

NEWS FROM OUTSIDE THE GATES

Written by Mayor Ken Baulderstone, Township of Ocean

Off-Leash Dog Park Update

The new Dog Park will be in the Waretown Lake park, north of the tennis court. The planned location of the exterior fence has been identified and a rope is in place and dog owners are invited to check it out and provide me with feedback. This area will be divided into two equal sections, one for large dogs and the other for small dogs. The Department of Public Works employees are clearing the trees along all fence lines, removing all dead trees, brush and ground cover to provide a smooth and safe surface among the trees. The goal is to for the dog park to blend with the surrounding environment, provide a space that the dogs will find interesting while having shaded areas for the dogs and their human companions. When the area has been cleared further consideration will be given to possible removal of more trees, if appropriate.

Development Projects Update

1. Construction has been completed of the new Buy-Rite Liquor Store and the store is open for business.
2. Cornerstone of Waretown at 581 Route 9 is nearing completion. An Information Gathering was held on January 7 at the Waretown Community Center by the developer, Walters Group. Applications submitted by February 6 will be included in a Lottery on February 13. Applications are available by calling (609)693-0500. There is a \$50 per adult application fee. No pets. Service Animals are accepted with medical documentation only.
First tenants will move in mid-March with all units occupied by April.

To determine eligibility all applicants should consult with Walters Group. The following income limits were in place in 2019 and are provided for information purposes only, and will not necessarily apply to Cornerstone that is waiting upon notification by HUD:

- To qualify for NJ Fair Share Housing the minimum household income is 30% of Annual Median Income for the size of household
- For Ocean County income limits are

Household size:	1	1.5	2	3	4	4.5	5	6
30%	21,510	23,040	24,570	27,630	30,690	31,920	33,150	35,610
35%	25,095	26,880	28,665	32,235	35,805	37,240	38,675	41,545
50%	35,850	38,400	40,950	46,050	51,150	53,200	55,250	59,350
60%	43,020	46,050	49,140	55,260	61,300	63,840	66,300	71,220
100%	71,700	76,800	81,900	92,100	102,300	106,400	110,500	118,700
- N.J.A.C. 5:80-26.3(a) requires that at least 50% of income restricted units within each bedroom distribution be Low Income and that the number of bedrooms per unit adhere to the following:
 - 1 Bedroom - 20% maximum
 - 2 Bedroom - 30% minimum
 - 3 Bedroom - 20% minimum

- If gross Annual Household Income is no more than
 - 30% of Annual Median Income (AMI) qualifies as Very Low Income
 - 35% to 50% of Annual Median Income (AMI) qualifies as Low Income
 - 51% to 80% of Annual Median Income (AMI) qualifies as Moderate Income

- Monthly Rent by size based on Household Income

	1BR	2BR	3BR
30%	576	691	798 (Very Low Income - 30% of AMI)
40%	768	921	1,064
50%	960	1,151	1,330
60%	1,152	1,381	1,596
80%	1,321	1,698	1,963

- Walters has stated that 10% will be Very Low Income, 40% Low Income, 50% Moderate
 - There will be 10 1BR units
3. Zell Enterprises has submitted plans for a townhouse community on their property on the east side of Route 9 immediately south of Pancoast Road. These plans will be reviewed at a Redevelopment Authority meeting in February.

If you have topics you would like to be addressed please call me at (609)312-8059, email me at kbaulderstone@twpoceannj.gov, or visit me in the Town Hall.