

# Update on Jackson Township's Affordable Housing Plan



CMP Policy and Implementation Committee  
January 30, 2026

# Purpose of Update

- Jackson Township items pending Commission review

Submission	Adoption Date	Description
2025 Master Plan	7/28/2025	
2025 Housing Element & Fair Share Plan	7/28/2025	
Ordinance 2025-31	8/26/2025	Permits ADUs in the RG-3 Zone
Ordinance 2025-47	12/16/2025	Establishes the AH-III Overlay
Ordinance 2025-48	12/16/2025	Establishes the AH-III.A Overlay

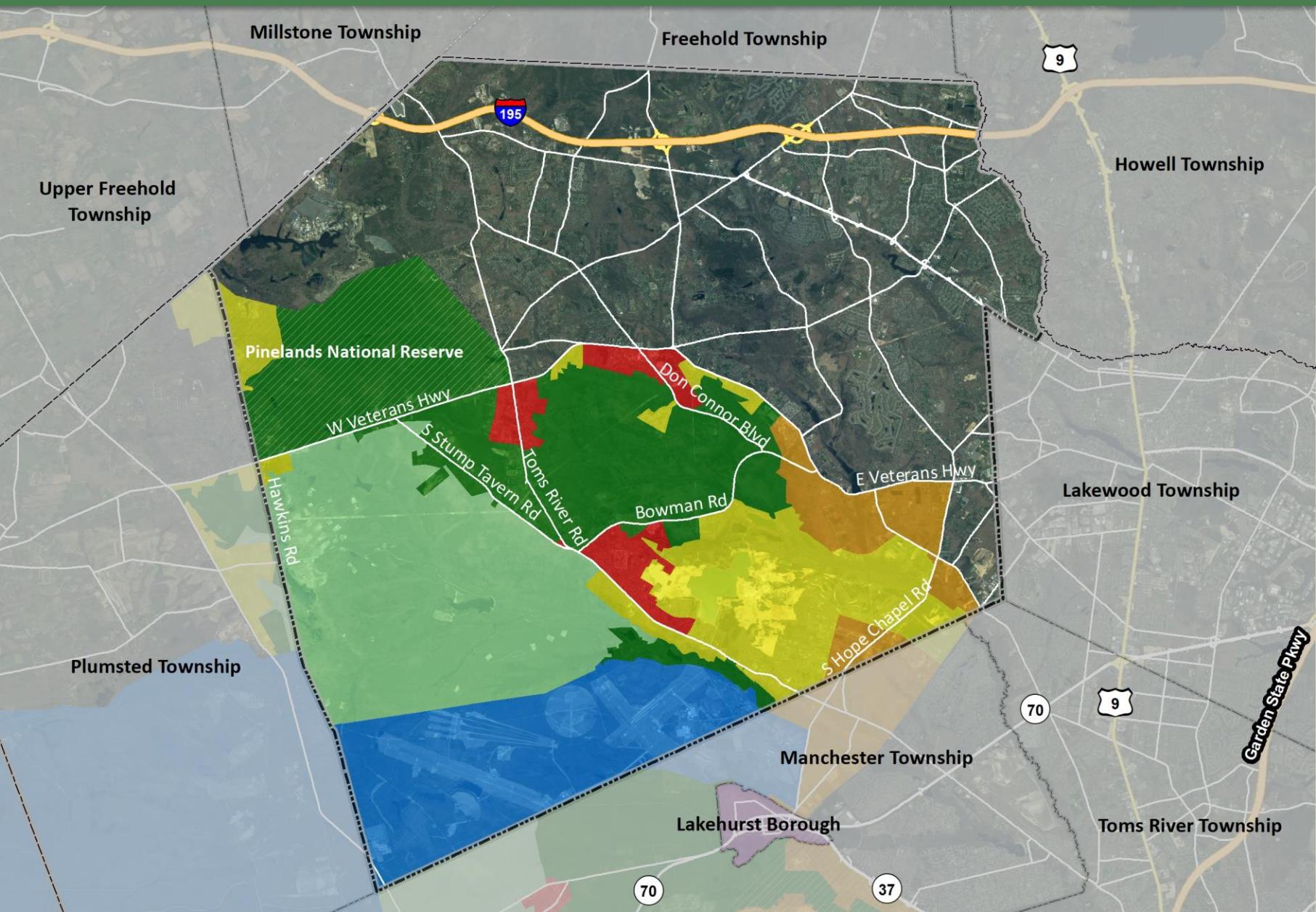
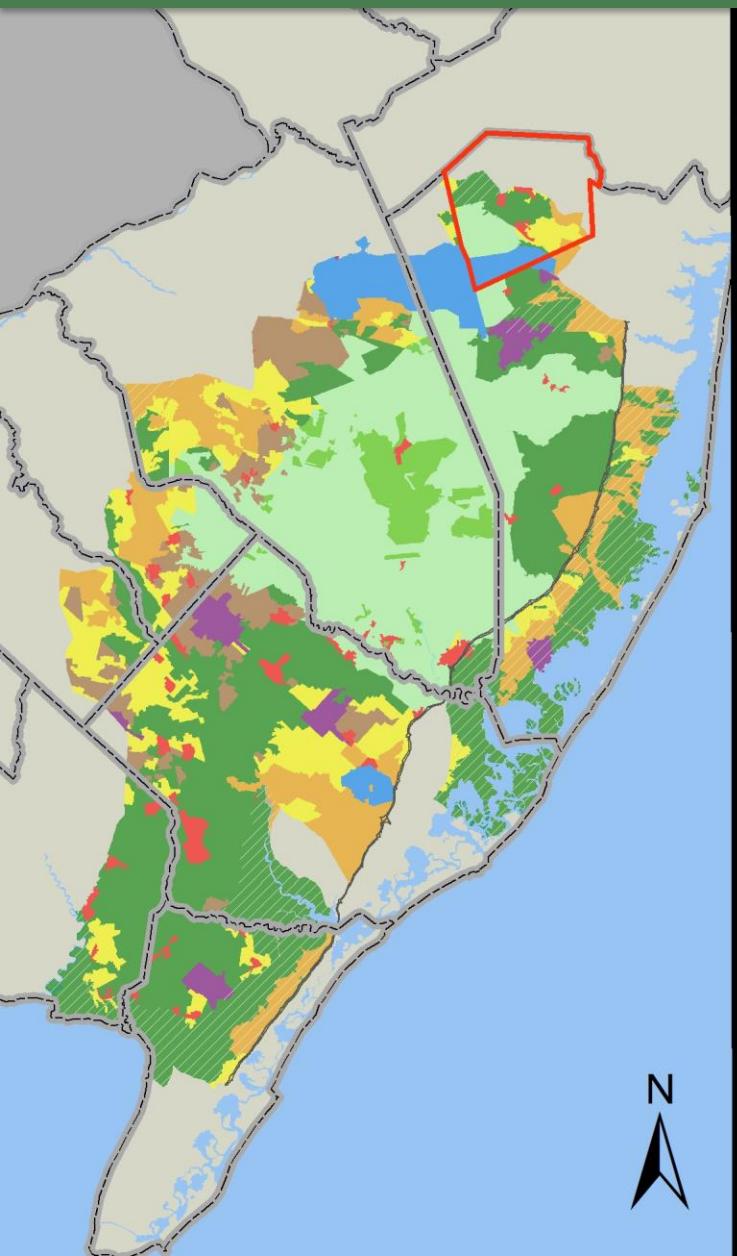
- All items require review and approval by the Commission before they may take effect in the Pinelands Area
- Commission staff have communicated concerns to the Township regarding these items

- Township has been granted an extension of the Commission's review period, and a meeting has been scheduled to discuss concerns and next steps.
- The Commission has received numerous public comments raising concerns

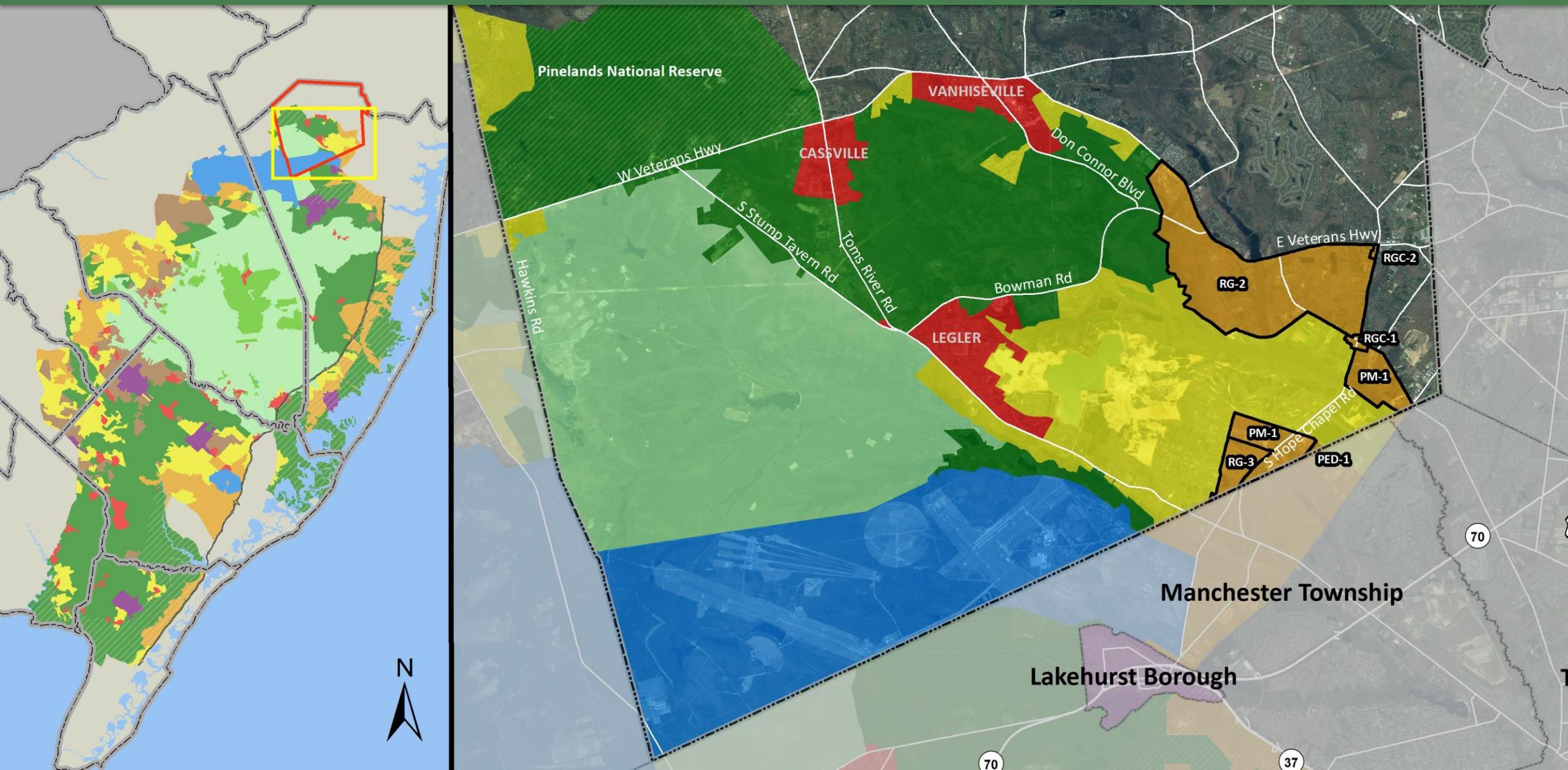
# Presentation Outline

- Overview of Jackson Township's Pinelands Area
- 2025 Housing Element & Fair Share Plan (HE&FSP)
  - Cumulative Affordable Housing Obligation
  - 4<sup>th</sup> Round Pinelands Area Sites
- Implementing Ordinances Adopted (2025-47,-48)
- Next Steps

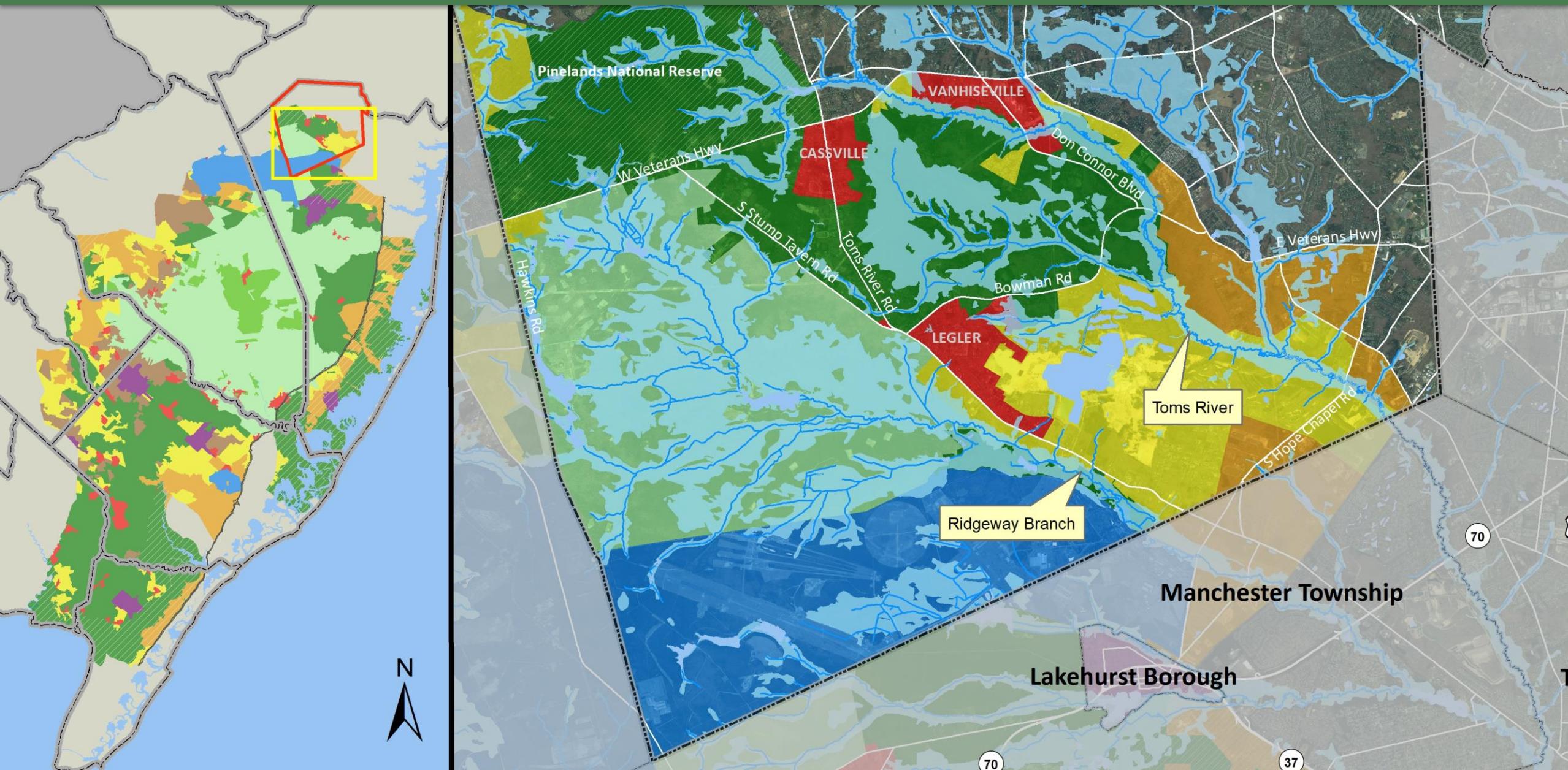
# Jackson Overview



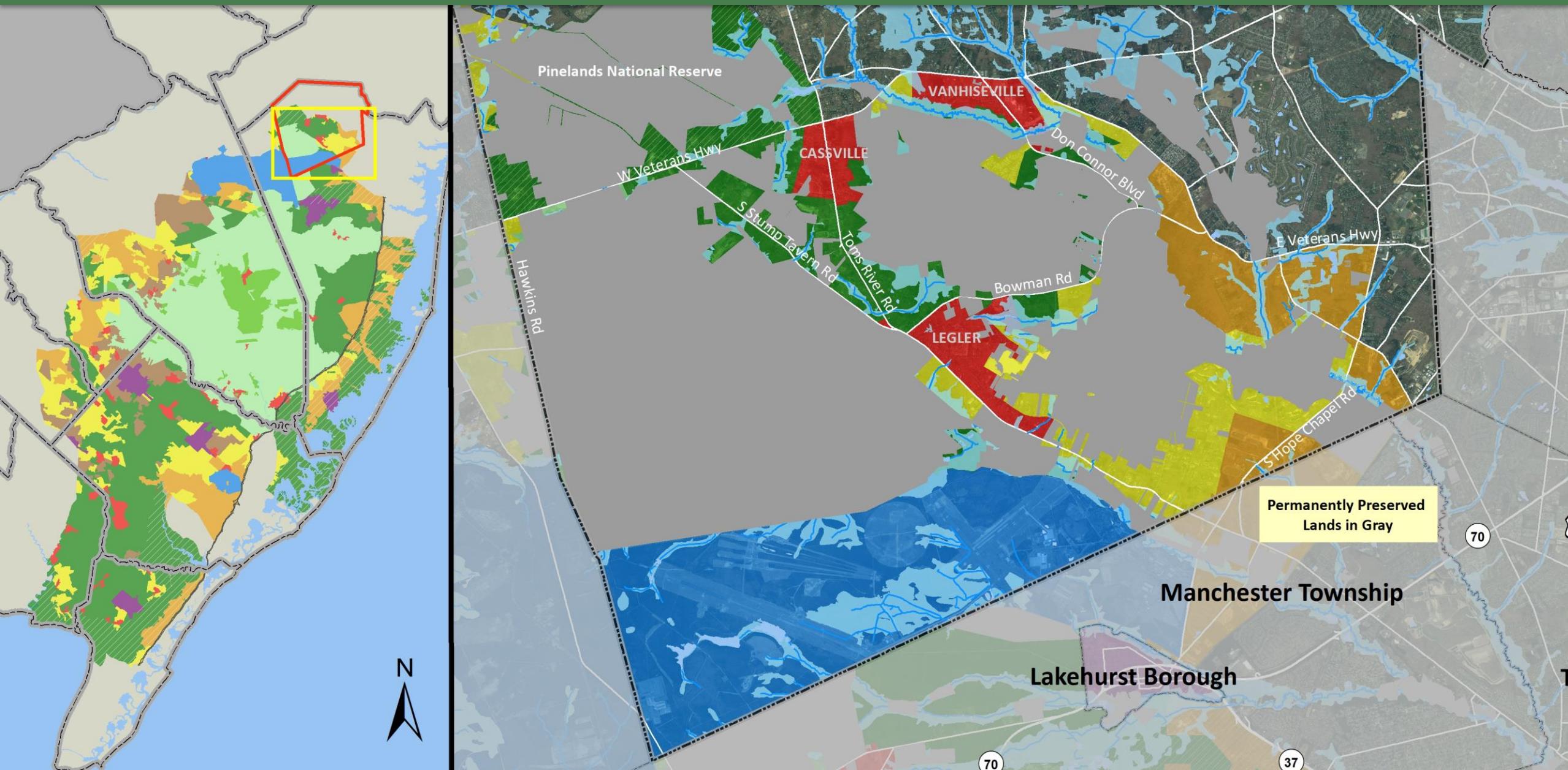
# Jackson Overview



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# Jackson HE&FSP: Prospective Need

	<b>Prospective Need</b>	<b>Pinelands Sites Identified</b>	<b>Status of Pinelands Sites</b>
Prior Round (1987-1999)	1,247 Units	No	-
Third Round (1999-2025)	1,250 Units*	Yes	Minimal construction
Fourth Round (2025-2035)	1,000 Units*	Yes	No construction

\*Jackson's 3<sup>rd</sup> and 4<sup>th</sup> Round obligations were established through settlement agreements with Fair Share Housing Center.

Among the largest obligations of any Pinelands municipality

# Jackson HE&FSP: 3<sup>rd</sup> Round Pinelands Sites

Site	Management Area	Acreage	Total Units	Total Affordable Units	PDC Rights Required
Maplewood Estates (Built)	FA	-	13	1	-
RG-2 Associates	RGA	166	186	37	45
Swanbourne, LLC	RGA	159	195	39	47
Grawtown	RGA	303	493	99	119
Remainder of RG-2 and RG-3 Zones	RGA	-	~1,450	290	~348
<b>Total</b>			<b>2,325</b>	<b>466</b>	<b>559</b>

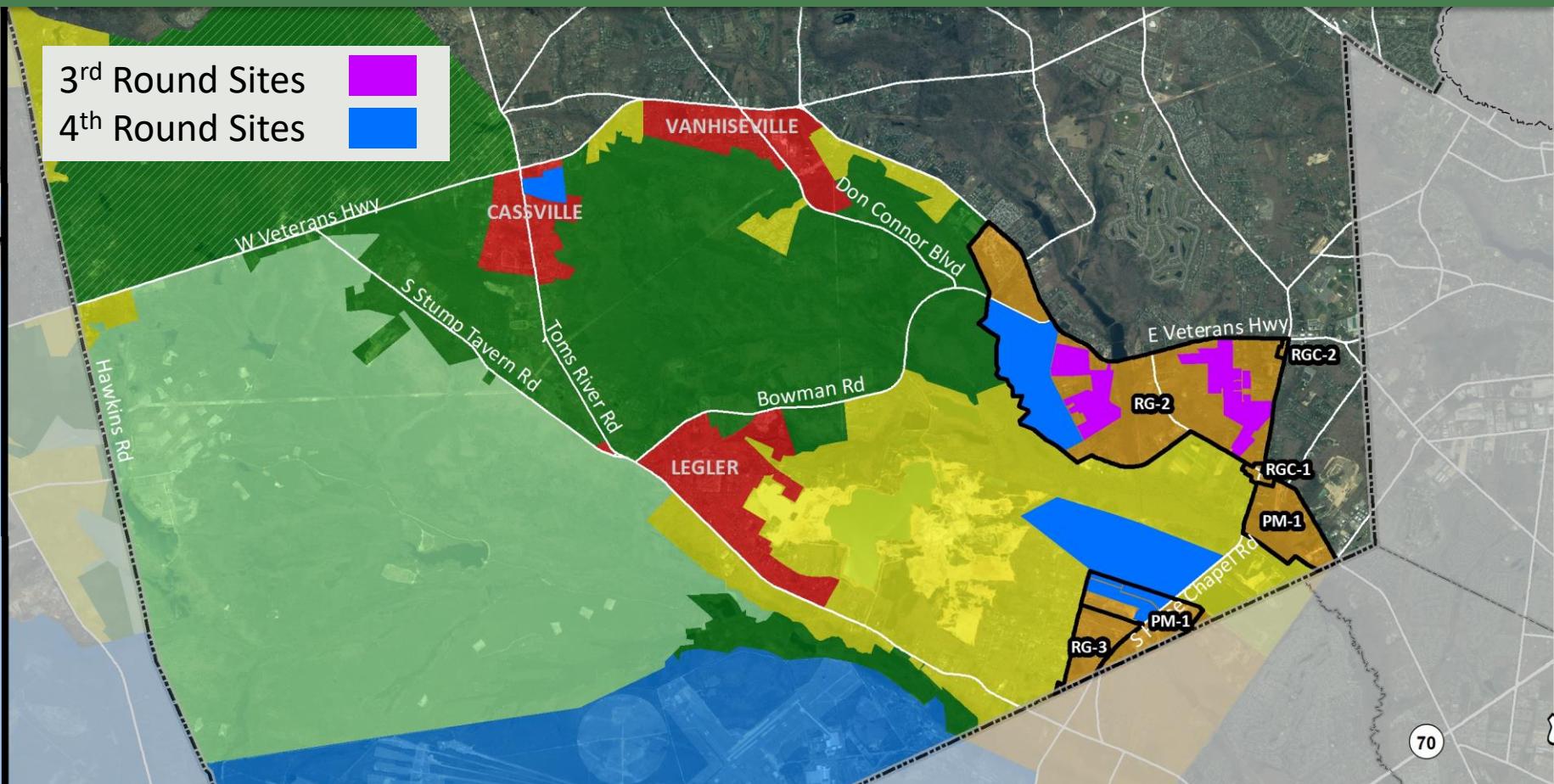
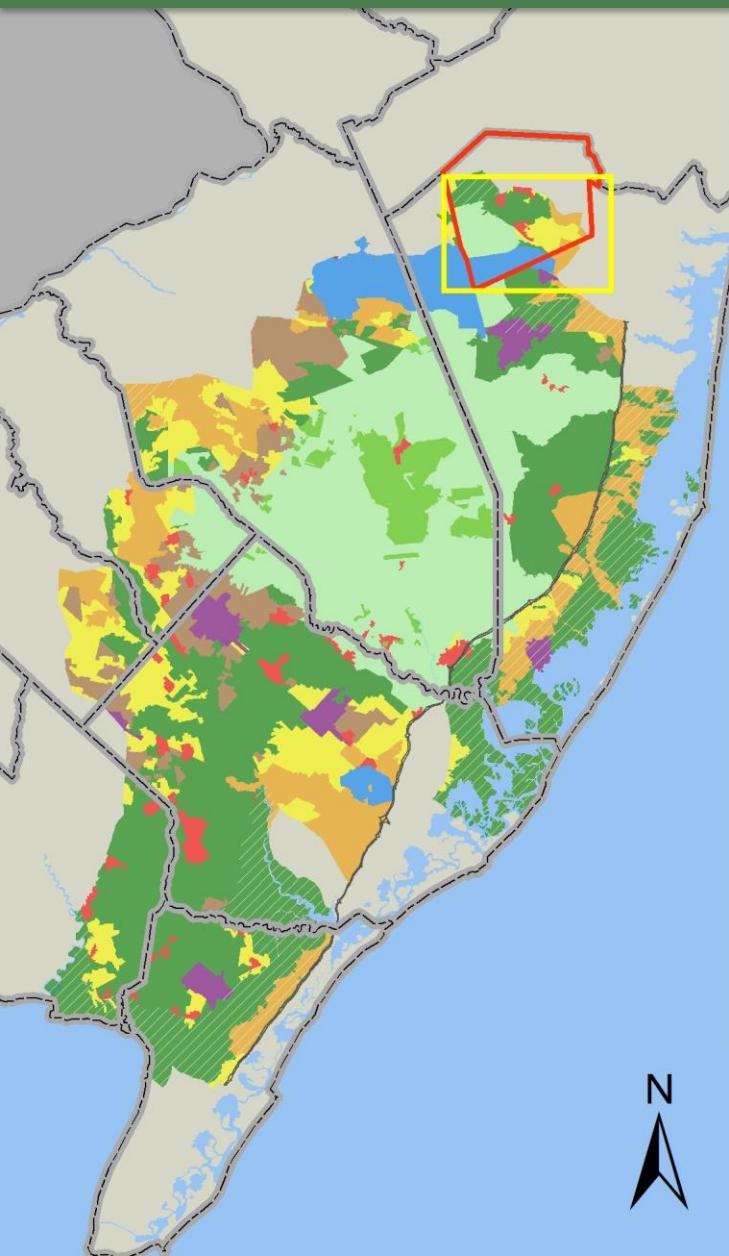
- 3<sup>rd</sup> Round RGA projects met existing zoning
- Remainder of RG-2 and RG-3 is based on an inclusionary zoning ordinance
- Many RGA projects in Jackson are being held up due to sewer availability

# Jackson HE&FSP: 4th Round Pinelands Sites

Site	Management Area	Acreage	Total Units	Total Affordable Units	PDC Rights Required
Grawtown	RGA	303	962	195	231
Viviano Properties	RGA	71	307	51	77
Pine Barrens Golf Course	RDA	477	1,496	275	-
Rutherford	PV	45	300	60	-
<b>Total</b>			<b>3,065</b>	<b>581</b>	<b>308</b>

- 58% of the Township's 4<sup>th</sup> Round Prospective Need is met in the Pinelands
  - Grawtown and Pine Barrens Golf Course are the two largest sites by area and total units in the entire plan, inside and outside the Pinelands
- No 4<sup>th</sup> Round projects in Pinelands meet existing zoning
- Proposal for Grawtown significantly revised; credits will continue to go to 3rd round, additional units will count towards 4th round
- Township's 2025 HE&FSP has been challenged in court – Commission is not a party

# Jackson HE&FSP: 3<sup>rd</sup> & 4<sup>th</sup> Round Pinelands Sites



**Cumulative 3<sup>rd</sup> and 4<sup>th</sup> Round Prospective Need met in Pinelands**

Total Units	Total Affordable Units	PDC Rights Required
5,390	1,047	867

# Jackson HE&FSP: 4<sup>th</sup> Round Pinelands Site

## Pine Barrens Golf Course

**Size:** 477 acres

**Current Zoning:** RD-9 (Rural Development Area)

**Current Use:** Existing golf course

### **Proposed Development:**

Mixed-Use Inclusionary Development

- 1,496 residential units (275 affordable)
- 240,000 square feet commercial/office space
- Project gross density: 3.14 du/acre



### RD-9 Zone

**Density:** 1 unit/9 acres (clustered)

**Housing Types:** Detached SFDUs

**Potential Yield:** 53 Detached SFDUs

- Mixed use, commercial, and office space development not permitted
- Sewer service prohibited

**Project does not meet certified zoning**

# Jackson HE&FSP: 4<sup>th</sup> Round Pinelands Site

## Rutherford Site

**Size:** 45 acres

**Current Zoning:** PV/PVC-2 (Pinelands Village)

**Current Use:** Vacant

### **Proposed Development:**

Mixed-Use Inclusionary Development

- 300 residential units (60 affordable)
- 55,200 square feet commercial space
- 3,380 square feet office space
- Project gross density: 6.7 du/acre



### PV Zone

**Density:** 1 unit/acre

**Housing Types:** Detached SFDUs

**Potential Yield:** 39 Detached SFDUs

- Mixed use, commercial, and office space development not permitted

### PVC-2 Zone

- Residential uses not permitted
- Various commercial uses permitted

**Project does not meet certified zoning**

# Jackson HE&FSP: 4<sup>th</sup> Round Pinelands Site

## Grawtown

**Size:** 303 acres

**Current Zoning:** RG-2 (Regional Growth Area)

**Current Use:** Vacant

### **Proposed Development:**

Mixed-Use Inclusionary Development

- 1,455 residential units (291 affordable)
- 120,000 square feet commercial space
- Project gross density: 4.8 du/acre



### RG-2 Zone

**Density:** 3 units/acre

**Housing Types:** Detached SFDUs & Townhouses

**Potential Yield:** 909 units

- Mixed use, commercial, and office space development not permitted

**Project does not meet certified zoning**

# Jackson HE&FSP: 4<sup>th</sup> Round Pinelands Site

## Viviano Properties

**Size:** 71 acres

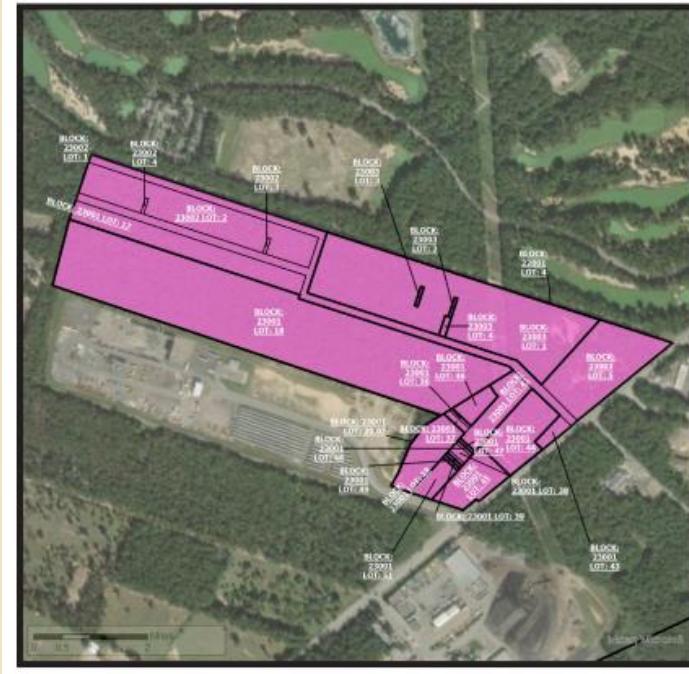
**Current Zoning:** PM-1 (Regional Growth Area)

**Current Use:** Vacant

### **Proposed Development:**

Mixed-Use Inclusionary Development

- 307 residential units (51 affordable)
- 18,400 square feet commercial space
- Project gross density: 4.33 du/acre



### PM-1 Zone

- Variety of institutional, commercial, and industrial uses permitted
- Residential development not permitted

**Project does not meet certified zoning**

# Adopted Implementing Ordinances

## Implementing Ordinances

- **Ordinance 2025-47:** AH-III Overlay
  - RGA/PV (Rutherford Site and Viviano Site)
- **Ordinance 2025-48:** AH-III.A Overlay
  - RDA (Pine Barrens Golf Course)
- The ordinances establish affordable housing overlay zones with identical standards.
- The Grawtown site was not included

## Inclusionary Mixed-Use

**Density:** 8 units/net developable acre (exclusive of affordable units)

**Housing Types:** Townhouses and affordable multifamily dwellings

**Set-aside Requirement:** Equivalent to at least 20% of the market-rate units

- Various commercial uses permitted
- PDCs required for 30% of the market rate units

# Next Steps

- Meet with Township representatives
  - Outline the Commission's review procedures and requirements
  - Review areas of concern related to the Master Plan, HE&FSP and ordinances
  - Provide guidance on where increases in density may be appropriate
  - Discuss documentation needed to demonstrate adequate sewer and water capacity
- Monitor the ongoing court challenge to the Township's HE&FSP