

EXHIBIT A

**TOWNSHIP OF OLD BRIDGE
COUNTY OF MIDDLESEX, NEW JERSEY
RESOLUTION NO. 25-66**

**RESOLUTION ESTABLISHING THE FOURTH ROUND AFFORDABLE HOUSING
PRESENT NEED AND PROSPECTIVE NEED OBLIGATIONS FOR THE TOWNSHIP
OF OLD BRIDGE**

WHEREAS, on March 20, 2024, Governor Murphy signed into law an Amendment to the Fair Housing Act (N.J.S.A. 52:27D-301 *et seq.*) (hereinafter "Amended FHA"); and

WHEREAS, the Amended FHA requires the New Jersey Department of Community Affairs ("DCA") to produce non-binding estimates of fair share obligations for municipalities throughout the State on or before October 20, 2024; and

WHEREAS, the DCA issued a report on October 18, 2024 ("DCA Report") wherein it reported its estimate of the obligation for all municipalities based upon its interpretation of the standards in the Amended FHA; and

WHEREAS, the DCA Report calculated the Township of Old Bridge's Round 4 (2025-2035) obligations as follows: a Present Need or Rehabilitation Obligation of 318 units and a Prospective Need Obligation of 685 units; and

WHEREAS, the Amended FHA provides that the DCA Report is non-binding, thereby inviting municipalities to demonstrate that the Amended FHA would support modified or corrected calculations of the Round 4 affordable housing obligations; and

WHEREAS, pursuant to N.J.S.A. 52:27D-304.3, a municipality's average allocation factor is comprised of the equalized nonresidential factor, income capacity factor, and land capacity factor and shall be averaged to yield the municipality's average allocation factor, and

WHEREAS, the Amended FHA further provides that "[a]ll parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by COAH unless those regulations are contradicted by statute, including P.L. 2024, c.2 [Amended FHA], or binding court decisions" (N.J.S.A 52:27D-311(m)); and

WHEREAS, COAH regulations authorize vacant land adjustments as well as durational adjustments; and

WHEREAS, the DCA has released a Geographic Information Systems spatial data representation of the Land Capacity Analysis for the Amended FHA containing the Vacant and Developable land information that serves as the basis for calculating the land capacity factor; and

WHEREAS, the Township of Old Bridge and its professionals have reviewed the lands identified by the DCA for the land capacity factor with respect to the MOD-IV Property Tax List data, construction permit data, land use board approvals, configuration, and accessibility to ascertain whether these identified developable lands may accommodate development; and

WHEREAS, based on the foregoing, Old Bridge Township relies on the DCA calculations of Old Bridge Township's fair share obligations as modified herein to account for the Township's review of the lands identified by the DCA for the land capacity factor with respect to the MOD-IV Property Tax List data, construction permit data, land use board approvals, configuration, and accessibility to ascertain whether these identified developable lands may accommodate development, and as further set forth in detail and explained in the attached memo prepared by the Township's affordable housing professional planner, and Old Bridge Township seeks to commit to provide its fair share of 318 units present need and 325 units

prospective need, subject to any vacant land and/or durational adjustments it may seek as part of the Housing Plan element and Fair Share Plan element it subsequently submits in accordance with the Amended FHA; and

WHEREAS, Old Bridge Township reserves the right to comply with any additional amendments to the FHA that the Legislature may enact; and

WHEREAS, Old Bridge Township also reserves the right to adjust its position in the event of any rulings issued by New Jersey Superior Courts, or any other such action that alters the deadlines and/or requirements of the Amended FHA; and

WHEREAS, in the event that a third party challenges the calculations provided for in this Resolution, Old Bridge Township reserves the right to take such position as it deems appropriate in response thereto, including that its Round 4 Prospective Need Obligation should be lower than described herein; and

WHEREAS, in light of the above, the Township Council of the Township of Old Bridge finds that it is in the best interest of the Township to commit to the modified present need and prospective need Fourth Round affordable housing fair share numbers set forth herein, subject to the reservations set forth herein; and

WHEREAS, in accordance with AOC Directive #14-24 dated December 13, 2024, the Township Council of the Township of Old Bridge finds that, as a municipality seeking a certification of compliance with the FHA, it is in the best interests of the Township to direct the filing of an action in the form of a declaratory judgment complaint within forty-eight (48) hours after adoption of this Resolution, or by February 3, 2025, whichever is sooner;

NOW, THEREFORE BE IT RESOLVED, by the Township Council of the Township of Old Bridge, County of Middlesex, State of New Jersey, as follows:

1. All of the above WHEREAS clauses are incorporated into the operative clauses of this Resolution.
2. Old Bridge Township hereby commits to a Round 4 Present Need Obligation of 318 units, and a Round 4 Prospective Need Obligation of 325 units, modified from the DCA's calculations as explained above and in memorandum/report from the Township's affordable housing professional planner attached hereto, and subject to all reservations of rights set forth above.
3. The Township Special Affordable Counsel, and other appropriate Township officials are hereby authorized and directed to take all actions necessary to comply with the requirements of the Amended FHA, including the filing of a declaratory judgment complaint in Middlesex County within forty-eight (48) hours after adoption of this Resolution, attaching a copy of this Resolution as an exhibit to such filing.
4. The Township Special Affordable Counsel and other appropriate Township officials are hereby authorized and directed to submit and/or file a copy of this Resolution with the Program or any other such entity as may be determined to be appropriate.

BE IT FURTHER RESOLVED that this Resolution shall take effect pursuant to law.

Motion/ Second	Roll Call				
		YAY	NAY	ABSTAIN	ABSENT
	Councilman Accettulli	X			
Second	Councilwoman DeCaro	X			
	Councilman DePalma	X			
	Councilman Desai				X
	Councilman Garcia	X			
	Councilman Murphy				X
Motion	Councilman Paskitti	X			
	Council Vice President Dr. Greenberg-Belli	X			
	Council President Sohor	X			

I certify the following to be a true and correct abstract of a resolution regularly passed at a meeting of the Township Council of the Township of Old Bridge

Date: January 28, 2025


 Council President Mary Sohor

 Township Clerk Kathryn Hutchinson

AFFORDABLE HOUSING – FOURTH ROUND

Review of Present and Prospective Need Obligation



January 28, 2025

PREPARED FOR:

OLD BRIDGE TOWNSHIP, MIDDLESEX COUNTY

This report was signed and sealed in accordance with N.J.S.A. 45: 14A-1 2.

Veena M. Sawant, PP, AICP
(License #33L100632400)

Township Planner

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EXECUTIVE SUMMARY

The following **Present and Prospective Need Analysis** has been prepared for the Township of Old Bridge in Middlesex County, New Jersey.

By way of background, the State of New Jersey adopted A-4/S-50 on March 20, 2024. This legislation overhauled the Fair Housing Act (FHA) by abolishing the Council on Affordable Housing (COAH) and splitting its duties between the Department of Community Affairs (DCA) and the Administrative Office of the Courts (AOC).

The DCA was designated as the entity responsible for calculating the state's regional needs as well as each municipality's present and prospective fair share obligations. These municipal calculations, which were released on October 18, 2024, are advisory only. Each municipality is responsible for setting its own obligation utilizing a similar methodology by January 31, 2025, through the adoption of a resolution.

The process for Fourth Round affordable housing compliance and the criteria, methodology and formulas each municipality must rely upon to determine its present and prospective need obligation are now set forth within N.J.S.A. 52:27D-304.1 thru -304.3 of the FHA. The March 8, 2018, unpublished decision of the Superior Court, Law Division, Mercer County, in re Application of Municipality of Princeton ("Jacobson Decision") is also to be referenced as to datasets and methodologies that are not explicitly addressed in N.J.S.A. 52:27D-304.3.

Both the Jacobson Decision and N.J.S.A. 52:27D-304.3a of the FHA explain that the datasets and information must be reliable and updated to the greatest extent practicable. For example, N.J.S.A. 5:27D:304.3a explicitly states: "These calculations of municipal present and prospective need shall use necessary datasets that are updated to the greatest extent practicable." Likewise, the Jacobson

Decision quotes Judge Serpentelli's guiding principles in AMG regarding the fair share methodology:

"Any reasonable methodology must have as its keystone three ingredients: reliable data, as few assumptions as possible, and an internal system of checks and balances. Reliable data refers to the best source available for the information needed and the rejection of data which is suspect. The need to make as few assumptions as possible refers to the desirability of avoiding subjectivity and avoiding any data which requires excessive mathematical extrapolation. An internal system of checks and balances refers to the effort to include all important concepts while not allowing any concept to have a disproportionate impact."

On October 18th, 2024, the New Jersey Department of Community Affairs (DCA) published the report titled, "Affordable Housing Obligations for 2025-2035 (Fourth Round): Methodology and Background" (hereinafter "DCA Report") pursuant to P.L. 2024, c.2. This report implemented a new framework for determining each municipality's affordable housing obligations under the New Jersey Supreme Court's Mount Laurel doctrine and the State's Fair Housing Act.

The purpose of this analysis is to review the DCA's calculation of the Township of Old Bridge's Present and Prospective Need Obligation for the years 2025 to 2035.

The methodology to calculate a municipality's prospective fair share obligation consists of three factors: the Equalized Nonresidential Valuation factor; the Income Capacity Factor; and the Land Capacity Factor. The subject of this report is the **Land Capacity Factor**. The other two (2) factors are not modified/refined as part of this exercise, as the data required to be used is not readily refinable through local review. Herein, several adjustments are offered to ensure the data utilized by the DCA is correct in determining the Township's Prospective Need Obligation. Many of these corrections relate to such issues as sites

being incorrectly identified as vacant when in fact they are developed or are currently under construction, recently received Planning Board approvals or sites environmentally constrained that are mistakenly identified as being available for development; slivers of sites that are the result of geo-spatial layers that were not properly lined up; and others as detailed in the body of this report. As a result, the Township's Land Capacity Factor, has been revised.

Table 1 enumerates DCA-assigned Old Bridge's factors and proposed revised Land Capacity Factor. **These corrections alter the Township's Prospective Need Obligation from 685 to 325 affordable units (reduction of 360 units).** Note that the Township will conduct a vacant land adjustment (VLA) to determine its realistic development potential (RDP) at a later date. Old Bridge anticipates that the adjustment will be substantial.

Table 1. Summary of Factors influencing Prospective Fair Share Obligation			
	Equalized Nonresidential Valuation Factor	Income Capacity Factor	Land Capacity Factor
DCA Analysis	3.02%	2.39%	12.32%
Township Analysis	3.02%	2.39%	2.99%

The Township's Fourth Round Present Need/Rehabilitation Obligation is unaffected by this refinement and remains at **318 units**. Any unsatisfied obligations from prior rounds must also be met.

CALCULATING THE PROSPECTIVE NEED

To determine each municipality's fair share of affordable housing units, the following three (3) factors were calculated by DCA:

Equalized Nonresidential Valuation Factor:

This factor is described as, "...the changes in nonresidential property valuations in the municipality, since the beginning of the round preceding the round being calculated..." per the Affordable Housing Law. Legislation requires that this factor be calculated using the NJ Division of Local Government Services Property Value Classification Files. *Old Bridge Township's Equalized Nonresidential Valuation Factor was determined to be 3.02%.*

Income Capacity Factor:

This is the average of, "...the municipal share of the regional sum of the differences between the median municipal household income, according to the most recent American Community Survey Five-Year Estimates, and an income floor of \$100 below the lowest median household income in the region," and "...the municipal share of the regional sum of the differences between the median municipal household incomes and an income floor of \$100 below the lowest median household income in the region, weighted by the number of the households in the municipality." *Old Bridge Township's Income Capacity Factor was calculated at 2.39%.*

Land Capacity Factor:

This factor is the total acreage that is developable, calculated utilizing the most recent land use / land cover (LULC) data from the New Jersey Department of Environmental Protection (DEP), the most recently available (released in 2024) MOD-IV Property Tax List data from the Division of Taxation in the Department of the Treasury, and construction permit data from the Department of Community Affairs. *Old Bridge Township's Land Capacity Factor was calculated at 12.32%.*

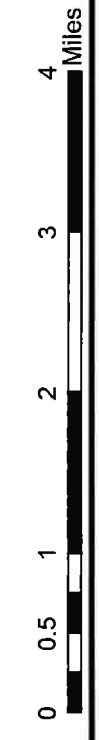


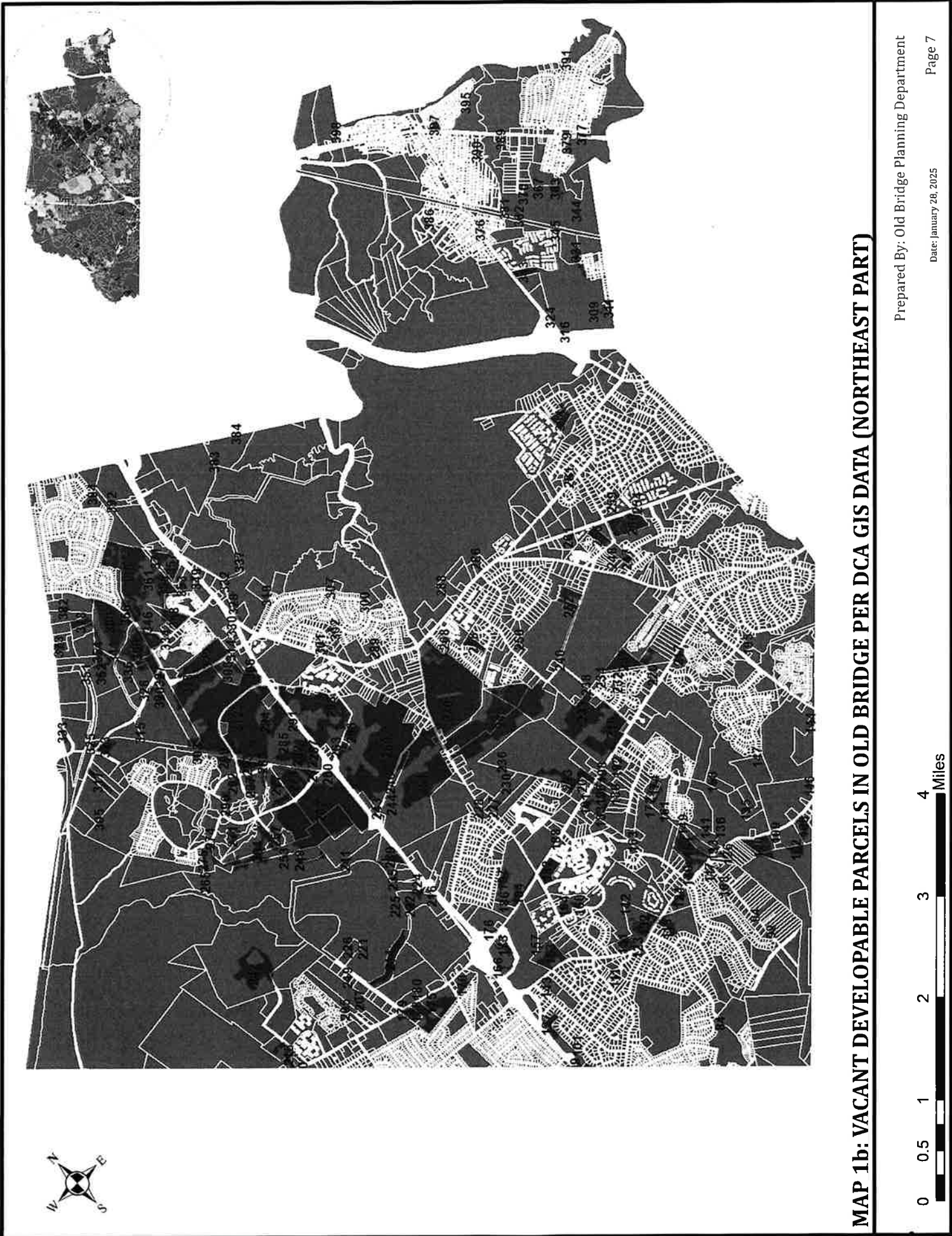
MAP 1: VACANT DEVELOPABLE PARCELS IN OLD BRIDGE PER DCA GIS DATA





MAP 1a: VACANT DEVELOPABLE PARCELS IN OLD BRIDGE PER DCA GIS DATA (SOUTHWEST PART)





MAP 1b: VACANT DEVELOPABLE PARCELS IN OLD BRIDGE PER DCA GIS DATA (NORTHEAST PART)

Old Bridge Township – Fourth Round Present and Prospective Need

The Township’s Land Capacity Factor was determined by the DCA to be 12.32%, or 1271.5² developable acres spread out over 398 different tracts (the output dataset did not identify parcels, but rather, tracts of land that were considered developable). Acreages are calculated before the 1.0 weighting factor, which is applied after all parcels are totaled. The complete list of all of these tracts is in **Appendix A**.

To refine this number and provide a more detailed, accurate depiction of the actual available vacant and developable land in the Township, the list of developable areas further excluded the following areas:

1. Lands that were non-contiguous to other vacant, developable lands and that were under one (1) acre³. This eliminated **265** tracts, or **86.88** acres with a remainder of 1184.68 acres to be further evaluated. **See Appendix B**.
2. Lands that were significantly irregular in shape, landlocked and/or inaccessible⁴ or are slivers. This eliminated **39** tracts or **251.52** acres with a remainder of 933.16 acres to be further evaluated. **See Appendix C**.
3. Lands that are owned by other government entities, quasi-governmental organizations and/or other municipalities are excluded from the developable area. This category includes tracts owned by Old Bridge Municipal Utility Authority, tracts that are currently on the Township’s Recreation Open Space Inventory (ROSI) and part of the municipal golf course. The Nike site is owned by the US Government. **See Appendix D**. This eliminated **11** tracts, or **59.72** acres with a remainder of 873.44 acres to be further evaluated.

² The DCA Fourth Round Calculation Workbook identifies the total developable acreage spread out over 398 different tracts to be 1271.5 acres. This report utilizes a developable acreage of 1271.5 acres. Using 1271.5 acres changes the DCA LCF to 2.99% and the AAF to 2.80%, however, the prospective need obligation of 318 remains unchanged.

³ One (1) acre is the generally accepted amount of acreage required to create at least six (6) affordable housing units through new development. Noncontiguous tracts under one (1) acre were excluded as they could not realistically provide at least six (6) units of affordable housing.

⁴ The Vacant Land Output dataset did not result in parcels that were developable, rather tracts, regardless of whether they have street frontage. Developable areas without street frontage cannot realistically provide new affordable housing units.

4. Lands with factors limiting development that were not necessarily accounted for in the DCA calculation. These included factors such as riparian areas, wetlands and their transition areas, and location within a flood hazard area. **See Appendix E**. This eliminated **5** tracts, or **4.34** acres with a remainder of 869.10 acres of land to be further evaluated.

5. Lands with existing development, lands that are currently under construction or lands with development approvals or inclusionary zoning in place that were identified in the Township’s Third Round Housing Element and Fair Share Plan or are part of an approved General Development Plan and are under construction or review⁵. This resulted in the removal of **46** tracts, or **568.94** acres with a remainder of 300.16 acres of land to be further evaluated. **See Appendix F**.

- **Tract #19**. This tract of land contains a salon and its associated parking.
- **Tract #28**. This tract of land received approval from the Zoning Board of Adjustment (Application #95-2006Z & 64-2008Z) for mixed-use development. The resolution of approval requires this tract of land to be developed for the commercial component of the mixed use. The residential component is built.
- **Tract 42**. This tract is part of the 2006 Crossroads Redevelopment Plan. An application is scheduled for a public hearing (February 27, 2025) in front of the Planning Board for a 70-unit age-restricted housing project with 20% units set aside for low- and moderate-income households.

⁵ Though the most recent DCA Construction Reporter data is used, what has actually been developed is not necessarily reflected in this data. As such, local review of DCA outputs can confirm on a site-by-site basis.

Old Bridge Township – Fourth Round Present and Prospective Need

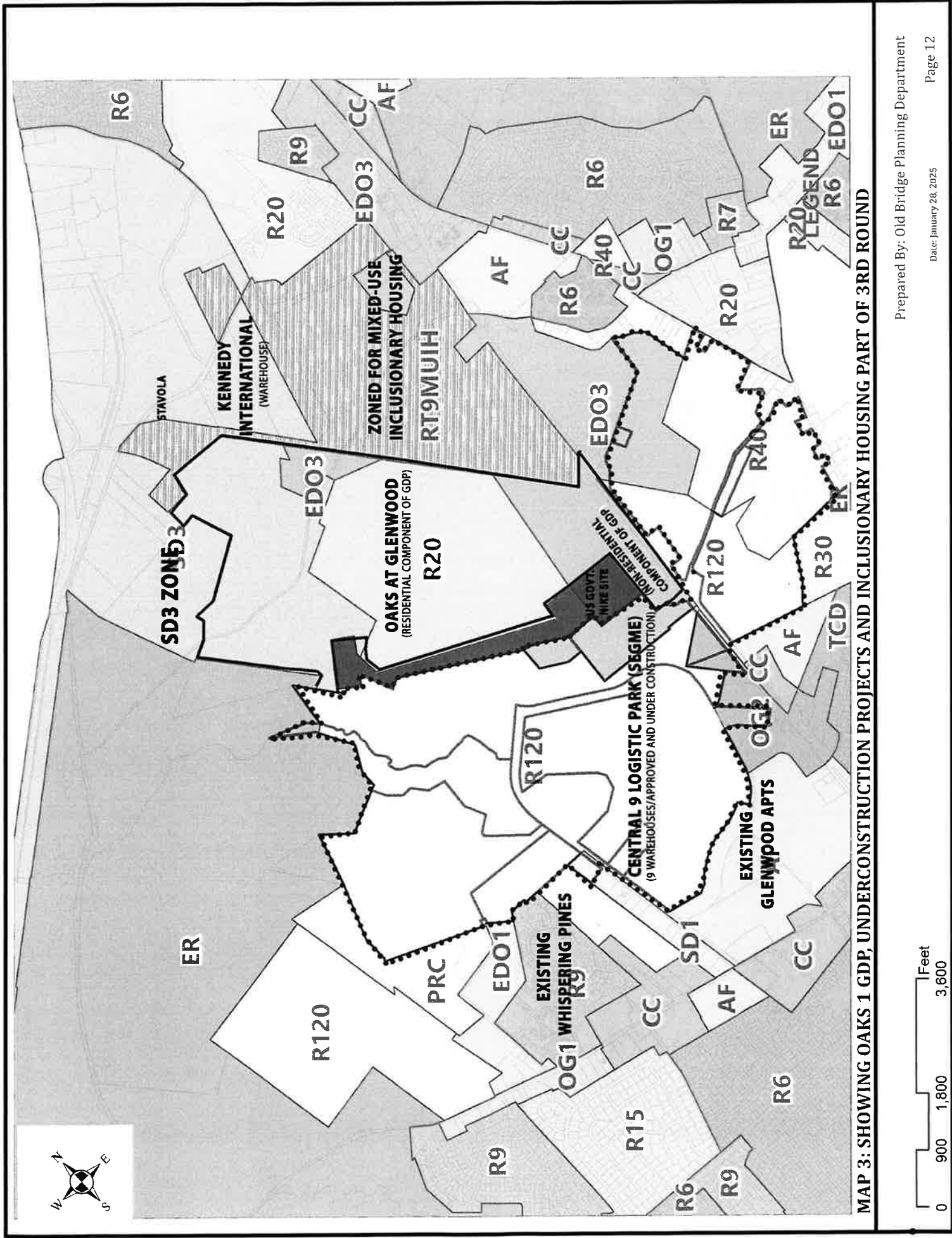
- Tract #182. In 2018, the Planning Board (Application # 17-2018P) approved approximately 35,000 sf of retail and commercial use. The property is significantly constrained by wetlands and their transition areas.
- Tract # 78. The Zoning Board recently approved this tract of land for outdoor vehicle storage area ancillary to the existing All American Ford dealership (Application # 50-2023Z).
- Tract 166, 173, 214 and 224. These tracts are part of open space for an existing development (a house of Worship and Glenwood apartments).
- Tract #222. The Zoning Board recently granted a use variance to construct a garage/maintenance building on this tract of land for an existing apartment complex. (Application ##32-2022Z)
- Tract # 21, 22, 24 and 32. These tracts are part of the approved Woodhaven General Development Plan (GDP). The GDP was part of the second-round obligation and contained inclusionary development that was approved by the Planning Board. Phase I and II of the GDP is built while Phase III, IV, VII and OC-7 are under construction. The Woodhaven GDP area is shown on MAP 2 on page 11.
- Tract # 257, 262, 264, 270-273, 277, 282, 287, 290, 292, 293 and 299. These tracts are part of the Oaks 1 GDP. The approved Oaks 1 GDP contains a mixed-use development with 1,312 residential units, including 138 affordable residential units and 600,000 sf of commercial use. The residential portion of the development was granted Preliminary and Final approval. Final Resolution was approved February 1, 2005, and memorialized March 1, 2005. Commercial phase 1 of the non-residential component is currently

under construction. The single-family home development of the Oaks 1 is nearly complete. The multi-family residential portion and the associated roadway network are also currently under construction. The Oaks 1 GDP area shown on MAP 3 on page 13.

- Tract # 242, 249, 251, 263, 266, and 269. These tracts which encompass approximately 152 acres of land are part of a redevelopment plan and Planning Board approvals that allowed construction of 9 warehouse buildings spread over almost 800 acres of land on either side of US Highway 9. The sites are currently under construction or are going through New Jersey Department of Environmental Protection (NJDEP) review for wetland delineation and flood hazard permitting.
 - Tract # 294, 311, 312, 318, 322, and 343. As part of the Third Round Settlement Agreement, in 2016, the Township created the Route 9 Mixed Use-Inclusionary Housing Center Zone (RT9MUIH) and adopted an ordinance that rezoned the Oaks Property, Wharton Property and Brunetti Property to provide for the approval of inclusionary development. The ordinance establishes zoning standards that provide for an inclusionary development which includes no more than two thousand one hundred forty-eight (2,148) residential units of which 1,718 will be market-rate units and 430 will be affordable rental units (20% set-aside) and other non-residential development (commercial, retail, office and light industrial) on the property.
 - Tract #304. This tract received approval from the Zoning Board (Application # 16-19Z and 32-2013Z and 16-2019Z) to subdivide and create 13 lots. The site is currently under construction.
6. Remaining refined, developable lands that were included in

Old Bridge Township – Fourth Round Present and Prospective Need

the DCA Report and not excluded as part of this review are provided in **Appendix G**. This final table resulted in **300.16 acres of land unweighted**. With a weighting factor of 1.0 for Planning Area 1 and 2, the total vacant developable land for the Land Capacity Factor was calculated at **300.16 acres**.



MAP 3: SHOWING OAKS 1 GDP, UNDERCONSTRUCTION PROJECTS AND INCLUSIONARY HOUSING PART OF 3RD ROUND

Old Bridge Township – Fourth Round Present and Prospective Need

CALCULATING THE REVISED DEVELOPMENT POTENTIAL

Removing the tracts described above would adjust the Township’s weighted land area from 1271.5 acres to 300.16 acres.

Step 1: The adjustment to the Township’s weighted developable land area also adjusts the region’s weighted land area from 10,324 acres⁶ to 10,023.82 acres.

Step 2: This results in an adjustment of the Township’s calculated share of the region’s land capacity from 12.32% to 2.99% ($300.16/10,023.85=0.02994$ or 2.99%)

Step 3: As discussed earlier, the Equalized Non-residential Valuation Factor and Income Capacity Factor for Old Bridge are 3.02% and 2.39%. These two factors cannot be changed. The only factor that can be changed is the Land Capacity Factor. We now calculate the average factor is an average of the nonresidential valuation factor, regional income factor and adjusted Land Capacity Factor. The three factors are averaged below:

- 3.02%
- 2.39%
- 2.99%
- 8.40%

$8.40/3 = 2.80\%$

Final Step: Finally, multiply the average factor of 2.80% with Region 3’s prospective need of 11,604 units to get the adjusted prospective need obligation. Old Bridge’s adjusted prospective need obligation is **324.9 units (11,604 X 2.80%)**.

The total resulting vacant developable lands following this analysis was **300.16 acres**. This results in a refined Land Capacity Factor of **2.99%** (the number of developable acres (300.16 acres) divided by the total number of developable acres in the region (10,023.85 acres)). The average allocation factor (AAF, or the average of all three factors mentioned in the prior section of this report)⁷ then **decreases from 5.91% to 2.80%**. Region 3’s total prospective need obligation is 11,604 units. With an AAF of 5.91%, the Township’s obligation is **685 units**; with a refined AAF of **2.8%**, the Township’s obligation is **325 units** (a decrease of **360 units**).

Summary of Prospective Need Calculation

Region	3	
Region Prospective Need		11,604 units
Region Vacant, Developable Land		10,324 ac.
Region Adjustment Factor		0.9999
Old Bridge’s Equalized Nonresidential Valuation Factor		3.02%
Old Bridge’s Income Capacity Factor		2.39%
	DCA	Refined
Old Bridge’s Vacant Developable Land	1271.5 ac.	300.16 ac.
Old Bridge Land Capacity Factor	12.32%	2.99%
Average Allocation Factor	5.91%	2.80%
Prospective Need Obligation	685	325 units

⁷ The Average Allocation Factor (AAF) is the average of the municipality’s Equalized Nonresidential Valuation Factor, Income Capacity Factor, and the Land Capacity Factor.

⁶ DCA GID Land Capacity Analysis data

Old Bridge Township – Fourth Round Present and Prospective Need

SUMMARY

Pursuant to N.J.S.A. 52:27D-304.3a and the Jacobson Decision, our office has prepared more detailed analysis of the vacant land and have further examined the published DCA Land Capacity Factor dataset with the up-to-date verifiable Township's data. Using the formulas, criteria, methodology and datasets required by sections 6 and 7 of P.L. 2024, c. 2 (N.J.S.A. 52:27D-304.2 and -304.3), we have further arrived at the Township's updated Land Capacity Factor, which in turn resulted in the downward adjustment in the Township's average allocation factor and ultimately the Township's Prospective Need Obligation. In accordance with the same, the tables within Appendices B, C, D, E, F and G, of this report identify and summarize the ineligible parcels included in the DCA's published Land Capacity Analysis GIS Composite Layer dataset that should not have been determined to be developable, along with the basis for our conclusion.

This determination is of course subject to further adjustments and reductions as permitted in the FHA and regulations associated therewith.

The methodology used to identify and exclude parcel types listed in the analysis contained within this report is consistent with the published DCA Report. The data, data sources, methodology, criteria and formulas relied upon in completing this analysis and arriving at these opinions, including the calculation of the Township's Prospective Need Obligation, was performed in accordance with sections 6 and 7 of P.L. 2024, c. 2 (N.J.S.A. 52:27D-304.2 and N.J.S.A. 52:27D- 304.3) and the Jacobson Decision. All opinions and conclusions set forth herein are within a reasonable degree of professional planning certainty. We reserve the right to amend and supplement our findings, opinions and conclusions should additional information be made available at a later date.

This analysis relies upon the methodology utilized by DCA in determining municipal affordable housing obligations. It uncovers data that was relied upon by the DCA which incorrectly includes sites and acreage which should not have been included in the determination of the Township's Prospective Need Obligation. As detailed within this analysis, the adjustments noted herein reduce the Township's Prospective Need Obligation from 685 affordable units to **325 affordable units**. Note that irrespective of the Land Capacity Factor analysis established herein, the Township will conduct a vacant land adjustment (VLA) to determine its realistic development potential (RDP) at a later date and anticipates that the adjustment will be substantial.

Old Bridge Township – Fourth Round Present and Prospective Need

APPENDIX A. VACANT LAND OUTPUT

This table lists every tract determined to be “vacant, developable land” per the DCA Report. Acreages are calculated before the 1.0 weighting factor, which is applied after all parcels are totaled, since every tract is given a weighted factor of 1.0 per P.L. 2024, c.2.

List of Vacant, Developable Tracts – Result of DCA Analysis			
TRACT NO	ACREAGE	TRACT NO	ACREAGE
1	1.49126781294	26	2.10642261985
2	0.89157920945	27	0.36594882927
3	32.70711972770	28	7.88065296217
4	0.07706828921	29	0.83663259728
5	4.01845939676	30	0.68676001199
6	0.69525235437	31	0.12580230053
7	0.09988233967	32	1.12180460573
8	0.12563176807	33	0.20113396604
9	2.81566873523	34	0.55378612857
10	16.12577846670	35	1.30292403437
11	0.18827912334	36	12.62419744250
12	0.08615933982	37	0.52239453999
13	0.06535111267	38	0.57754953128
14	0.59295060936	39	0.07230853887
15	1.46993509890	40	0.22677084220
16	0.53775616914	41	0.19052491018
17	0.10479099869	42	2.86986261697
18	2.14025324119	43	0.42978162214
19	5.75646385519	44	0.61794955031
20	0.18409809588	45	1.38414590758
21	5.42373235263	46	19.13240971730
22	2.56766654914	47	0.16554892258
23	0.58245236052	48	1.95588337781
24	1.31117629521	49	0.06850293134
25	0.13269837002	50	0.08143380014

TRACT NO	ACREAGE	TRACT NO	ACREAGE
51	0.11693512268	85	0.95297787631
52	4.19424514301	86	0.47671545559
53	2.47873874133	87	0.40673137612
54	0.10832870650	88	0.28113253299
55	0.85131716863	89	0.30932642370
56	0.35409235606	90	0.95780264644
57	0.16558431226	91	0.57949433117
58	0.60186169336	92	0.819222269604
59	1.25392193953	93	3.85627242310
60	16.91221370790	94	0.47618032776
61	1.89877137039	95	0.08732710583
62	0.05782720817	96	0.39228573931
63	0.46558786302	97	0.50509325348
64	0.12641042016	98	0.16570160229
65	0.24715416499	99	0.45984814803
66	3.12689623741	100	0.09577512762
67	0.28848373896	101	0.09373297417
68	0.56369269692	102	2.94478281612
69	3.70803087903	103	0.55982863223
70	0.90059356751	104	0.33494959282
71	1.95784869888	105	0.26524787685
72	16.58381885600	106	3.25034893298
73	1.22531096594	107	0.45992607061
74	0.83146808062	108	0.96450316329
75	5.19709853867	109	0.09447810841
76	2.56517732101	110	0.61052483984
77	0.46152916719	111	0.33724142132
78	3.83896479628	112	0.07561803581
79	0.42513684468	113	0.36314696730
80	0.43013927977	114	0.66601659700
81	0.18617844748	115	0.39432307656
82	0.67635562357	116	0.82882819538
83	0.08603793638	117	0.45035135674
84	0.18492684803	118	3.55677587724

Old Bridge Township – Fourth Round Present and Prospective Need

TRACT NO	ACREAGE	TRACT NO	ACREAGE
119	1.23682695027	153	7.45395064838
120	8.02265303847	154	0.35839902429
121	0.34164295181	155	0.51118447686
122	0.27663806276	156	2.45444237470
123	0.29642705035	157	0.59968855707
124	2.20367069115	158	1.01906247003
125	0.25752438238	159	1.77289973406
126	0.65243362906	160	0.91827408136
127	4.35406235281	161	0.19479097688
128	0.57695153578	162	0.75169696955
129	0.24054455693	163	0.41159367810
130	1.22403677706	164	1.16407042972
131	2.96509475071	165	0.17718847896
132	6.27673285196	166	1.00577629421
133	0.90892047087	167	0.87249348562
134	0.21874605185	168	1.94327481470
135	1.05598990331	169	0.08028740199
136	0.16287389069	170	1.84936328608
137	0.50884236820	171	0.51494239477
138	0.34421308122	172	0.82269499225
139	2.51396340676	173	2.64904393621
140	0.42131914235	174	1.33838378661
141	0.16012259764	175	0.06658790363
142	0.24816672062	176	0.33340017822
143	0.54889491694	177	0.13514078349
144	1.16791457765	178	15.57056295900
145	0.42175838811	179	0.14071104826
146	0.33586016417	180	0.07790342081
147	0.07282049999	181	0.13517449558
148	0.22343702149	182	6.82714436240
149	0.10217737816	183	0.45148630274
150	0.10465521914	184	3.14981394640
151	13.44314469070	185	0.27930084626
152	0.62892981188	186	0.52375405327

TRACT NO	ACREAGE	TRACT NO	ACREAGE
187	0.08485198833	221	0.13967076776
188	0.14632263536	222	1.72989753868
189	0.34183249023	223	10.07134396190
190	0.27557508264	224	1.58529813364
191	1.67353134199	225	0.12892140871
192	0.22171404636	226	0.39320650950
193	0.78318735944	227	0.88096839475
194	2.46101122499	228	0.41470433605
195	0.08059433552	229	0.09113034240
196	3.76490814406	230	0.28060810960
197	3.12179851116	231	0.06519932024
198	1.35410186702	232	0.06008489240
199	0.28585488914	233	22.24407398820
200	2.21903576791	234	0.06028387858
201	0.13426239679	235	0.63096596228
202	0.95819469675	236	0.16899500694
203	0.43237761376	237	12.49130604340
204	0.13149228262	238	0.13106933376
205	0.41351365005	239	4.81539492896
206	0.43017548427	240	0.07953593219
207	0.17070530738	241	0.60287559669
208	0.53767956064	242	17.48258443480
209	0.72324668072	243	0.24662856348
210	0.39582116336	244	0.05778194065
211	0.24711658172	245	71.91340473720
212	0.39374580481	246	0.07944624612
213	2.15995155425	247	1.21479869509
214	10.48202479270	248	0.08564763646
215	4.91877380839	249	2.53087804169
216	0.33861532538	250	0.09541158767
217	2.03595561011	251	45.26972561860
218	17.29655609410	252	7.67286346871
219	0.87214997531	253	0.43209225416
220	0.41635846407	254	0.49210955823

Old Bridge Township – Fourth Round Present and Prospective Need

TRACT NO	ACREAGE	TRACT NO	ACREAGE
255	12.81599302830	289	0.08927207786
256	4.64108020475	290	1.10080728803
257	1.39203591686	291	0.18756187749
258	3.04029518320	292	1.18677116024
259	0.94011557743	293	4.30990264780
260	0.40751058699	294	1.89793645233
261	0.88433648437	295	0.08495727675
262	84.76157135970	296	0.22612012502
263	2.29296088545	297	0.05882617973
264	12.77556997970	298	34.17206224880
265	0.22425824713	299	1.64614742868
266	3.58308945411	300	0.06204660611
267	0.52942651246	301	0.36521220881
268	0.40049713405	302	0.31683033873
269	80.70538196740	303	0.07167672576
270	77.51788892680	304	6.11846747452
271	1.90975631710	305	0.07694022182
272	2.34577809949	306	0.97282880064
273	9.04008970259	307	0.08621496732
274	1.19444853285	308	0.13241408057
275	1.88629192812	309	0.10262759690
276	0.08739911127	310	0.10382864919
277	4.63071135346	311	1.12789656447
278	0.10885107044	312	109.42577509700
279	0.24946734571	313	0.06695565528
280	0.07629412952	314	0.06147014632
281	0.78507310604	315	0.08015619052
282	12.03813769010	316	0.15126237452
283	0.97294581117	317	2.25183167859
284	0.06748453246	318	18.80179336900
285	0.46850842488	319	0.42403187208
286	0.12759155093	320	0.66780048163
287	1.20911906979	321	0.13358048579
288	0.10247258620	322	16.12930238380

TRACT NO	ACREAGE	TRACT NO	ACREAGE
323	3.39273634193	357	3.40199054943
324	0.36405351055	358	6.83990601563
325	0.16804247798	359	0.20010550122
326	0.53671945934	360	1.31149181724
327	1.05396746082	361	0.15935616853
328	0.32814620434	362	0.11180531362
329	0.11106666457	363	1.44554902818
330	0.27815065315	364	0.12117064830
331	2.29516619966	365	0.09752138331
332	0.74125394501	366	0.06571490646
333	0.28856060351	367	0.23300676647
334	0.1008775789	368	0.06220034723
335	0.12248796009	369	0.16036528244
336	0.60301125981	370	0.17475378343
337	0.52010668300	371	3.30026332178
338	0.18855663207	372	0.10471969689
339	0.06342906936	373	1.63269662143
340	0.09400012125	374	0.09309244472
341	0.21773195732	375	0.07014301745
342	0.59189769407	376	0.06097479391
343	3.20326273197	377	0.22322732145
344	0.23141309758	378	3.77974820886
345	0.07338805948	379	0.36183426250
346	0.11346734810	380	19.55193631420
347	0.06090295747	381	0.41338308666
348	7.41811547967	382	0.90213625927
349	0.15894389144	383	0.74581337096
350	21.91849542440	384	0.07118046346
351	0.10868823326	385	35.79702841230
352	1.38760000544	386	0.10982161017
353	0.90450695079	387	0.05727148408
354	1.55769128458	388	0.05888006037
355	0.08163136013	389	0.14586787601
356	0.10012408363	390	0.18515258776

Old Bridge Township – Fourth Round Present and Prospective Need

TRACT NO	ACREAGE	TRACT NO	ACREAGE
391	0.06197407750	395	0.15550169607
392	0.46524919277	396	0.14086288345
393	0.09074111344	397	1.51979216008
394	0.15977503240	398	0.18100217123

Total Vacant, Developable Land (acres)	1271.56
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Old Bridge Township – Fourth Round Present and Prospective

APPENDIX B. NON-CONTIGUOUS TRACTS UNDER 1.0 ACRE

One (1) acre is the generally accepted acreage required to create at least six (6) affordable housing units through new development. Non-contiguous tracts under one (1) acre were excluded as they could not realistically provide for at least six (6) units of affordable housing. Tracts highlighted in **yellow** are eliminated in this step. Acreages are calculated before the 1 weighting factor, which is applied after all parcels are totaled.

List of Vacant, Developable Tracts – Removing Tracts Under 1.0 Acre			
TRACT NO	ACREAGE	TRACT NO	ACREAGE
1	1.49126781	24	1.3111763
2	0.89157921	25	0.13269837
3	32.7071197	26	2.10642262
4	0.07706829	27	0.36594883
5	4.0184594	28	7.88065296
6	0.69525235	29	0.8366326
7	0.09988234	30	0.68676001
8	0.12563177	31	0.1258023
9	2.81566874	32	1.12180461
10	16.1257785	33	0.20113397
11	0.18827912	34	0.55378613
12	0.08615934	35	1.30292403
13	0.06535111	36	12.6241974
14	0.59295061	37	0.52239454
15	1.4699351	38	0.57754953
16	0.53775617	39	0.07230854
17	0.104791	40	0.22677084
18	2.14025324	41	0.19052491
19	5.75646386	42	2.86986262
20	0.1840981	43	0.42978162
21	5.42373235	44	0.61794955
22	2.56766655	45	1.38414591
23	0.58245236	46	19.1324097

TRACT NO	ACREAGE	TRACT NO	ACREAGE
47	0.16554892	83	0.08603794
48	1.95588338	84	0.18492685
49	0.06850293	85	0.95297788
50	0.0814338	86	0.47671546
51	0.11693512	87	0.40673138
52	4.19424514	88	0.28113253
53	2.47873874	89	0.30932642
54	0.10832871	90	0.95780265
55	0.85131717	91	0.57949433
56	0.35409236	92	0.8192227
57	0.16558431	93	3.85627242
58	0.60186169	94	0.47618033
59	1.25392194	95	0.08732711
60	16.9122137	96	0.39228574
61	1.89877137	97	0.50509325
62	0.05782721	98	0.1657016
63	0.46558786	99	0.45984815
64	0.12641042	100	0.09577513
65	0.24715416	101	0.09373297
66	3.12689624	102	2.94478282
67	0.28848374	103	0.55982863
68	0.5636927	104	0.33494959
69	3.70803088	105	0.26524788
70	0.90059357	106	3.25034893
71	1.9578487	107	0.45992607
72	16.5838189	108	0.96450316
73	1.22531097	109	0.09447811
74	0.83146808	110	0.61052484
75	5.19709854	111	0.33724142
76	2.56517732	112	0.07561804
77	0.46152917	113	0.36314697
78	3.8389648	114	0.6660166
79	0.42513684	115	0.39432308
80	0.43013928	116	0.8288282
81	0.18617845	117	0.45035136
82	0.67635562	118	3.55677588

Old Bridge Township – Fourth Round Present and Prospective

TRACT NO	ACREAGE	TRACT NO	ACREAGE
119	1.23682695	155	0.51118448
120	8.02265304	156	2.45444237
121	0.34164295	157	0.59968856
122	0.27663806	158	1.01906247
123	0.29642705	159	1.77289973
124	2.20367069	160	0.91827408
125	0.25752438	161	0.19479098
126	0.65243363	162	0.75169697
127	4.35406235	163	0.41159368
128	0.57695154	164	1.16407043
129	0.24054456	165	0.17718848
130	1.22403678	166	1.00577629
131	2.96509475	167	0.87249349
132	6.27673285	168	1.94327481
133	0.90892047	169	0.0802874
134	0.21874605	170	1.84936329
135	1.0559899	171	0.51494239
136	0.16287389	172	0.82269499
137	0.50884237	173	2.64904394
138	0.34421308	174	1.33838379
139	2.51396341	175	0.0665879
140	0.42131914	176	0.33340018
141	0.1601226	177	0.13514078
142	0.24816672	178	15.570563
143	0.54889492	179	0.14071105
144	1.16791458	180	0.07790342
145	0.42175839	181	0.1351745
146	0.33586016	182	6.82714436
147	0.0728205	183	0.4514863
148	0.22343702	184	3.14981395
149	0.10217738	185	0.27930085
150	0.10465522	186	0.52375405
151	13.4431447	187	0.08485199
152	0.62892981	188	0.14632264
153	7.45395065	189	0.34183249
154	0.35839902	190	0.27557508

TRACT NO	ACREAGE	TRACT NO	ACREAGE
191	1.67353134	227	0.88096839
192	0.22171405	228	0.41470434
193	0.78318736	229	0.09113034
194	2.46101122	230	0.28060811
195	0.08059434	231	0.06519932
196	3.76490814	232	0.06008489
197	3.12179851	233	22.244074
198	1.35410187	234	0.06028388
199	0.28585489	235	0.63096596
200	2.21903577	236	0.16899501
201	0.1342624	237	12.491306
202	0.9581947	238	0.13106933
203	0.43237761	239	4.81539493
204	0.13149228	240	0.07953593
205	0.41351365	241	0.6028756
206	0.43017548	242	17.4825844
207	0.17070531	243	0.24662856
208	0.53767956	244	0.05778194
209	0.72324668	245	71.9134047
210	0.39582116	246	0.07944625
211	0.24711658	247	1.2147987
212	0.3937458	248	0.08564764
213	2.15995155	249	2.53087804
214	10.4820248	250	0.09541159
215	4.91877381	251	45.2697256
216	0.33861333	252	7.67286347
217	2.03595561	253	0.43209225
218	17.2965561	254	0.49210956
219	0.87214998	255	12.815993
220	0.41635846	256	4.6410802
221	0.13967077	257	1.39203592
222	1.72989754	258	3.04029518
223	10.071344	259	0.94011558
224	1.58529813	260	0.40751059
225	0.12892141	261	0.88433648
226	0.39320651	262	84.7615714

Old Bridge Township – Fourth Round Present and Prospective

TRACT NO	ACREAGE	TRACT NO	ACREAGE
263	2.29296089	299	1.64614743
264	12.77557	300	0.06204661
265	0.22425825	301	0.36521221
266	3.58308945	302	0.31683034
267	0.52942651	303	0.07167673
268	0.40049713	304	6.11846747
269	80.705382	305	0.07694022
270	77.517889	306	0.9728288
271	1.90975632	307	0.08621497
272	2.3457781	308	0.13241408
273	9.0400897	309	0.1026276
274	1.19444853	310	0.10382865
275	1.86629193	311	1.12789656
276	0.08739911	312	109.425775
277	4.63071135	313	0.06695566
278	0.10885107	314	0.06147015
279	0.24946735	315	0.08015619
280	0.07629413	316	0.15126237
281	0.79507311	317	2.25183168
282	12.0381377	318	18.8017934
283	0.97294581	319	0.42403187
284	0.06748453	320	0.66780048
285	0.46850842	321	0.13358049
286	0.12759155	322	16.1293024
287	1.20911907	323	3.39273634
288	0.10247259	324	0.36405351
289	0.08927208	325	0.16804248
290	1.10080729	326	0.53671946
291	0.18756188	327	1.05396746
292	1.18677116	328	0.3281462
293	4.30990265	329	0.11106665
294	1.89793645	330	0.27815065
295	0.08495728	331	2.2951662
296	0.22612013	332	0.74125395
297	0.05882618	333	0.2885606
298	34.1720622	334	0.10087776

TRACT NO	ACREAGE	TRACT NO	ACREAGE
335	0.12248796	367	0.23300677
336	0.60301126	368	0.06220035
337	0.52010668	369	0.16036528
338	0.18855663	370	0.17475378
339	0.06342907	371	3.30026332
340	0.09400012	372	0.1047197
341	0.21773196	373	1.63269662
342	0.59189769	374	0.09309245
343	3.20326273	375	0.07014302
344	0.2314131	376	0.06097479
345	0.07338806	377	0.22322732
346	0.11346735	378	3.77974821
347	0.06090296	379	0.36183426
348	7.41811548	380	19.5519363
349	0.15894389	381	0.41338309
350	21.9184954	382	0.90213626
351	0.10868823	383	0.74581337
352	1.38760001	384	0.07118046
353	0.90450695	385	35.7970284
354	1.55769128	386	0.10982161
355	0.08163136	387	0.05727148
356	0.10012408	388	0.05888006
357	3.40199055	389	0.14586788
358	6.83990602	390	0.18515259
359	0.2001055	391	0.06197408
360	1.31149182	392	0.46524919
361	0.15935617	393	0.09074111
362	0.11180531	394	0.15977503
363	1.44554903	395	0.1555017
364	0.12117065	396	0.14086288
365	0.09752138	397	1.51979216
366	0.06571491	398	0.18100217

Old Bridge Township – Fourth Round Present and Prospective

Total Vacant, Developable Land (acres)	1271.56
Tracts <1.0 Ac. (Appendix B)	-86.88
Tracts Eliminated (this step)	265
Total Vacant, Developable Land	1184.68

Old Bridge Township – Fourth Round Present and Prospective

APPENDIX C. IRREGULARLY SHAPED, SLIVERS AND/OR LANDLOCKED TRACTS

Tracts that are irregular in shape or landlocked, making new development not feasible, are eliminated as vacant, developable land. Tracts highlighted in **blue** are eliminated in this step. Acreages are calculated before the 1.0 weighting factor, which is applied after all parcels are totaled.

List of Vacant, Developable Tracts - Removing Irregular or Landlocked Tracts			
TRACT NO	ACREAGE	TRACT NO	ACREAGE
1	1.49126781	60	16.9122137
3	32.7071197	61	1.89877137
5	4.0184594	66	3.12689624
9	2.81586874	69	3.70803088
10	16.1257785	71	1.9578497
15	1.4699351	72	16.5838189
18	2.14025324	73	1.22531097
19	5.75646386	75	5.19709854
21	5.42373235	76	2.56517732
22	2.56766655	78	3.83896648
24	1.3111763	93	3.85827242
26	2.10642262	102	2.94478282
28	7.88065296	106	3.25034893
32	1.12180461	118	3.55677588
35	1.30292403	119	1.23582695
36	12.6241974	120	8.02265304
42	2.86986262	124	2.20367069
45	1.38414591	127	4.35406235
46	19.1324097	130	1.22403678
48	1.95588338	131	2.96509475
52	4.19424514	132	6.27673285
53	2.47873874	135	1.0559899
59	1.25392194	139	2.51396341

TRACT NO	ACREAGE	TRACT NO	ACREAGE
144	1.16791458	247	1.2147987
153	7.45395065	249	2.53087804
151	13.4431447	251	45.2697256
156	2.45444237	252	7.67286347
158	1.01906247	255	12.815993
159	1.77289973	256	4.6410802
164	1.16407043	257	1.39203592
166	1.00577629	258	3.04029518
168	1.94327481	262	84.7615714
170	1.84936329	263	2.29296089
173	2.64904394	264	12.77557
174	1.33838379	266	3.58308945
178	15.570563	269	80.705382
182	6.82714436	270	77.5178889
184	3.14981395	271	1.90975632
191	1.67353134	272	2.3457781
194	2.46101122	273	9.0400897
196	3.76490814	274	1.19444853
197	3.12179851	275	1.88629193
198	1.35410187	277	4.63071135
200	2.21903577	282	12.0381377
213	2.15995155	287	1.20911907
214	10.4820248	290	1.10080729
215	4.91877381	292	1.18677116
217	2.03595561	293	4.30990265
218	17.2965561	294	1.89793645
222	1.72989754	298	34.1720622
223	10.071344	299	1.64614743
224	1.58529813	304	6.11846747
233	22.244074	311	1.12789656
237	12.491306	312	109.425775
239	4.81539493	317	2.25183168
242	17.4825844	318	18.8017934
245	71.9134047	322	16.1293024

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TRACT NO	ACREAGE	TRACT NO	ACREAGE
323	3.39273634	358	6.83990602
327	1.05396746	360	1.31149182
331	2.2951662	363	1.44554903
343	3.20326273	371	3.30026332
348	7.41811548	373	1.63269662
350	21.9184954	378	3.77974821
352	1.38760001	380	19.5519363
354	1.55769128	385	35.7970284
357	3.40199055	397	1.51979216

Total Vacant, Developable Land (acres)	1271.56
Tracts <1.0 Ac. (Appendix B)	-86.88
Tracts Eliminated	266
Irregular or Landlocked Tracts (this step)	-251.52
Tracts Eliminated (this step)	39
Total Vacant, Developable Land	933.16

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APPENDIX D. GOVERNMENT, QUASI-GOVERNMENT, AND STATE ENTITY OWNED PROPERTIES

After the steps completed in Appendices B through C, the remaining tracts were reviewed for ownership. Many of the properties marked as vacant in DCA's GIS data are owned by the Old Bridge Municipal Utility Authority, owned by Borough of Sayreville, or owned by United States Government. Some of the parcels are also on the Old Bridge Township's Recreation Open Space Inventory (ROSI). These parcels are not developable for inclusionary housing and must be excluded. Tracts highlighted in **purple** are eliminated in this step.

List of Vacant, Developable Tracts – Removing government, quasi-government and state entity owned parcels		
TRACT NO	ACREAGE	COMMENT
1	1.49126781	
3	32.7071197	
5	4.0184594	
15	1.4699351	
19	5.75646386	
21	5.42373235	
22	2.56766655	
24	1.3111763	
26	2.10642262	
28	7.88065296	
32	1.12180461	
35	1.30292403	
36	12.6241974	
42	2.86986262	
45	1.38414591	
53	2.47873874	
59	1.25392194	
60	16.91222137	
66	3.12689624	
69	3.70803088	

TRACT NO	ACREAGE	COMMENT
72	16.5838189	Old Bridge MUA
76	2.56517732	Old Bridge MUA
78	3.8389648	
106	3.25034893	
120	8.02265304	
124	2.20367069	
127	4.35406235	
131	2.96509475	
132	6.27673285	
151	13.4431447	
153	7.45395065	
164	1.16407043	
166	1.00577629	
173	2.64904394	
174	1.33838379	Old Bridge ROSI
182	6.82714436	
184	3.14981395	Old Bridge ROSI
191	1.67353134	
194	2.46101122	Borough of Sayreville
197	3.12179851	Old Bridge ROSI
198	1.35410187	
200	2.21903577	
213	2.15995155	NJDOT
214	10.4820248	
215	4.91877381	
217	2.03595561	
218	17.2965561	
222	1.72989754	
224	1.58529813	
233	22.244074	
237	12.491306	Old Bridge Township
239	4.81539493	

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TRACT NO	ACREAGE	COMMENT
242	17.4825844	
249	2.53087804	
251	45.2697256	
252	7.67286347	
255	12.815993	
257	1.39203592	
258	3.04029518	
262	84.7615714	
263	2.29296089	
264	12.77557	U.S. Government – Nike Base
266	3.58308945	
269	80.705382	
270	77.5178889	
271	1.90975632	
272	2.3457781	
273	9.0400897	
274	1.19444853	U.S. Government – Nike Base
275	1.88629193	U.S. Government – Nike Base
277	4.63071135	
282	12.0381377	
287	1.20911907	
290	1.10080729	
292	1.18677116	
293	4.30990265	
294	1.89793645	
298	34.1720622	
299	1.64614743	
304	6.11846747	
311	1.12789656	
312	109.425775	
317	2.25183168	
318	18.8017934	

TRACT NO	ACREAGE	COMMENT
322	16.1293024	
323	3.39273634	
327	1.05396746	
343	3.20326273	
348	7.41811548	
350	21.9184954	
373	1.63269662	
380	19.5519363	
397	1.51979216	

Total Vacant, Developable Land (acres)		1271.56
Tracts <1.0 Ac. (Appendix B)		-86.88
Tracts Eliminated		266
Irregular or Landlocked Tracts		-251.52
Tracts Eliminated		39
Gov't, Quasi-gov't, State Entity – Owned Tracts (this step)		-59.72
Tracts Eliminated (this step)		11
Total Vacant, Developable Land		873.44

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APPENDIX E. ENVIRONMENTAL CONSTRAINTS

After the steps completed in Appendices B through D, the remaining tracts were reviewed for environmental constraints including wetlands and their transition areas, flood hazard areas, riparian zones, etc. The properties were also evaluated to see if they lie within the sewer service area; however, a request can be made to the County to include parcels within a sewer service area, parcels not served were not eliminated. No tracts were omitted from this section, but several lots had reductions in their developable acreage due to the presence of wetlands, wetland transition areas, and/or riparian areas. Tracts highlighted in **orange** are eliminated in this step.

List of Vacant, Developable Tracts – Removing environmental constraints			
TRACT NO	ACREAGE	TRACT NO	ACREAGE
1**	0.29126781	106	3.25034893
3	32.7071197	120	8.02265304
5	4.0184594	124	2.20367069
15	1.4699351	127	4.35406235
19	5.75646386	131	2.96509475
21	5.42373235	132	6.27673285
22	2.56766655	151	13.4431447
24	1.3111763	153	7.45395065
26	2.10642262	164	1.16407043
28	7.88065296	166	1.00577629
32	1.12180461	173	2.64904394
35	1.30292403	182	6.82714436
36	12.6241974	191	1.67353134
42	2.86986262	198	1.35410187
45	1.38414591	200	2.21903577
53	2.47873874	214	10.4820248
59**	0.25392194	215	4.91877381
60	16.9122137	217	2.03595561
66	3.12689624	218	17.2965561
69**	0.70803088	222	1.72989754
78	3.8389648	224	1.58529813

TRACT NO	ACREAGE	TRACT NO	ACREAGE
233	22.244074	290	1.10080729
239	4.81539493	292	1.18677116
242	17.4825844	293	4.30990265
249	2.53087804	294	1.89793645
251	45.2697256	298	34.1720622
252	7.67286347	299	1.64614743
255**	1.03599303	304	6.11846747
257	1.39203592	311	1.12789656
258	3.04029518	312	109.425775
262	84.7615714	317	2.25183168
263	2.29296089	318	18.8017934
266	3.58308945	322	16.1293024
269	80.705382	323	3.39273634
270	77.5178889	327	1.05396746
271	1.90975632	343	3.20326273
272	2.3457781	348	7.41811548
273	9.0400897	350	21.9184954
277	4.63071135	373	1.63269662
282	12.0381377	380	19.5519363
287	1.20911907	397	1.51979216

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Total Vacant, Developable Land (acres)	1271.56
Tracts <1.0 Ac. (Appendix B)	-86.88
Tracts Eliminated	266
Irregular or Landlocked Tracts	-251.52
Tracts Eliminated	39
Gov't, Quasi-gov't, State Entity – Owned Tracts	-59.72
Tracts Eliminated	11
Environmental Constraints (this step)	-4.34
Tracts Eliminated (this step)	5
Total Vacant, Developable Land	869.10
**These tracts are environmentally constrained, and hence the constrained portion is eliminated.	

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APPENDIX F. DEVELOPED LANDS WITH APPROVALS FOR DEVELOPMENT

Tracts which are situated on parcels that have received Planning Board approvals, or parcels that are a part of an inclusionary zone identified in the 2020 Housing Element and Fair Share Plan are eliminated as vacant, developable land as the land has already been committed to development. Tracts highlighted in **green** are eliminated in this step. Acreages are calculated before the 1.0 weighting factor, which is applied after all parcels are totaled.

List of Vacant, Developable Tracts – Removing developed tracts or lands with approvals for development		
TRACT NO	ACREAGE	DESCRIPTION
1**	1.2	
3	32.7071197	
5	4.0184594	
15	1.4699351	
19	5.75646386	Developed with Commercial/Salon Use
21	5.42373235	Woodhaven GDP Open Space
22	2.56766655	Approved Commercial Use - Woodhaven
24	1.3111763	Woodhaven GDP Open Space
26	2.10642262	
28	7.88065296	Approved application for Commercial Component
32	1.12180461	Woodhaven GDP Open Space
35	1.30292403	
36	12.6241974	
42	2.86986262	Crossroad Redevelopment Plan/Old Bridge Vision IV – Age Restricted Inclusionary Housing
45	1.38414591	
53	2.47873874	
59**	0.25392194	

TRACT NO	ACREAGE	DESCRIPTION
60	16.9122137	
66	3.12689624	
69**	1.39203592	
78	3.8389648	Approved All-American Ford Parking
106	3.25034893	
120	8.02265304	
124	2.20367069	
127	4.35406235	
131	2.96509475	
132	6.27673285	
151	13.4431447	
153	7.45395065	
164	1.16407043	
166	1.00577629	Religious Organization Open Space
173	2.64904394	Religious Organization Open Space
182	6.82714436	Approved Commercial Application
191	1.67353134	
198	1.35410187	
200	2.21903577	
214	10.4820248	
215	4.91877381	
218	17.2965561	
222	1.72989754	Approved Application for Maintenance Garage - Developed
224	1.58529813	Glenwood Apartments Open Space
239	4.81539493	
242	17.4825844	SEGME Gun Club - Approved Application
249	2.53087804	SEGME – BOE (#41-2021P)
251	45.2697256	SEGME – JBS (#45-2021P)
252	7.67286347	
255**	11.78	
257	1.39203592	Oaks 1 GDP
258	3.04029518	Existing Development Open Space
262	84.7615714	Oaks 1 GDP

Old Bridge Township – Fourth Round Present and Prospective

TRACT NO	ACREAGE	DESCRIPTION
263	2.29296089	JBN SEGME (#56-2022P) - Approved
266	3.58308945	JBN SEGME (#56-2022P) - Approved
269	80.705382	JBN SEGME (#56-2022P) - Approved
270	77.5178889	Oaks 1 GDP
271	1.90975632	Oaks 1 GDP
272	2.34577781	Oaks 1 GDP
273	9.0400897	Oaks 1 GDP
277	4.63071135	Oaks 1 GDP
282	12.0381377	Oaks 1 GDP
287	1.20911907	Oaks 1 GDP
290	1.10080729	Oaks 1 GDP
292	1.18677116	Oaks 1 GDP
293	4.30990265	Oaks 1 GDP
294	1.89793645	RT9MUIH Zone (Inclusionary Zoning Created as Part of 3rd Round)
298	34.1720622	
299	1.64614743	Oaks 1 GDP
304	6.11846747	220 Gordon (13-lot Subdivision) / Under Construction (#16-19Z & 32-2013Z)
311	1.12789656	MUIH Zone (Inclusionary Zoning created as part of 3rd Round). Currently Being Reviewed by Planning Board
312	109.425775	RT9MUIH Zone (Inclusionary Zoning Created as Part of 3rd Round)
317	2.25183168	Adjacent to OB Chemicals superfund site
318	18.8017934	RT9MUIH Zone (Inclusionary Zoning Created as Part of 3rd Round)
322	16.1293024	RT9MUIH Zone (Inclusionary Zoning Created as Part of 3rd Round)
323	3.39273634	
327	1.05396746	
343	3.20326273	MUIH Zone (Inclusionary Zoning Created as Part of 3rd Round). Currently Being Reviewed by Planning Board

TRACT NO	ACREAGE	DESCRIPTION
348	7.41811548	Poor Farm Road - Lot subdivided (#83-2020Z)
350	21.9184954	
373	1.63269662	
380	19.5519363	
397	1.51979216	
Total Vacant, Developable Land (acres)		1271.56
Tracts <1.0 Ac. (Appendix B)		-86.88
Tracts Eliminated		266
Irregular or Landlocked Tracts		-251.52
Tracts Eliminated		39
Gov't, Quasi-gov't, State Entity – Owned Tracts		-59.72
Tracts Eliminated		11
Environmental Constraints		-4.34
Tracts Eliminated		5
Developed Lands or Approvals for Development (this step)		-568.94
Tracts Eliminated (this step)		42
Total Vacant, Developable Land		300.16
**These tracts are environmentally constrained, and hence the constrained portion is eliminated.		

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APPENDIX G. REFINED LIST OF VACANT, DEVELOPABLE TRACTS

This table displays the refined DCA list of vacant developable tracts which are essentially the tracts that did not get excluded in Appendices B, C, D, E and F. In order to calculate the final refined (but unweighted) vacant, developable land acreage of 124.41 acres, the riparian area percentage (if applicable) was subtracted from the DCA tract developable acreage. Acreages are calculated before the 1 weighting factor, which is applied after all parcels are totaled.

Refined list of Vacant Developable Tracts				
TRACT NO	ACREAGE	TRACT NO	TRACT NO	ACREAGE
1**	1.2	131		2.96509475
3	32.7071197	132		6.27673285
5	4.0184594	151		13.4431447
15	1.4699351	153		7.45395065
26	2.10642262	164		1.16407043
35	1.30292403	191		1.67353134
36	12.6241974	198		1.35410187
45	1.38414591	200		2.21903577
53	2.47873874	214		10.4820248
59**	0.25392194	215		4.91877381
60	16.9122137	218		17.29655561
66	3.12689624	239		4.81539493
69**	1.39203592	252		7.67286347
106	3.25034893	255**		11.78
120	8.02265304	298		34.1720622
124	2.20367069	323		3.39273634
127	4.35406235	327		1.05396746

TRACT NO	ACREAGE
350	21.9184954
373	1.63269662
380	19.5519363
397	1.51979216

Total Vacant, Developable Land (acres)	1271.56
All Appendices Tracts	-971.40
Tracts Eliminated	360
Total Vacant, Developable Land	300.16

**These tracts are environmentally constrained, and hence the constrained portion is eliminated.