

APPENDIX A

HOUSING PLAN

Township of Long Beach

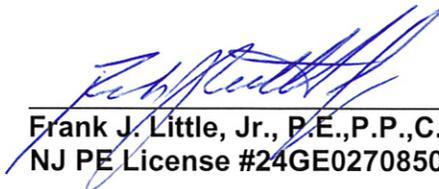
Long Beach Township Land Use Board
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November 26, 2007

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HOUSING PLAN

INTRODUCTION

According to the Municipal Land Use Law (40:55D-28.b(3)), a Master Plan may, where appropriate, contain a Housing Plan Element. Pursuant to Section 10 of P.L. 1985, c.222 (C.52:27D-310), a municipality's housing element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low and moderate income housing, and shall contain at least:

- a. An inventory of the municipality's housing stock;
- b. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing;
- c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
- d. An analysis of the existing and probable future employment characteristics of the municipality;
- e. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing; and
- f. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.

HOUSING INVENTORY

The data contained in the Housing Element was primarily derived from US Census 2000 data. Non-census data originates from the most up-to-date sources possible.

Number of Housing Units and Number of Units in Structure

The number of housing units in the Township has increased steadily since 1939. The most units were built between the 1960 to 1969 period, wherein 2061 units, or 22.8 percent of the housing stock, were constructed. Between the 1990 to 2000 period, the number of units built was 1103, which represents a marked decrease from the 1980 to 1989 period. This drop-off does not indicate a lack of interest in the Township, but a sharp decrease in the amount of buildable land available. It is anticipated that net housing growth over the next six years will be minimal and will occur as redevelopment or as infill on scattered lots.

The majority of housing units (74 percent) in the Township are single-family detached units. There are lesser amounts of apartment-style, townhouse and mobile home units. The second most prevalent building type is buildings with 2 to 4 units (16.8 percent).

Table 1
Number of Housing Units and Number of Units in Structure

Housing Units by Age

BUILT	TOTAL UNITS	PERCENT
1999 to March 2000	216	2.4
1995 to 1998	558	6.2
1990 – 1994	473	5.2
1980 to 1989	1454	16.1
1970 to 1979	1722	19.1
1960 to 1969	2061	22.9
1950 to 1959	1488	16.5
1940 to 1949	595	6.6
1939 or earlier	449	5.0
TOTAL	9016	100%

Source: US Bureau of the Census

*Residential Building Permits Issued, January to June 2001
Single Family and Two Family Units*

YEAR	UNITS
2001	63
2002	14
2003	123
2004	107
2005	151
2006	127

Source: NJ Construction Reporter

Housing Units by Number of Units in Structure

NUMBER OF UNITS	OWNER-OCCUPIED	RENTAL	VACANT	TOTAL	PERCENTAGE
1 – Detached	1213	69	5401	6683	43.8
1 – Attached	32	12	274	318	7.67
2 to 4	174	120	1223	1517	36.56
5 to 9	8	10	67	85	2.0
10 or more		6	21	27	0.6
Mobile					
Home/Trailer/Other	8	13	365	386	9.3
TOTAL	1435	230	7351	9016	100%

Source: US Bureau of the Census

Housing Quality Indicators and Value

In the case of Long Beach, few units can be considered substandard or deficient. Housing quality sufficiency is generally evaluated by several indicators, as follows:

- ❖ Age - Units built before 1940 are considered to have significant age factor.
- ❖ Overcrowding - Units containing more than 1.0 persons per room are considered to be overcrowded.
- ❖ Plumbing Facilities - Units lacking complete plumbing for exclusive use are considered deficient.
- ❖ Kitchen Facilities - Units lacking a sink with piped water, a stove and a refrigerator are considered deficient.

Additionally, the number of rooms in a unit and the unit's value are also indicators of quality. The majority of dwellings (66.4 percent) contain 6 or more rooms. The mean number of rooms is 5.6. Only 6 percent of dwellings contain 3 or fewer rooms.

The majority (86.9 percent) of owner-occupied units are valued at more than \$200,000. The median housing value in the Township is over \$334,400.00. Note that this is a 2000 figure. Less than two percent (1.76 percent) are valued at less than \$149,999.00. Contract rents are more affordable than owner-occupied housing. The majority (72.2 percent) of renters pay between \$500.00 and \$1500.00 per month in rent.

Table 2

Housing Quality Indicators and Value

Housing Units By Number of Rooms, 2000

ROOM	NUMBER OF UNITS	PERCENTAGE OF TOTAL
1	15	0.2
2	104	1.2
3	423	4.7
4	942	10.4
5	1545	17.1
6	1836	20.4
7+	4151	46.0
TOTAL	9016	100.00

Mean Number of Rooms = 5.6

Quality Indicators, Occupied Housing Stock, 2000

	NUMBER OF UNITS	PERCENT OF TOTAL UNITS
Total Housing Units	9016	100.0
Built before 1940	449	5.5
Overcrowded	16	0.2
Lacking Complete Plumbing	0	0
Lacking Complete Kitchen Facilities	0	0
Lacking Central Heating	5	<0.1

Housing Values, 2000

OWNER-OCCUPIED, NON-CONDOMINIUM UNITS	NUMBER	PERCENTAGE
Less than \$50,000	0	0.0
\$50,000 to \$99,999	0	0.0
\$100,000 to \$149,999	21	1.8
\$150,000 to \$199,999	135	11.3
\$200,000 to \$299,999	351	29.4
\$300,000 to \$399,999	263	22.0
\$400,000 to \$499,999	143	12.0
\$500,000 to \$749,999	207	17.3
\$750,000 to \$999,999	43	3.6
\$1,000,000 or more	32	2.6
TOTAL	1195	100.0

2000 Total Median Value - \$344,400.00

Contract Rent, 2000

RENTER-OCCUPIED UNITS	NUMBER	PERCENTAGE
No Cash Rent	45	19.6
Less than \$250	7	3.0
\$250 to \$499	12	5.2
\$500 to \$749	98	42.6
\$750 to \$999	49	21.3
\$1,000 or more	19	8.3
TOTAL	230	100.0

Median Contract Rent = \$644

Source: United States Bureau of the Census

Housing Occupancy Characteristics

The majority (68.0 percent) of units in the Township are seasonal/recreational in nature. This percentage has decreased by 4.7 percent since 1990. In 2000, the number of occupied units numbered 1,664, or 18.4 percent of the housing stock, a decrease of 0.4 percent since 1990. The significant number of vacant dwellings is characteristic of a seaside resort community.

Of the occupied units, in 2000, 86.1 percent were owner-occupied and the remainder were occupied by renters. The number of owner-occupied units has increased by 5.6 percent over the 10-year period, from 80.5 percent to 86.1 percent.

TABLE 3:
Housing Occupancy Characteristics, 1990 and 2000

Housing Occupancy

	1990		2000	
	#	%	#	%
Occupied Housing Units	1,661	18.8	1,664	18.4
Vacant Housing Units	7,175	81.2	7,359	81.6
Non-Seasonal	751	8.5	1,227	13.6
Seasonal/Recreational	6,424	72.7	6,132	68.0
TOTAL	8,836	100.0	9,023	100.0
Homeowner Vacancy Rate		8.7%		4.4%
Rental Vacancy Rate		66.0%		74.9%

Housing Tenure

	1990		2000	
	#	%	#	%
Occupied Housing Units	1,661	100.0	1,664	100.0
Owner-Occupied	1,377	80.5	1,432	86.1
Renter-Occupied	284	19.5	232	13.9

Source: United States Bureau of the Census

GENERAL POPULATION CHARACTERISTICS

The population of the Township decreased by 78 persons over the past census period. Population growth began a slow-down between 1980 and 1990 census period until the 1990s when it declined. The population decrease cannot be attributed to housing demolitions, as the Township experienced a 187-unit increase over the same 10 years, although 184 of those units were vacant and non-seasonal during the census enumeration. It is likely that the decline is related to a decrease in household size (see Table 5).

While general population has declined, the age cohorts have remained very stable. A significant percentage (36 percent) of the population is over the age of 64. Median age in the Township increased by 2.2 years from 55.1 to 57.3 years. This median is significantly higher than the County and State averages, which is, again, explained by the seaside resort nature of the Township.

TABLE 4:
Population Characteristics
Population Trends, 1930 to 2000

YEAR	POPULATION	# CHANGE	% CHANGE
1930	355	--	--
1940	425	70	20
1950	850	425	100
1960	1,561	711	46
1970	2,918	1,357	87
1980	3,488	570	20
1990	3,407	81	(2)
2000	3,329	78	(2)

Population by Age and Median Age, 1990 and 2000

AGE COHORT	1990		2000	
	#	%	#	%
Under 5 Years	109	3	88	3
5 to 19 Years	340	10	339	10
20 to 64 years	1,826	54	1,688	51
65 Years and Over	1,132	33	1,214	36
TOTAL	3,407	100.0	3,329	100.00

MEDIAN AGE	1990	2000
Long Beach Township	55.1	57.3
Ocean County	38.4	41.0
State of New Jersey	34.4	36.7

Source: United States Bureau of the Census

HOUSEHOLD CHARACTERISTICS

Between 1990 and 2000, the number of family households increased by 1.4 percent from 61.0 to 62.4 percent. The number of non-family households, which means people living alone or with non-family members, is significant at 37.6 percent in 2000. In terms of income, 44.5 percent of households earned over \$35,000 in 1990; 25.5 percent earned over \$50,000. The average household income in 1990 was over \$43,000. In 1990, 4.5 percent of the population and 2.5 percent of all households lived at or below the poverty level.

TABLE 5:

Household Characteristics

Households by Type and Household Size, 1990 and 2000

	1990		2000	
	#	%	#	%
Family Households	1,013	61.0	1,039	62.4
Non-Family Households	648	39.0	625	37.6
TOTAL	1,661	100.0	1,664	100.0
Average Household Size	2.05		2.00	

Household and Family Income, 2000

	HOUSEHOLDS	PERCENT
Less than \$10,000	97	5.8
\$10,000 to \$14,999	142	8.5
\$15,000 to \$29,999	244	14.7
\$30,000 to \$34,999	99	6.0
\$35,000 to \$49,999	274	16.5
\$50,000 to \$74,999	341	20.5
\$75,000 to \$99,999	133	8.0
\$100,000 or more	333	20.0
TOTAL	1663	100.0

Median Income - \$48,697.00

Average Income - \$66,145.00

Distribution of Persons and Households Below Poverty Level, 2000

PERSONS		HOUSEHOLDS	
#	%	#	%
171	5.1	40	2.4

Source: United States Bureau of the Census

EMPLOYMENT CHARACTERISTICS

The US Census reports that 1351 persons over the age of 16 in Long Beach Township were employed in 2000. The majority of people were employed in the service industry, finance, insurance, real estate and retail and wholesale trade. The majority (964) of the 1351 jobs are held outside of the Township. It is not anticipated that employment in the Township will increase significantly over the next six years as opportunities for large commercial expansions are minimal due to space constraints.

TABLE 6:

Employment Characteristics, 2000

Distribution of Employment by Occupation, 2000

SECTOR JOBS	NUMBER	PERCENT
Management, Professional and Related Occupations	451	33.4
Service Occupations	216	16.0
Sales and Office Occupations	435	32.2
Farming, Fishing and Forestry	0	0
Construction, Extraction, and Maintenance	118	8.7
Production, Transportation and Material Moving	131	9.7
TOTAL	1351	100.0

Source: United States Bureau of the Census

Jobs Covered by Unemployment Insurance, 1998

AVERAGE NUMBER	AVERAGE ANNUAL WAGES
765	\$18,818

Source: New Jersey Department of Labor

GROWTH SHARE PROJECTION

COAH's Third Round Substantive Rules introduce the concept of a growth share projection. As explained in N.J.A.C. 5:94-1(1)d, growth share is generated by statewide residential and non-residential growth during the period from 1999 through 2014, and delivered from January 1, 2004 to January 1, 2014. Consequently, for every eight (8) market-rate residential units constructed, the municipality is obligated to provide for one (1) unit that is affordable to low and moderate income households. In addition, every 25 jobs created within the municipality necessitates the provision of one (1) additional unit of low to moderate income housing. The following pages detail the calculation of Long Beach Township's growth share.

Growth Share Projection: Detail

In order to project the Township's Growth Share Projection, the Township compiled the required historical data on the number of residential and nonresidential certificates of occupancy and demolition permits issued within the Township during the last decade from the Department of Community Affairs, Division of Codes and Standards. The following tables display the historical data.

Historic
Table 7: Residential Certificates/Permits Issued (Number)

	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
COS	50	68	91	88	23	63	14	123	107	151	127
DEMS	23	18	22	15	0	42	0	68	51	101	65

Source: DCA, Division of Codes and Standards

Table 8: Non-residential Certificates/Permits Issued (SF, by Use Group)

	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
MULTI-FAMILY/DORMITORIES											
COS	0	0	0	0	0	0	0	0	0	0	0
DEMS	0	0	0	0	0	0	0	0	0	0	0
HOTEL/MOTEL											
COS	3526	0	0	0	0	0	0	0	0	0	0
DEMS	1	0	0	0	0	0	0	0	1	0	0
EDUCATION											
COS	1,380	0	0	0	0	0	0	0	0	0	0
DEMS	0	0	0	0	0	0	0	0	0	0	0
INDUSTRIAL											
COS	0	0	0	0	0	0	0	0	0	0	0
DEMS	0	0	0	0	0	0	0	4	0	0	0
HAZARDOUS											
COS	0	0	0	0	0	0	0	0	0	0	0
DEMS	0	0	0	0	0	0	0	0	0	0	0
INSTITUTIONAL											
COS	0	0	0	0	0	0	0	0	0	0	0
DEMS	0	0	0	0	0	0	0	0	0	0	0
RESTAURANTS/CHURCHES/AMUSEMENTS											
COS	80	0	0	0	0	0	32,416	0	0	0	160
DEMS	0	0	1	0	0	0	0	1	0	1	0
STORAGE											
COS	900	0	0	0	0	0	0	0	0	0	0
DEMS	0	0	0	0	0	0	0	0	0	0	0
SIGNS, FENCES, UTILITIES AND MISCELLANEOUS											
COS	0	0	0	0	0	0	0	360	0	0	0
DEMS	1	0	0	0	0	0	0	1	0	0	0
BUILDINGS WITH STORAGE											
COS	0	0	0	0	0	0	0	0	0	316	0
DEMS	0	0	0	1	0	0	0	1	0	0	0

Source: DCA, Division of Codes and Standards

In addition, the calculation of the Growth Share Projection also requires an estimate of the future residential and nonresidential development that is anticipated to occur within the Township from 2005 to 2013. The Township compiled information on pending or anticipated development to estimate future development. Tables 9 and 10 provides details on the estimate.

Table 9: Anticipated Residential Development (Number)

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
Net Anticipated Jobs											
Use Group B:											
Use Group M:		3	8	1							12
Use Group F:											
Use Group S:											
Use Group H:											
Use Group A1:											
Use Group A2 to A4:											
Use Group E:											
Use Group R1:			7								7
Total Net Jobs		3	15	1							19
Affordable Units from Jobs (Total Net Jobs/25)		0.12	0.6	0.04							0.76

Job Calculation

Use Group M	Square Footage	Calculation	Number of Jobs
Hand Store	3146	3146/1000=	3
WaWa	4150	4150/1000=	4
Blue Water Restaurant	1250	1250/1000=	1
Pinziminio-Market Rest.	3621	3621/1000=	4
Use Group R1			
Daddy-O Hotel/Rest.	7132	7132/1000=	7

Table 10: Anticipated Residential Development (Number)

	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
Approved Land Use Board Applications										
Zanger 10.26 / 4,5	0	0	1	0	0	0	0	0	0	1
Verrico 15.93 / 5	0	0	2	0	0	0	0	0	0	2
Morelli 1.46 / 40	0	0	1	0	0	0	0	0	0	1
Rosen 20.26 / 1	0	0	2	0	0	0	0	0	0	2
Hoffman 12.18 / 14	0	0	2	0	0	0	0	0	0	2
Conforti 11.29 / 6	0	0	1	0	0	0	0	0	0	1
Denenberg/Schneider 6.48 / 18	0	0	1	0	0	0	0	0	0	1
Marchione 5.27 / 1.10	0	0	1	0	0	0	0	0	0	1
Hagan 1.71 / 16	0	0	1	0	0	0	0	0	0	1
Susan Shapiro Barash 1.59 / 1.03	0	0	2	0	0	0	0	0	0	2
Lillie 101, LLC 11.14 / 1	0	1	0	0	0	0	0	0	0	1
Kopenhaver, Trustee 15.123 / 9	0	2	0	0	0	0	0	0	0	2
Morris, Defnis, Guarna 14.02 / 11	0	1	0	0	0	0	0	0	0	1
Drost 4.43 / 5	0	1	0	0	0	0	0	0	0	1
Myron/Siegel 6.06 / 11	0	1	0	0	0	0	0	0	0	1
Conforti 11.29 / 6	0	1	0	0	0	0	0	0	0	1
Coleman/Roach 23.17 / 11	0	1	0	0	0	0	0	0	0	1
Lovett 12.16 / 7	0	1	0	0	0	0	0	0	0	1
Cohan 15.51 / 2	0	1	0	0	0	0	0	0	0	1
Merkert 11.08 / 17,19	2	0	0	0	0	0	0	0	0	2
McGarvey 1.31 / 22	1	0	0	0	0	0	0	0	0	1

	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
Approved Land Use Board Applications (Continued)										
Simon 6.34 / 7	1	0	0	0	0	0	0	0	0	1
Schiro 12.16 / 30, 30.01	1	0	0	0	0	0	0	0	0	1
Leone/Santillo 12.10 / 14,14.01	1	0	0	0	0	0	0	0	0	1
Rears 15.99 / 1	1	0	0	0	0	0	0	0	0	1
Neves 1.90/1	1	0	0	0	0	0	0	0	0	1
Moeller/TMB, Inc 10.17 / 1, 12	3	0	0	0	0	0	0	0	0	3
Spinelli 13.02 / t 1	2	0	0	0	0	0	0	0	0	2
Paul 1.19 / 1	2	0	0	0	0	0	0	0	0	2
SJ Developers, LLC 11.30 / 4	2	0	0	0	0	0	0	0	0	2
Holgate Cove Ent., LLC 1.09 / 3,3.01,5, 5.01	6	0	0	0	0	0	0	0	0	6
Boyd, Wildmer, Woodworth Block 7.21, Lots 3,4	1	0	0	0	0	0	0	0	0	1
Johnson 11.12 / 5,7,8	2	0	0	0	0	0	0	0	0	2
Lipinski 4.39 / 1.2.3.3.01	1	0	0	0	0	0	0	0	0	1
Moeller 13.05 / 1.01,1.03	1	0	0	0	0	0	0	0	0	1
Brown/Schmidt 23.06 / 10,11,12,13	0	2	0	0	0	0	0	0	0	2
Goldberger 10.38 / 9	0	2	0	0	0	0	0	0	0	2
Cain 6.44 / 1,1.01	0	2	0	0	0	0	0	0	0	2
Hladchuk 4.22 / 13	0	2	0	0	0	0	0	0	0	2
Shackleton 13.13 / 4.01	0	2	0	0	0	0	0	0	0	2
Hoover, Gizzi, Cramer 15.113 / 5,6	0	2	0	0	0	0	0	0	0	2
Shapiro/Barash 11.28 / 1.05	0	35	0	0	0	0	0	0	0	35

	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
Approved Land Use Board Applications (Continued)										
DeCarlo 18.85 / 1	0	3	0	0	0	0	0	0	0	3
Davies 7.02 / 14,15	0	1	0	0	0	0	0	0	0	1
Moore 4.45 / 1,1.01	0	3	0	0	0	0	0	0	0	3
Total (# of Units)	28	64	14	0	0	0	0	0	0	106
Pending and Anticipated Land Use Board Applications										
None	0	0	0	0	0	0	0	0	0	0

To project the Township's growth share, the historical data from 2004 is paired with the information on anticipated development for the period from 2005 to 2013 shown above. For residential development, the sum of all development is divided by nine to reach a Growth Share Obligation. For nonresidential development, the total net square footage is converted to jobs by means of multipliers developed by COAH (detailed in Appendix E of N.J.A.C. 5:94) and then divided by 25 to reach a Growth Share Obligation. The following tables detail the calculation of the Growth Share Obligation generated by residential and nonresidential development.

Table 11: Residential Growth Share Projection

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
Anticipated Units	0	151	127	14	0	0	0	0	0	0	292
2004 Units	107	0	0	0	0	0	0	0	0	0	107
Demolished Units	51	101	65	0	0	0	0	0	0	0	217
Net Units	56	50	62	0	0	0	0	0	0	0	168
Exclusions¹	0	0	0	0	0	0	0	0	0	0	0
Net Units - Exclusions	56	50	62	0	0	0	0	0	0	0	168
Affordable Units (Net/9)	6.2	5.6	6.9	0	0	0	0	0	0	0	18.7

¹ According to the N.J.A.C. 5:94-2.4(a)3, affordable units included in a municipality's third round Fair Share Plan shall be excluded from projected residential growth for the purposes of projecting the growth share.

Table 12: Non-Residential Growth Share Projection

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	Total
Net Anticipated Jobs											
Use Group B:											
Use Group M:		3	8	1							12
Use Group F:											
Use Group S:											
Use Group H:											
Use Group A1:											
Use Group A2 to A4:											
Use Group E:											
Use Group R1:			7								7
Total Net Jobs		3	15	1							19
Affordable Units from Jobs (Total Net Jobs/25)		0.12	0.6	0.04							0.76

Job Calculation

Use Group M	Square Footage	Calculation	Number of Jobs
Hand Store	3146	3146/1000=	3
WaWa	4150	4150/1000=	4
Blue Water Restaurant	1250	1250/1000=	1
Pinziminio-Market Rest.	3621	3621/1000=	4
Use Group R1			
Daddy-O Hotel/Rest.	7132	7132/1000=	7

Based upon the above, the total combined Growth Share Obligation is then 19 units of affordable housing (18.7 + 0.76 = 19.46 → 19). Please note that the residential component of this projection consists of 18.7 units; the non-residential component consists of 0.76 units. The table displayed below provides a summary of this growth share projection:

Table 13: Summarized Growth Share Projection (Units Affordable)

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2012	TOTAL
COMPONENTS											
Residential	6.2	5.6	6.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	18.7
Non-Residential	0	0.12	0.6	0.04	0.0	0.0	0.0	0.0	0.0	0.0	0.76
Total	6.2	6.72	7.50	0.04	0.0	0.0	0.0	0.0	0.0	0.0	19.46

Note: Normal rounding errors may be present. Growth share obligations are customarily rounded to the nearest whole number. Thus, the Township's growth is 74 units.

Growth Share Projection: Presumption of Validity

In accordance with COAH regulations, Owen, Little & Associates has calculated Household and Employment Growth Projections with information from the North Jersey Transportation Planning Authority. The following tables detail these projections:

Table 14: NJTPA Household Growth Projection

2015 NJTPA Households	-	2005 NJTPA Households	=	Household Change
1,960	-	1,720	=	240

Table 15: NJTPA Employment Growth Projection

2015 NJTPA Employment	-	2005 NJTPA Employment	=	Household Change
2,760	-	2,560	=	200

The total number of new households projected as Long Beach Township's Growth Share Obligation is 168, or 72 units less than the household growth projection derived from NJTPA data. The total number of new jobs (employment) projected in our calculation of Long Beach's Growth Share obligation is 19, or 181 jobs less than the employment growth projection derived from NJTPA data. We note that the Township projections are less than those of the NJTPA which can be attributed to the current state of the Township as well as the New Jersey real estate boom which took place in the early 2000's.

Currently, there are eleven (11) zone districts which regulate construction and use in the Township. Nine (9) of these district permit single family detached dwelling unit on any one lot of record. A grandfather clause (205-17.D) within the zoning ordinance permits an existing multifamily dwelling to be replaced so long as the new structure does not contain not more than two dwelling units, all requirements as to lot coverage, height, front, side and rear yard setback, an all other requirements for the construction of a dwelling in the zone in which the lot is located are met; and two off street parking spaces are provided for each unit.

In addition, the municipality is considered fully developed in that there are less than 10 vacant parcels available for development and a significant number of the CO's issued were for dwellings that were either rehabilitated or demolished and rebuilt by a private homeowner.

In 2006, Long Beach Township adopted a new Subdivision Ordinance which requires that all proposed subdivisions produce lots with 60 FT of lot frontage and 6000 SF of lot area unless the zoning district requires more stringent conditions. With this ordinance in place, density is decreasing within the municipality. For example, prior to the subdivision ordinance a 200 FT x 240 FT land parcel located in the R-50A Single Family Residential Zone would be able to be subdivided into nine (9) lots whereas the new ordinance would limit the number of residential lots to eight (8).

In addition, Long Beach Township is subject to CAFRA (Coastal Area Facilities Review Act) regulations as well as those of NJDEP related to dune and beach protection. The strict rules imposed by these agencies work to deter private homeowners and builders alike from construction in this area.

Growth Share Projection: Potential to Accommodate Growth

The Township has analyzed its current zoning regulations and the availability of vacant land. The Township anticipates that it will not be able to accommodate the development projected in the Township's Growth Share Projection in consideration of the facts that the municipality is fully developed. In 2006, the median sales price of a home is \$1.1 million dollars and existing utilization of the residential and commercial areas does not allow for high density housing developments.