively dysfunctional, and consequently returned jurisdiction of affordable housing issues back to the trial courts as it had been prior to the creation of COAH in 1986.

Since the 2015 Mt. Laurel IV decision, municipalities have turned to the courts to seek a declaratory judgement of their housing plans to determine whether they are meeting their constitutional affordable housing obligations, and to be granted immunity from any “builder’s remedy” lawsuits. With no COAH functioning and providing guidance to municipalities to determine their municipal fair share of statewide and regional obligations, a number of independent groups produced their own reports to determine individual obligations across the state. In several court decisions in 2016 and 2018, judges in Middlesex and Mercer County developed a methodology following closely one proposed by Fair Share Housing Center to determine municipal obligations. In the 2018 decision by Judge Jacobson, it was further determined that the initial period of the Third Round which had not been addressed (1999 – 2015) known as the “gap period” is to be included in each municipality’s fair share calculations to address the Third Round.

Fourth Round

In March of 2024, P.L. 2024, c.2 was signed into law establishing new procedures for determining statewide needs and municipal obligations for low- and moderate-income housing. This new law formally abolished COAH and established a new “Program” for resolving affordable housing disputes, as well as the authority to review and certify municipal fair share housing plans. The law required municipalities to determine their own fair share obligations by applying the methodology of the Jacobsen decision in Mercer County as it related to the Third Round and adopt a binding resolution setting those obligation numbers. The law also provided revisions to the crediting structures for affordable units, with changes to the types of affordable units that are permitted to be granted bonus credits. The law established timelines for submission of documents to demonstrate compliance with the Fair Housing Act.

In addition to the revisions to low- and moderate-income housing crediting, the amended law established a new Affordable Housing Alternative Dispute Resolution Program. The Program is intended to adjudicate any disputes in affordable housing, and function as the administrative body responsible for reviewing and certifying municipal compliance with the Fair Housing Act. Through the Program and the Administrative Office of the Courts, municipalities seeking a judgment of compliance with Affordable Housing regulations must submit their plans to the Program for certification and to retain immunity from any potential builder’s remedy lawsuits.

BARNEGAT’S COMPLIANCE HISTORY

The Township of Barnegat has demonstrated a commitment to comply voluntarily with its Mount Laurel obligations. On June 28, 2000, the Barnegat Township Planning Board adopted a Housing

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Element and Fair Share Plan (“2000 Plan”) addressing the Township’s 1987-1999 affordable housing obligations. The Township Committee endorsed the 2000 Plan on June 29, 2000. Barnegat petitioned COAH on June 30, 2000 for Substantive Certification, which included a “senior cap” waiver request.

Subsequent to said petition and prior to COAH action on the petition, development of an inclusionary site indicated in the plan became unrealistic as a result of the property owner’s lack of interest in developing or selling the site for affordable housing purposes. As a result the 2000 Plan was amended on June 5, 2002 and July 2, 2002, respectively to remove inclusionary Site #3 and to add inclusionary Site #5. Barnegat re-petitioned COAH with the 2002 amendment for substantive certification on July 15, 2004.

The 2002 Plan was then amended again in 2004 and was adopted by the Planning Board and Township Committee on July 15, 2004 and July 20, 2004 respectively. Due to pending COAH rule changes, the 2004 Amendment was neither filed nor re-petitioned.

COAH adopted third round rules which went into effect on December 20, 2004. In 2005 the Township prepared a Housing Element and Fair Share Plan (“2005 Plan”) consistent with the new regulations. On June 15, 2005, the Township Planning Board the 2005 Plan, and on June 21, 2005 the Township Committee endorsed the 2005 Plan. The Township petitioned COAH for substantive certification on July 11, 2005. On December 23, 2005 COAH issued a Report Requesting Additional Information (RRAI) with the Township. In response to the RRAI the Township prepared an Addendum to the 2005 Plan. Since the addendum did not result in a change in site, substantial change in density, other zoning requirements that result in a change of housing type on a specific site or a fundamental change in approach to the plan included with the original petition, COAH did not deem the amended plan to be a re-petition. In this case, there was no objection period, but a formal adoption of the plan including a new public hearing was required. The Township Planning Board adopted the Addendum to the 2005 Plan on March 23, 2006, and filed the addendum with COAH.

Prior to COAH action on the Township’s petition, COAH’s third round regulations were challenged by various parties and they were invalidated, in part, by the Appellate Divisions in *In Re Adoption of N.J.A.C. 5:94 and 5:95 by the New Jersey Council on Affordable Housing*, 390 N.J. Super. 1 (App. Div.), cert. denied. 192 N.J. 72 (2007). On May 6, 2008 COAH adopted revised Third Round regulations in response to the Appellate Division Decision, and became effective on June 2, 2008.

On December 31, 2008 the Township petitioned COAH for substantive certification of a Housing Element and Fair Share Plan (“2008 Plan”) addressing its total 1987- 2018 affordable housing obligations. The 2008 Plan was granted third round substantive certification by COAH on December 9, 2009.

In March of 2015 The New Jersey Supreme Court in Its *Mount Laurel IV* decision (In re N.J.A.C. 5:96 and 5:97, 221 N.J. 1[2015]) cited COAH’s inability to adopt constitutional rules for the “third round” (1999-2025) in order to guide municipal affordable housing compliance. Given the lack of regulatory guidance from COAH or the Legislature, the Supreme Court’s decision directed the Trial Courts to assume the role of determining the constitutionality of municipal affordable

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housing plans. In response to the Mount Laurel IV decisions, the Township filed a declaratory judgement action and motion for temporary immunity on July 2, 2015. Ocean County Court granted temporary immunity on August 28, 2015, which was subsequently extended to November 20, 2016.

The Court invalidated two attempts by COAH to adopt third round rules, but left relatively intact COAH's second round rules (N.J.A.C. 5:93). Therefore, this Housing Plan relies on the second round rules to determine the Township's third round obligation. Additionally Barnegat Township and the Fair Share Housing Center (FSHC) conducted discussions and negotiations over several months to determine the content of this Plan. A settlement was reached with FSHC on April 20, 2017 on the Third Round obligations and the mechanisms to satisfy those obligations. This settlement agreement was amended in June of 2018.

The Township then adopted an amended Housing Plan Element and Fair Share Plan to implement the terms of the settlement, which was approved by the Courts on June of 2018 in an order granting a judgment of compliance and repose.

A copy of the Settlement Agreement between the Township and Fair Share Housing Center can be found in Appendix A.1

A copy of the Township's Third Round Judgment of Compliance can be found in Appendix A.2

The Township Committee adopted Resolution 2025-52 in January of 2025 to identify the Township's Fourth Round affordable housing obligations to begin the process of compliance with the Fourth Round of affordable housing obligations. The resolution adopted by the Council accepted the calculations put forward by the New Jersey Department of Community Affairs (NJDCA) in their report titled "*Affordable Housing Obligations for 225-2035 (Fourth Round) Methodology and Background*", dated October 18, 2024, and adopted the numbers determined by DCA. Subsequently, the Township filed a Declaratory Judgement Action Complaint on January 3rd, 2025, with Ocean County Superior Court to accept the DCA calculated determination of the Township's present need and prospective need.

A copy of Resolution 2025-52 can be found in Appendix B.1, and a copy of the Order Fixing the Municipal Obligation can be found in Appendix B.2.

Barnegat Township has prepared this Housing Plan Element and Fair Share Plan in accordance with all requirements of the Municipal Land Use Law and the Amended Fair Housing Act to satisfy those obligations for the Fourth Round.

FAIR SHARE PLAN

A Fair Share Plan has been defined by the Amended Fair Housing Act at N.J.A.C. 52:27D-304 as:

“Fair Share Plan” means the plan or proposal that is in a form which may readily be adopted, with accompanying ordinances and resolutions, pursuant to subsection f. of section 3 of P.L.2024, c.2 (C.52:27D-304.1), by which a municipality proposes to satisfy its obligation to create a realistic opportunity to meet its fair share of low- and moderate-income housing needs of its region and which details the affirmative measures the municipality proposes to undertake to achieve its fair share of low- and moderate-income housing, as provided in the municipal housing element, and addresses the development regulations necessary to implement the housing element, including, but not limited to, inclusionary requirements and development fees, and the elimination of unnecessary housing cost-generating features from the municipal land use ordinances and regulations.

FAIR SHARE OBLIGATION

Affordable Housing obligations are broken down into two distinct categories: “present need” or rehabilitation obligation; and “prospective need” or new construction obligation.

Present Need

“Present need” is not a specifically defined term in the amended Fair Housing Act. The municipal “present need” obligation is determined by estimating the current amount of homes in the Township that are likely occupied by low or moderate income households, and are deficient in some way, meaning that the house is over 50 years old and overcrowded, lacks complete plumbing facilities, or lacks a complete kitchen. More specifically:

“A municipality's present need obligation shall be determined by estimating the existing deficient housing units currently occupied by low- and moderate-income households within the municipality, following a methodology comparable to the methodology used to determine third round present need, through the use of datasets made available through the federal decennial census and the American Community Survey, including the Comprehensive Housing Affordability Strategy dataset thereof.”

(N.J.A.C. 52:27D-304.3.7.b)

The present need, or rehabilitation obligation is the estimate of the need for substantial repairs to existing homes in the Township that are currently occupied by low or moderate income households.

Prospective Need

The FHA at N.J.A.C. 52:27D-304 defines “prospective need” as:

"Prospective need" means a projection of housing needs based on development and growth which is reasonably likely to occur in a region or a municipality, as the case may be, as a result of actual determination of public and private entities. Prospective need shall be determined by the methodology set forth pursuant to sections 6 and 7 of P.L.2024, c.2 (C.52:27D-304.2 and C.52:27D-304.3) for the fourth round and all future rounds of housing obligations.

According to the calculations for the state prepared by NJDCA in their October 2024 report titled "Affordable Housing Obligations for 2025-2035 (Fourth Round) Methodology and Background", and as adopted by the Township, Barnegat Township has the following cumulative affordable housing obligations:

- Present Need or Rehabilitation Obligation: 38 Units
- First and Second Round (1987-1999) Prospective Need Obligation: 329 Units
- Third Round (1999-2025) Prospective Need Obligation: 367 units
- Fourth Round (2025-2035) Prospective Need Obligation: 71 Units

The Township's Fair Share Plan specifically describes the completed and proposed mechanisms to address the present need (rehabilitation) obligation, First and Second Round (Prior Round) obligation, Third Round obligation, and Fourth Round obligation.

The Township's Prior Round obligations were determined by COAH, and the Third Round obligation has been determined through a settlement agreement with the Fair Share Housing Center. The Township's Fourth Round obligation numbers were determined using calculations provided by the NJ Department of Community Affairs in a report dated October 2024, and adopted by the Township Committee through a binding resolution in accordance with the requirements of the Fair Housing Act.

CONSIDERATION OF LANDS SUITABLE FOR AFFORDABLE HOUSING

The New Jersey Fair Housing Act (N.J.S.A. 52:27D-310(f)) requires that the Housing Element provide a narrative that includes "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."

Barnegat Township, situated on Barnegat Bay, historically was a significant maritime, agricultural, and manufacturing community, with its strategic coastal location enabling trade across the eastern seaboard. While maintaining some of its historical character, the Township's development has shifted, with most residential and commercial growth now centered in the central and eastern regions, particularly around the Garden State Parkway (Exit 63) and along US Route 9, NJ State Route 72, and Ocean County Road 554/W Bay Avenue. Barnegat Township is dedicated to sustainable development, focusing on new housing, home rehabilitation, and infrastructure improvements within these concentrated areas and existing neighborhoods. The Township has searched for potential affordable housing opportunities with a specific focus to concentrate

redevelopment and development within the Suburban Planning Area of the State Plan and the Regional Growth Areas of the Pinelands, and away from the Environmentally Sensitive Planning Area and Forest Area and the Preservation Area of the Pinelands.

All sites where developers that have approached the Township with potential projects are included in this Plan as potential mechanisms to satisfy the Township’s Fourth Round obligation.

MULTIGENERATIONAL FAMILY HOUSING CONTINUITY

The FHA requires the Housing Element and Fair Share Plan to provide an analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of 23 section 1 of P.L.2021, c.273 (C.52:27D-329.20).

A review of the Township code indicates that there are no regulations or restrictions in place that would specifically create a detraction from meeting the Commission’s goal of allowing senior citizens to reside at the homes of their extended families. The ordinances in the Township of Middle do not detract from the multigenerational family continuity goal.

PRESENT NEED (REHABILITATION) OBLIGATION

The Township has a rehabilitation obligation of 38 units to satisfy the Present Need.

All residents of the Township are eligible to participate in the Ocean County Home Improvement Program. The County’s Home Improvement Program is a CDBG funded program that provides deferred loans to income qualified low- and moderate-income households to repair systems such as heating systems, roofing, plumbing, electrical, and other code violations.

The Township will commit to supplementing the Ocean County Home Improvement Program, to ensure that at least 38 dwellings occupied by low- or moderate-income households that are in need of repairs are able to receive the necessary rehabilitation of a major system, within the Fourth Round period of 2025 – 2035. The Township will dedicate an average of at least \$10,000.00 towards each project to be paid from the Affordable Housing Trust Fund.

The Township also reserves the right to reduce its rehabilitation obligation as a result of any existing dwellings that are rehabilitated through the Ocean County program.

PRIOR ROUND OBLIGATIONS (1987-1999)

The Township has a requirement of 329 units in order to satisfy its Prior Round (1987 – 1999) obligation. In accordance with previous COAH rules found at N.J.A.C. 5:93, the Township must meet the following minimum and maximum requirements in addressing the 454 total unit obligation.

- **Age Restricted Units:** The maximum number of age restricted credits comes from the following formula:

$25\% \times (\text{Prior Round Obligation} + \text{Rehabilitation Share} - \text{Prior Cycle Credits} - \text{Rehabilitation Credits})$

- $0.25 \times (329 - 28) = 75.25$
- A maximum of 75 credits may come from age-restricted senior housing

- **Rental Units:** The minimum number of rental credits comes from the following formula:

$25\% \times (\text{Prior Round Obligation} - \text{Prior Cycle Credits})$

- $0.25 \times (329 - 28) = 75.25$
- A minimum of 76 units must be rental units.

- **Rental Bonus Credits:** The maximum number of bonus credits shall be equal to the Township’s rental obligation.

- 76 bonus credits may be claimed for rental units.

PRIOR ROUND COMPLIANCE MECHANISMS

In accordance with the Township’s Court approved Judgment of Compliance for the Third Round, the Township has addressed its Prior Round Obligation through the development projects and mechanisms listed below:

Prior Round Credits				
Project	Type of Unit	Units	Bonus	Total
Credits w/o Controls	Family Sale	28		28
Compass Point / Vernon	Family Rental	8		8
Sweet Jennys	Family Rental	42	11	53
Whispering Hills	Family Rental	18	18	36
Laurel Oaks	Family Rental	47	47	94
Barnegat Senior Apts	Senior Rental	43		43
Freedom Hills	Family Sale	15		15
Tedesco Homes	Family Sale	2		2
High Point	Family Sale	4		4
JS Development	Family Sale	3		3
Four Seasons at Mirage	Senior for Sale	32		32
West Cherry St	Family Sale	1		1
Ocean Mental Health	Special Needs	1		1
Community Options	Special Needs	4		4
Ocean Mental Health	Special Needs	1		1
Community Options	Special Needs	2		2
Community Options	Special Needs	1		1
Ocean Mental Health	Special Needs	1		1
Overall Totals		253	76	329

A summary description of each project follows:

FAMILY RENTAL PROJECTS

***Compass Point: 8 credits
Block 92, Multiple Lots
Meridian Turn West
Status: Under Construction***

The Compass Point project consists of 8 affordable family rental units located at Meridian Turn. The overall project consists of over 700 age restricted units on a 140 acre site. The obligation for this development is 100 affordable family units. 8 of which are being constructed on site and the remaining 92 units are being constructed as a part of the Sweet Jennys project discussed below. The project is currently under construction, and will consist of 4 low income apartments and 4 moderate income apartments with affordability controls of at least 30 years.

***Sweet Jennys: 42 credits + 11 bonus credits
Block 195, Lots 5 and 6.01
107 South Main St
Status: Under Construction***

The Sweet Jennys development is located at 107 South Main Street or US Route 9, in the northeastern part of the Township. The project is being developed by the same builder as the Compass Point project. The project consists of 92 affordable family rental units in total. 42 credits and 11 bonus credits will be applied to the Prior Round. Remaining credits will be applied to future rounds.

***Whispering Hills: 18 credits + 18 bonus credits
Block 144.08, Lot 1
Hawthorne Lane
Status: Completed***

Whispering Hills Apartments is a 100% affordable municipally-sponsored family rental housing project that includes 52 constructed and occupied units. 18 of these units and 18 rental bonus credits are applied to the Prior Round for a total of 36 credits. The remaining credits are being applied to the Third Round. A site suitability analysis was conducted in 2009 which found that the site is suitable for construction and that Rosehill Road provides adequate access. Final development approvals were received in 2010 and occupancy of the units followed in November 2011.

***Laurel Oaks: 47 credits + 47 bonus credits
Block 159, Lots 2.01 and 3.01
North Main Street
Status: Completed***

Laurel Oaks is an affordable family rental housing project that includes 93 family rental units which have been constructed and are occupied. Forty-seven (47) of these units are applied to the Prior Round obligation including 47 family rental bonus credits for a total of 94 affordable housing credits. The units are constructed and have been occupied since 2013.

FAMILY FOR SALE PROJECTS

Credits without Controls: 28 credits

Multiple Locations

Status: Under Construction

The Township has 28 prior cycle credits for units that were constructed between April 1, 1980 and December 15, 1986. These credits are applicable to the Prior Round Obligation.

Freedom Hills: 15 credits

Blocks 114.59 – 114.63, Multiple Lots

Cove Street

Status: Completed

Freedom Hills consists of 15 single-family affordable for-sale units within a larger residential development. All credits are applied to the Prior Round. The site is located in the ML-3 Residential Zone. The site is located within a PA-2 Suburban Planning Area as designated by the Office of State Planning and is bordered by other residential zone properties. This site is constructed and occupied.

Tedesco Homes: 2 credits

Block 114.70, Lot 5 and 8

Tedesco Way

Status: Completed

Tedesco Homes Development is located along Tedesco Way and includes two (2) single-family for-sale affordable units that have been built and occupied for Prior Round credit. The entire site consists of approximately 3.01 acres. The site is located in the ML-2 residential zone and is an appropriate site for an affordable housing development. Primarily residentially zoned properties border the site.

High Point: 4 credits

Block 142.05 – 142.08, Multiple Lots

Alexander Drive

Status: Completed

The High Point development consists of 46 single-family residential lots, including four (4) low and moderate income single family for-sale homes. All 4 credits are applied to the Prior Round. The project is constructed and occupied.

J.S. Development: 3 credits

Block 147.08, Lots 1-25

Hillside Ave

Status: Completed

J.S. Development includes three (3) constructed and occupied single-family affordable residential for-sale units. These units are applied to the Prior Round.

West Cherry Street: 1 credit
Block 180, Lot 1.01
Miro Avenue
Status: Under Construction

This project by R. Stone & Company consists of 10 single family homes, with one of them being set aside as an affordable family for sale unit. The project is currently under construction.

SENIOR PROJECTS

Barnegat Senior Apartments: 43 credits
Block 195.03, Lot 12
9 South Main Street
Status: Completed

Barnegat Senior Apartments is an age-restricted affordable rental project that includes 70 units for low/moderate income households. The southern property line is located along the municipal boundary with Stafford Township. Barnegat Township claims 43 credits for the Prior Round for this development, and the remaining credits will be applied to the Third Round. The project is constructed and occupied.

Four Seasons at Mirage: 32 credits
Block 95.16-95.57, Multiple Lots
Mirage Boulevard
Status: Completed

Four Season at Mirage is an age-restricted single-family development that includes 424 units of which 32 units are affordable for sale units. The Mirage is fully constructed and all affordable units are occupied by approved households.

SPECIAL NEEDS PROJECTS

The Township has 10 bedrooms in six special needs facilities:

Special Needs / Supportive Housing Projects				
Facility	Location	Block	Lot	Bedrooms
Ocean Mental Health	19 Nautilus	114.19	10	1
Community Options	55 Old Main Shore Rd	114.54	21.03	4
Ocean Mental Health	71 Village Drive	114.24	12	1
Community Options	17 A Emerald Drive	208.08	2CA	2
Community Options	15 Gibraltar Court	208.09	34.04C	1
Ocean Mental Health	21 Mediterranean Court	208.09	43.03	1
Overall Totals				10

THIRD ROUND OBLIGATIONS

The Township had a cumulative Prospective Need of 367 units for the Prior Round and Third Round. The following minimum and maximum requirements apply to the Third Round obligations, in accordance with N.J.A.C. 5:97. Since the Township is eligible for 92 rental bonus credits, the minimum number of “actual” units required is 275 if all bonuses are utilized. The Township must meet the following minimum and maximum requirements in addressing the 367 total unit obligation:

- **Low/Moderate Income Split**: at least fifty percent (50%) of the actual units addressing the Third Round Prospective Need shall be affordable to low-income households, and 13% available to very low income households.
 - $367 \times 0.5 = 183.5$ (184)
 - A minimum of 184 units must be affordable to low income households.
 - A minimum of 48 units must be available to very low income households.
- **Rental Units**: At least twenty-five percent (25%) of the units addressing the Third Round Prospective Need shall be met through rental units, including at least half in non-age-restricted rental units available to families.
 - $367 \times 0.25 = 91.75$ (92)
 - A minimum of 92 units must be rental units, and at least 46 of those units must be non-age-restricted units that are available to families.
- **Age Restricted Units**: A maximum of 25 percent (25%) of the units addressing the Third Round can be from age-restricted senior units.
 - $367 \times 0.25 = 91.75$ (91)
 - The Township may claim a maximum of 91 credits from senior units.
- **Family Units**: A minimum of fifty percent (50%) of the units addressing the Third Round Obligation must be non-age restricted affordable units available to families.
 - $367 \times 0.5 = 183.5$ (184)
 - A minimum of 184 units must be affordable to families.
- **Rental Bonus Credits**: The Township may claim bonus credits for rental units in accordance with N.J.A.C. 5:93-5.15(d), up to a maximum of 25% of the total obligation.
 - The Township may claim bonus credits for rental units up to 92 bonus credit units.

THIRD ROUND COMPLIANCE MECHANISMS

The Township proposes to satisfy its 367-unit Prior Round obligation through the following mechanisms:

Third Round Credits				
Project	Type of Unit	Units	Bonus	Total
Prior Round Carryover				
Sweet Jennys	Family Rental	33	0	33
Laurel Oaks	Family Rental	46	46	92
Whispering Hills	Family Rental	34	0	34
Third Round Projects				
Independence Place	Family-for-Sale	8	0	8
Patriots Cove	Family Rental	46	46	92
Barnegat Senior Apts	Senior Rental	27	0	27
Emerald Terrace	Senior Rental	8	0	8
Paramount Homes	Senior-for-Sale	56	0	56
Accessory Apartments Pilot	Family Rental	10	0	10
70 Schooner Ave	Special Needs	1	0	1
900 Barnegat Blvd	Special Needs	1	0	1
345 Hawthorne Lane	Special Needs	10	0	10
Bayshore Drive	Special Needs	5	0	5
Overall Totals		285	92	367

FAMILY RENTAL PROJECTS

Sweet Jennys: 33 credits
Block 195, Lots 5 and 6.01
107 South Main St
Status: Under Construction

The Sweet Jennys development is located at 107 South Main Street or US Route 9, in the northeastern part of the Township. 33 credits of the family rental units will be applied to the Third Round for the Township. The development is currently under construction.

Laurel Oaks: 46 credits + 46 bonus credits
Block 159, Lots 2.01 and 3.01
465 N Main St and 473 N Main St.
Status: Completed

This site located at 465 N Main St and 473 N Main St in the southeastern portion of the Township contributes 46 family rental affordable apartments to the Third Round. Additionally, this site is eligible for 46 family rental bonus credits for a total of 92 affordable housing credits towards the Third Round.

Whispering Hills: 34 credits

Block 144.08, Lot 1

345 Hawthorne Lane

Status: Completed

This 100% affordable housing project located at 345 Hawthorne Lane in the southeastern portion of the Township contributes 34 family rental apartments to the Third Round. This project has been constructed and is occupied.

Patriots Cove: 92 credits (46 units + 46 Bonus Credits)

Block 146.01, Lot 6.09

5 Union Boulevard, Barnegat, NJ 08005

Status: Completed

Patriot's Cove is comprised of 46 affordable apartment units that will account for the affordable housing contributions of both the Heritage Point North and Heritage Point South projects, which are located west of the Garden State Parkway. This site is able to contribute 46 family rental bonus credits for a total of 92 affordable housing credits towards the Third Round. This project has been constructed and is occupied.

Accessory Apartments Pilot Project: 10 credits

Multiple Locations

Status: Proposed

As a part of the Third Round compliance plan, the Township adopted an ordinance to require that accessory apartments in the TC-CV and TC-CPHD Zone Districts be affordable to low- and moderate-income households. The Township adopted Ordinance 2018–16, which requires accessory apartments in the TC-CV and TC-CPHD Zone Districts be affordable to very low, low and moderate-income households. The adoption of this ordinance made the development of 10 affordable permissible and applied 10 credits to the Third-Round obligation. The project is ongoing.

FAMILY-FOR-SALE PROJECTS

Independence Place: 8 credits

Block 114.36, 114.50, 114.51, Multiple Lots

9 South Main Street

Status: Completed

Independence Place is a single-family housing development and is located in the R-6 and ML-3 zones and is comprised of 48 single family units, of which eight (8) are affordable units and are applied to the Third Round. The site is 69.55 acres and is located west of Route 9. The site is constructed and occupied.

SENIOR RENTAL PROJECTS

Barnegat Senior Apartments: 27 credits
Block 195.03, Lot 12
9 South Main Street
Status: Completed and Occupied

This site located at 9 South Main Street in the southeastern part of the Township and will provide 27 affordable age-restricted rentals towards the Third Round, of the total of 70 affordable senior rental apartments in the development. The project is completed and occupied.

Emerald Terrace: 8 credits
Block 114, Lot 14.02
20 Barnegat Boulevard, Barnegat, NJ 08005
Status: Completed

Emerald Terrace is a 32-unit age-restricted affordable rental development that is constructed and occupied. Due to the age-restricted cap, 8 of the 32 units are eligible for credit and are applied to the Third Round. The remaining credits may be applied to the Fourth Round.

SENIOR-FOR-SALE PROJECTS

Paramount Homes: 56 credits
Block 90, 90.22, and 92, Multiple Lots
Paramount Escapes Drive
Status: Under Construction

The Paramount Homes/Escapes Ocean Breeze project is currently under construction. This project includes a total of 562 age-restricted townhomes, inclusive of 56 affordable age-restricted units for the Third Round.

SUPPORTIVE/SPECIAL NEEDS PROJECTS

The Third-Round obligation includes 17 supportive needs housing credits within four separate facilities.

Special Needs / Supportive Housing Projects				
Facility	Location	Block	Lot	Bedrooms
Allies Inc.	70 Schooner Ave	114.26	27	1
Allies Inc.	345 Hawthorne Lane	114.08	1	10
Ocean Mental Health	900 Barnegat Boulevard	144.01	5.02	1
Community Options	131 Bayshore Drive	196.01	64	5
Overall Totals				17

FOURTH ROUND OBLIGATIONS

The Township has a Fourth Round (2025 – 2035) Obligation of 71 affordable units. The Township must meet the following minimum and maximum requirements in addressing the 71 unit obligation, in accordance with N.J.A.C.52:27D-311.1.

- **Family Units**: A minimum of fifty percent (50%) of the units must be non-age restricted affordable units available to families.
 - $71 \times 0.5 = 35.5$ (36)
 - A minimum of 36 units must be available to families.

- **Rental Units**: At least twenty-five percent (25%) of the units to be constructed shall be met through rental units, including at least half in non-age-restricted rental units available to families.
 - $71 \times 0.25 = 17.75$ (18)
 - A minimum of 18 units must be rental units, and at least 9 of those units must be non-age-restricted units that are available to families.

- **Age Restricted Units**: A maximum of 30 percent (30%) of the Township’s credits can be from age-restricted senior units.
 - $71 \times 0.3 = 21.3$ (21)
 - The Township may claim a maximum of 21 credits from age-restricted senior units.

- **Low/Moderate Income Split**: at least fifty percent (50%) of the actual units shall be affordable to very-low-income and low-income households with at least 13% affordable to very low income households.
 - $71 \times 0.5 = 35.5$ (36)
 - $71 \times 0.13 = 9.23$ (10)
 - A minimum of 36 units must be affordable to low income households, and 10 affordable to very low income households, with at least 5 of those available to families.

- **Bonus Credits**: The Township may claim bonus credits for a maximum of 25% of the obligation.
 - $71 \times 0.25 = 17.75$ (17)
 - The Township may claim a maximum of 17 bonus credits

FOURTH ROUND COMPLIANCE MECHANISMS

The Township shall satisfy its 71-unit Fourth Round (2025-2035) obligation through the following mechanisms:

Fourth Round Credits				
Project	Type of Unit	Units	Bonus	Total
Third Round Carryover				
Sweet Jennys	Family Rental	17	0	17
Emerald Terrace	Senior Rental	21	0	21
Fourth Round Developments				
Gunning River Road Redevelopment	Family Rental	86	0	86
Aaron Way				
Barnegat Terrace	Family Rental	2	0	2
Mooring Point	Family for-Sale	2	0	2
Stone Hill at Barnegat	Family for-Sale	3	0	3
Lighthouse at Barnegat / Coastal Woods	Senior for-Sale	0	0	0
Overall Totals		131	0	131

FAMILY RENTAL PROJECTS

Sweet Jennys: 17 credits
Block 195, Lots 5 and 6.01
107 South Main St, Barnegat, NJ 08005
Status: Under Construction

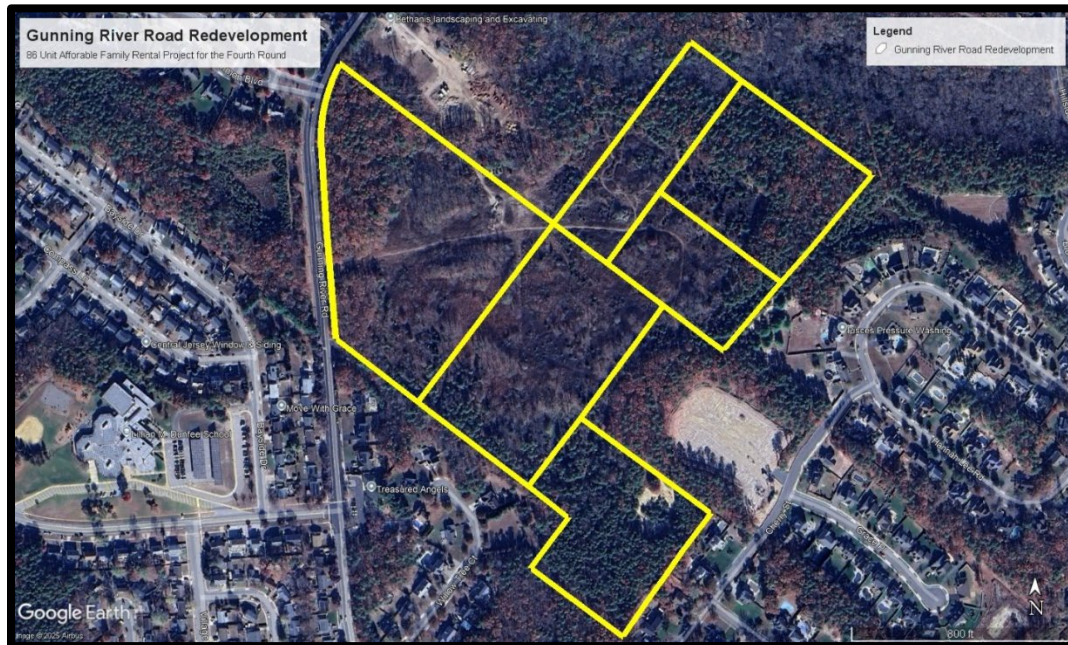
The Sweet Jennys development is located at 107 South Main Street, in the northeastern part of the Township. The project consists of 92 family rental affordable units. 17 of those family rental units will be applied to the Fourth Round. The project is currently under construction.

Gunning River Road Redevelopment
Block 174 Lots 13,36,37,47,47.01 & 48
140 Gunning River Road; Corner of West Bay/ Parkway/ Lighthouse ramp
Status: Proposed

The site is located along Gunning River Road and is within the northern end of the Township. The property has previously been designated as an area in need of redevelopment, and the Township is in the process of preparing a redevelopment plan for the site. The site is approximately 48 acres, and a proposed development consists of 576 total units. At a 15% set aside, this site would yield 86 affordable units available for moderate to low-income households. The site is located in the Suburban Planning Area (PA2) of the State Plan, where redevelopment and development are encouraged. The site is mostly within the sewer service area, except for the rear of the property on Block 174 Lot 13, and Block 174 Block 36, which

also are partially encumbered by wetlands at the rear of the parcel. This site is generally free of environmental encumbrances such as wetlands, flood hazards, and steep slopes. As an otherwise vacant tract, the site is vacant and available. Being surrounded primarily by other residential uses, the site is suitable for multi-family development. With limited environmental constraints, the site is developable. The Township will prepare and adopt a redevelopment plan for the tract to permit multi-family development at a sufficient density to permit the project, and will also require a minimum set aside of 15% for all rental units.

A draft conceptual plan for the site can be found in Appendix D.4.



Barnegat Terrace: 2 credits
Block 162.01, Lot 1.22
702 Barnegat Blvd N, Barnegat, NJ 08005
Status: Approved

Barnegat Terrace is a project located on the southeastern side of Barnegat Boulevard North within the R-20 Residential Zone. The developer received Preliminary and Final Major Site Plan approval with a use variance by the Township Board of Adjustment via resolution No. Z-2025-08 to construct a total of thirteen (13) townhomes, including two (2) affordable units.

A copy of the resolution of approval for this project can be found in Appendix D.2.

Barnegat Township – Fourth Round Housing Plan Element and Fair Share Plan



FAMILY FOR SALE PROJECTS

Mooring Point: 2 credits

Block 114.64 Lot 30, 31

Tara Lane

Status: Approved

The site consists of Block 114.64, Lots 30 and 31 and is located between the Garden State Parkway and existing residential dwellings on the west side of Tara Lane. The applicant received preliminary and final major site plan approval on January 28, 2025, via Resolution P-2025-6 to subdivide the site into nineteen (19) lots, including seventeen (17) residential lots containing single-family dwellings and two (2) lots for stormwater management basins.

A copy of the resolution of approval for the site can be found in Appendix D.1



***Stone Hill at Barnegat: 3 Credits
Block 180 Lot 1.01, 1.19
10 Cherry Street and 16 Cherry Street
Status: Under Construction***

The sites are located at 10 Cherry Street and 16 Cherry Street in the eastern part of the Township. The properties are conveniently located to commercial uses along US Route 9 and are within proximity to the Garden State Parkway. The applicant, Barnegat Terrace, LLC, received Amended Preliminary and Final Major Subdivision approval by the Barnegat Township Planning Board on February 25, 2025 via resolution P-2025-9 to construct 10 single family homes, including 3 affordable units.

A copy of the resolution of approval for the site can be found in Appendix D.3



SENIOR RENTAL PROJECTS

***Emerald Terrace: 8 credits
Block 114, Lot 14.02
20 Barnegat Boulevard
Status: Completed and Occupied***

Emerald Terrace is a 32-unit age-restricted affordable rental development that is constructed and occupied. 8 credits from this project were applied to the Third Round due to the senior unit cap. 21 units from the project will be applied to the Fourth Round, due to the cap on senior unit credits. The remaining 3 credits from this project may potentially be applied to any obligations of the Township in any future rounds, if permitted by any regulations in place at the time.

SENIOR-FOR-SALE PROJECTS

Lighthouse at Barnegat/Coastal Woods: 0 Credits (29 Senior Units)

Block 92.111 Lot 24.09

Lighthouse Drive

Status: Under Construction

The Lighthouse at Barnegat project is 29 units of additional senior for sale affordable housing. Due to the cap on senior credits for the Fourth Round, no credits will be claimed from this project at this time. However, the affordable units in this project may be eligible to be claimed for credit to any obligations of the Township in any future rounds, if permitted by any regulations in place at the time.



SUMMARY OF FAIR SHARE PLAN

PRIOR ROUND

The Township satisfies its 329 unit Prior Round Obligation entirely, and meets each of the minimum and maximum requirements below:

- At least 76 rental units are required:
 - Compass Point: 8 family rental units
 - Sweet Jennys: 42 family rental units
 - Whispering Hills: 18 family rental units
 - Laurel Oaks: 47 family rental units
 - Barnegat Senior: 43 senior rental units
 - Four Seasons: 32 senior rental units
 - Totals: 190 (115 family ; 75 senior)
- A maximum of 75 credits can come from age restricted units:
 - Barnegat Senior: 43 senior rental units
 - Four Seasons: 32 senior rental units
 - Total: 75 senior rental units
- A maximum of 76 bonus credits can be claimed:
 - Sweet Jennys: 11 bonus credits
 - Whispering Hills: 18 bonus credits
 - Laurel Oaks: 47 bonus credits
 - Total: 76 bonus credits

THIRD ROUND

The Township has an obligation of 367 units for the Third Rounds, which is completely satisfied by applying the projects discussed above, and satisfies the minimum and maximum requirements as described below:

- At least 184 units must be dedicated to low income households:
 - All projects approved include a minimum of 50% of the units being set aside for low income households, and all projects approved after 2008 include a mandatory set aside of 13% for very low income households.
- At least 92 units must be rental units, with 46 of those available to families:
 - Sweet Jennys: 33 family units
 - Laurel Oaks: 46 family units
 - Whispering Hills: 34 family units
 - Patriots Cove: 46 family units

Barnegat Township – Fourth Round Housing Plan Element and Fair Share Plan

- Accessory Apartments: 10 units
- Barnegat Senior: 27 senior units
- Emerald Terrace: 8 senior units
- Totals: 159 family rental units and 35 senior rental units
- A minimum of 184 units must be available to families:
 - Sweet Jennys: 33 family units
 - Laurel Oaks: 46 family units
 - Whispering Hills: 34 family units
 - Patriots Cove: 46 family units
 - Independence Place: 8 family units
 - Total: 167 family units
- A maximum of 91 credits from senior units can be applied:
 - Barnegat Senior: 27 units
 - Emerald Terrace: 8 units
 - Paramount Homes: 56 units
 - Total: 91 senior units
- A maximum of 92 bonus credits may be claimed by the Township:
 - Laurel Oaks: 46 bonus credits
 - Patriots Cove: 46 bonus credits
 - Total: 92 bonus credits

FOURTH ROUND

Barnegat has a Fourth-Round prospective need obligation of 71 units. The obligation is satisfied, and each of the minimum and maximum requirements of the Fair Housing Act is satisfied through the following:

- At least 36 units must be dedicated to low income households:
 - All projects will include a minimum of 50% of the units being set aside for low income households, and all projects will include a mandatory set aside of 13% for very low income households.
- At least 18 units must be rental units, with 9 of those available to families:
 - Sweet Jennys: 17 family units
 - Gunning River Redevelopment: 86 family units
 - Barnegat Terrace: 2 family units
 - Emerald Terrace: 21 senior units
 - Totals: 105 family rental units and 21 senior rental units
- A minimum of 36 units must be available to families:

Barnegat Township – Fourth Round Housing Plan Element and Fair Share Plan

- Sweet Jennys: 17 family units
- Gunning River Redevelopment: 86 family units
- Barnegat Terrace: 2 family units
- Mooring Point: 2 family units
- Stone Hill: 3 family units
- Total: 110 family units
- A maximum of 21 credits from senior units can be applied:
 - Emerald Terrace: 21 units
- A maximum of 17 bonus credits may be claimed by the Township:
 - No bonus credits are being claimed by the Township at this time.

SITE SUITABILITY

As per previous COAH regulations, the Fair Share Plan must demonstrate site suitability for proposed new units that are not yet fully approved, as required by N.J.A.C. 5:93 -5.3.

- A. An “available site” is a site with clear title, and that is free of encumbrances which preclude development for low- and moderate-income housing.
 - Although no formal title searches have been conducted at this time, all sites identified in the compliance plan are “available”.
- B. A “developable site” is a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable area-wide water quality management plan and wastewater management plan.
 - All sites in the compliance plan are “developable”. All sites are within the sewer service area and will be served by the water and sewer.
- C. A “suitable site” is 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 (not in wetlands, flood hazard areas, steep slopes).
 - All sites in the compliance plan are “suitable”. Sites encumbered by wetlands, steep slopes, or flood hazards are not included. Sites located in lands that are surrounded by industrial users and lack sufficient space for adequate buffering have also not been included.
- D. An “approvable site” is a site that may be developed for low- and moderate-income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing.
 - All sites in the compliance plan are “approvable”. All projects noted in the Prior Round and Third Round plans are either completed, have been approved, or have appropriate zoning regulations in place to make them completely approvable.
 - Sites identified for the Fourth Round will be made approvable through appropriate zoning or redevelopment plans to make all projects approvable.

ADMINISTRATION

AFFORDABLE HOUSING ORDINANCE

The Township has an affordable housing ordinance at Chapter 55-530 of the Township code, which was last amended in 2018 as a part of the Third Round compliance process. The ordinance mirrors the requirements of the Fair Housing Act and the Uniform Housing Affordability Controls (UHAC) regarding marketing, administration, and income and bedroom distribution for affordable units.

If necessary, the Township will prepare and adopt any comprehensive amendments to the Affordable Housing ordinances to ensure that all current and proposed affordable housing projects are compliant with the requirements for affirmative marketing, administration, income and bedroom distribution, monitoring of projects, and reporting, in accordance with the amended Fair Housing Act and the UHAC.

DEVELOPMENT FEE ORDINANCE

The Township has adopted a mandatory development fee ordinance, to provide a dedicated revenue stream for affordable housing programs, with all fees deposited into an interest bearing account, as needed. The Township's ordinance currently authorizes the collection of 1.5% residential and 2.5% non-residential development fees and allow for the collection of 6% fees for a "d" variance where an increase in the permitted residential density is involved.

AFFORDABLE HOUSING TRUST FUND

The Township has an interest-bearing affordable housing trust fund, and consistent with the updated development fee ordinance discussed above, will impose development fees on all applicable residential and non-residential development, and said fees shall be deposited into the affordable housing trust fund.

The Township will adopt by resolution a Spending Plan for the affordable housing trust fund. The Spending Plan will provide an outline of how the Township intends to utilize these funds to further the goals and mechanisms established in this Plan, and in accordance with prior COAH regulations found at N.J.A.C. 5:97 et seq, and with the Fair Housing Act. This will include a summary of revenues and expenditures to date from the affordable housing trust fund, identify mechanisms to collect revenues, project anticipated future revenues and interest, as well as outline all proposed spending from the trust fund. Funds will be spent on appropriate housing activity, affordability assistance, and administrative expenses consistent with applicable prior COAH regulations.

MUNICIPAL HOUSING LIAISON

The Township will appoint a Municipal Affordable Housing Liaison, who will be responsible for overseeing all affordable housing regulations and corresponding with administrative agent(s), the public, and all other related affordable housing professionals.

AFFORDABLE HOUSING ADMINISTRATIVE AGENT

The Township has contracted with CME Associates to serve as the municipal administrative agent to assume responsibility for the record keeping, as well as the affirmative marketing, income qualification of applicants, and randomized selection of tenants or purchasers of affordable units in Barnegat Township.

Several projects are administered and marketed by independent agents if the developer elects to contract separately with a qualified firm.

Pursuant to N.J.A.C. 5:80-26.15(f), the Township will adopt an Affirmative Marketing Plan to ensure that all available affordable units are marketed to the appropriate populations.

Income Levels

Barnegat Township is in COAH’s Region 4, which includes Mercer, Monmouth, and Ocean Counties. Moderate-income households are those earning between 50% and 80% of the regional median income. Low-income households are those with annual incomes that are between 30% and 50% of the regional median income. Very-low income households are a subset of “low income” households, and are defined as households earning 30% or less of the regional median income.

APPENDICES

List of Appendices:

- A. Prior Round Compliance Documents
 - 1. Settlement Agreement with Fair Share Housing Center
 - 2. Third Round Judgment of Compliance
- B. Fourth Round Obligations
 - 1. Governing Body Resolution
 - 2. Order Fixing Municipal Obligations
- C. Affordable Housing Projects Map
- D. Crediting Documents
 - 1. Mooring Point Resolution of Approval
 - 2. Barnegat Terrace Resolution of Approval
 - 3. Stone Hill Resolution of Approval
 - 4. Gunning River Redevelopment Concept Plan