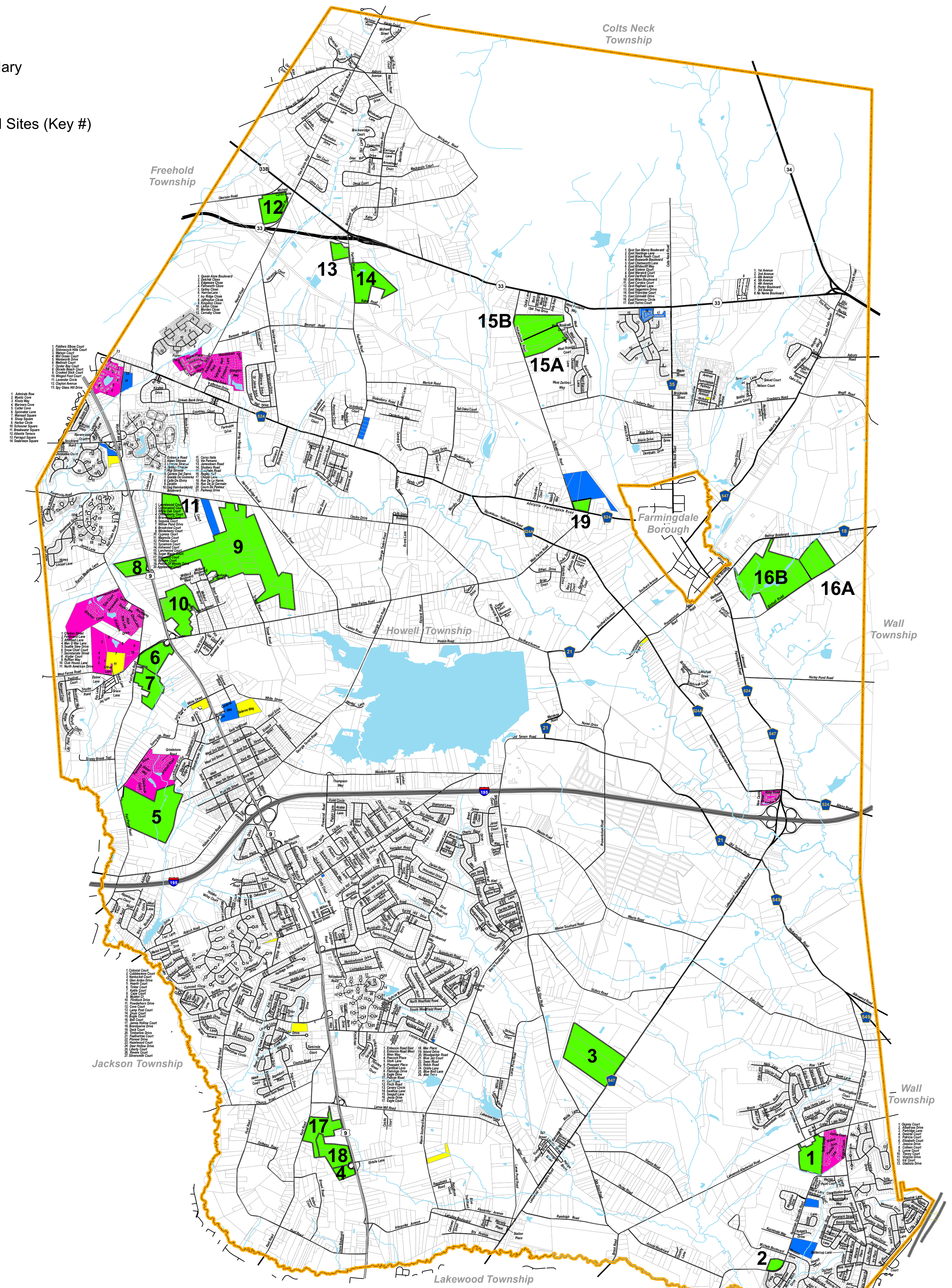


POTENTIAL AFFORDABLE HOUSING SITES - VERSION 3

Legend

- Municipal Boundary
- Tax Parcels
- Proposed COAH Sites (Key #)
- Existing Sites**
- First Round
- Second Round
- Third Round



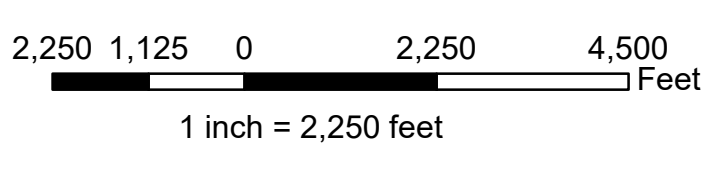
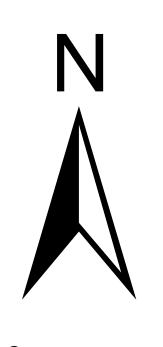
Key #	Site #	Location	Zone	Site #	Property Owner	Potential COAH Project Description	Total Units	Market Rate Units	Affordable Units	Affordable Units %	Submission	Current Site Status	Is Owner Available?	Is Owner Available?
1	1	Lakewood Elementary School	AE-2	2025	Hennings Land Company	212 total units, 108 apartments, 104 townhouses, 12 affordable units with 2 one bedrooms, 23 two bedrooms and 7 three bedrooms, 64 total units. Potentially townhouses with garages and 22 will be affordable.	212	69,270	62	29.2%	Fully rendered concept	Partially wooded and partially farmed	Yes	No
2	2	Armenian Community Center	AE-2	6/4	Coyle-Walsh 2003 Trust	64 total units. Potentially townhouses with garages and 22 will be affordable.	64	91	19	29%	Basic line drawing concept	Wooded	No	Yes
3	3	Northwest corner of Route 9 and West Farms Road	AE-2	6/2	Howell Township	Developer has expressed interest in property to satisfy our COAH need.	-	-	-	-	No concept provided	Wooded	No	Yes
4	4	Port Farms Road just south of Sprucefield Road	AE-2	10/7	Howell Township	42 total apartments, 16 townhouses, 44 townhomes, 22 other	62	6	62	100%	Basic line drawing concept	Wooded	Yes	Yes
5	5	Port Farms Road just south of Sprucefield Road	AE-2	10/8	ABC Holdings, W. Wilson & B. Borelli	200 right units, 75 3PR, 148 townhomes w/ garages and 34	269	215	54	20%	Fully rendered concept	Farmed fields and buildings	Yes	Yes
6	6	Southwest corner of West Farms and West Farms	AE-2	2/5	Steady State Properties	64 total units. Potentially townhouses with garages and 22 will be affordable.	64	1	71	95.6%	Full site plans provided	Mostly wooded and vacant	Yes	Yes
7	7	Port Farms Road just south of Sprucefield Road	AE-2	10/9	United Technical Academy	140 total units, 28 one bedrooms, 84 two bedrooms & 28 three bedrooms with 12 townhomes.	140	0	140	100%	Basic line drawing	Wooded	No	Yes
8	8	Route 9 South just north of Mack Center Square at Jug Handle	AE-2	10/10	Kenneth Daback	300 units total with community clubhouse, pool & outdoor amenities, 90 one bedrooms & 110 two bedrooms in a 3-story building, 60 affordable.	300	140	60	20%	Fully rendered concept	Wooded	Yes	Yes
9	9	14.15, 15, 15.111, 15.142, 145, 145.115, 145.12, 145.175, 175, 175.12, 175.12, 175.12	AE-2	12/42	Riverdale Quarry Co. & Lygall Road Group LLC	404 total units with community clubhouse, 17 two three story buildings with 18 total units, 40 affordable units (20% of total).	404	224,103	43,131	28.2%	Fully rendered concept	Wooded	Yes	No
10	10	Northwest corner of Route 9 and West Farms Road	AE-2	10/11	SEAM Management Co. LLC	91,200 SF retail units, 200 single family lots, and 40 apartments.	172	139	42	24.4%	Fully rendered concept	Mostly wooded and vacant along with some existing retail & commercial along Route 9	Yes	Yes
11	11	131 & 132 and 137A	AE-2	7/6	NetScout LLC	100 total units, 20 affordable (20%) (20% of total units), 200 townhomes with 40 affordable units, 200 townhomes with 40 affordable units, 200 townhomes with 40 affordable units, 200 townhomes with 40 affordable units.	100	68,100	20,800	20%	Basic line drawing concept	Partially farmed and wooded with a single family house and outbuildings	Yes	Yes
12	12	Between Howell Road and Sprucefield Road just north of Route 9	AE-2	10/12	Peter Farnham & John	278 total units, 14 townhomes, 64 townhomes & 60	278	218	60	21.5%	Fully rendered concept	Open farm fields and outbuildings	No	Yes
13	13	17.18, 19.04, 19.08	AE-2	10/13	Stevens Township, LLC	152 total units with 40 affordable.	152	116	36	23.7%	Basic line drawing	Partially farmed and wooded	No	Yes
14	14	East side of Fairfield Road just south of Route 9	AE-2	4	Foxa LLC	210 total units with 40 affordable. Project is a concept with 270 total units with 110 in market rate and 160 in affordable.	210	210	40	19%	No concept provided	Partially wooded and partially farmed	No	Yes
15A	15A	East side of Fairfield Road just south of Route 9	AE-2	10/14	ABC Holdings, W. Wilson & B. Borelli	396 mixed apartments with a 15% COAH set aside.	396	336	60	15%	Basic line drawing concept & rendered architectural	Mostly single family homes with woods and small farming operations	No	Yes
15B	15B	East side of Fairfield Road just south of Route 9	AE-2	10/15	ABC Holdings, W. Wilson & B. Borelli	300 townhouses with a 15% COAH set aside.	300	170	30	10%	Basic line drawing concept & rendered architectural	Mostly single family homes with woods and small farming operations	No	Yes
16A	16A	North side of Fairfield Road just south of Route 9	AE-2	10/16	North-Side, LLC	139 total units, 66 single family homes, 35 townhomes & 38 affordable apartments.	139	101	38	27.3%	Fully rendered concept	Partially farmed and wooded with a single family house and outbuildings	No	Yes
16B	16B	North side of Fairfield Road just south of Route 9	AE-2	10/17	The Township, LLC	139 total units, 66 single family homes, 35 townhomes & 38 affordable apartments.	139	101	38	27.3%	Fully rendered concept	Partially farmed and wooded with a single family house and outbuildings	No	Yes
17	17	Route 9 South just north of Mack Center Square at Jug Handle	AE-2	10/18	Shaw to Earth Farms, LLC	400 total units with 100 townhomes and 300 affordable apartments.	400	200	100	25%	Fully rendered concept	Partially wooded with a residential structure and a commercial property along West Road	No	Partial
18	18	Route 9 South just north of Mack Center Square at Jug Handle	AE-2	10/19	Eric Pappas	112 total units with 40 affordable. Project includes lot 21 which is Township owned and no concept or approved site plan. Developer is presenting all options and	112	84	28	25%	Fully rendered concept	Existing commercial structure on site along with wooded land. Township portion is wooded and vacant	No	Yes
19	19	Route 524 at intersection of Fairfield Road	AE-2	6/4	Dea Associates, LLC	Originally approved for 60 townhomes, 50 affordable apartments and 20000 sq commercial strip center. Proposed concept is to remove the commercial center and 60 affordable apartments and replace them with 72 total units with 24 of	72	48	24	33%	Site plan layout provided	Wooded	No	Yes

Data provided is for informational purposes only

DATE	REVISION	DRAWN	CHK'D	REL'D
9/25/2017	Site # 11 decreased COAH set aside and increased market rate. Site # 17 provided revised concept and decreased number of market and COAH units.	MRH	JRH	JRH
6/28/2017	Sites # 1, 9 & 11 have increased COAH % Site # 4 removed from map. Site # 14 provided concept. Site # 17, 18, 19 added to plan.	MRH	JRH	JRH



TOWNSHIP OF HOWELL
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 MONMOUTH COUNTY
 NEW JERSEY
 (732) 938-4500



Potential Affordable Housing Site Map - Version 3 Howell Township Monmouth County, NJ

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