

Oceanport Borough, Monmouth County

Project/Unit Monitoring - April 21, 2022 (Page 2)

Site / Program Name	Oceanport Village Center	Martelli Signature Homes 282 East Main Street Mixed Use	270-271 Oceanport Ave: Age Restricted FMERA Lodging Area	270-271 Oceanport Ave: FMERA Lodging Area	Martelli at Oceanport (Former Boro Hall) Redevelopment
Project Type	Inclusionary Family Rental	Inclusionary Family Rental	Inclusionary Age Restricted Rental	Inclusionary Family Rental	Family Sale
Block & Lot / Street	Block 88, Lot 26.01 179 East Main Street	B:121 L:4 282 East Main Street	B: 110 / L: 1 270-271 Oceanport Ave.	B: 110 / L: 1 270-271 Oceanport Ave.	B: 65 L:1 222 Monmouth Blvd.
Status	Under Construction	Under Construction	Final Approval	Final Approval	Funded / Prelim. Approval
Date	12/10/08 (for completed 9 units) & 6/27/17 (3 planned units) PB Approvals	5/14/2019 Board Approval	2/23/2021 PB Memorialization	2/23/2021 PB Memorialization	4/6/2019 PB Approval
Length of Affordability Controls	30 Years	30 Years	30 Years	30 Years	See Notes
Administrative Agent	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/	N/A
Contribution	N/A	N/A	N/A	N/A	N/A
Type of Units	Family Rental	Family Rental	Age Restricted Rental	Family Rental	See Unit Notes
Total Affordable Units	12	4	16	20	0
Units Notes	9 units were completed in 2015 (5-1b & 4-2b). 3 are planned all 3-bedroom, income distribution to be finalized.	3 Affordable Units Received from Boro Hall/Martelli at Oceanport Project.	Unit distribution is proposed, not finalized.		3 Rental Units Transferred to 282 East Main Street Project
Income/Bedroom Distribution	Eff. Std. BR 1 BR 2 BR 3 BR 4	Eff. Std. BR 1 BR 2 BR 3 BR 4	Eff. Std. BR 1 BR 2 BR 3 BR 4	Eff. Std. BR 1 BR 2 BR 3 BR 4	Eff. Std. BR 1 BR 2 BR 3 BR 4
Very-Low-Income	- - - - -	- - 1 - -	- 2 - - -	- 2 1 - -	- - - - -
Low-Income	- 4 2 3 -	- - - 1 -	- 6 - - -	- 1 6 - -	- - - - -
Moderate-Income	- 1 2 - -	- 1 1 0 -	- 8 - - -	- 4 6 - -	- - - - -

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Site / Program Name	FMERA Barker Circle	FMERA Nurses Quarters	FMERA 400 Area TOD Zone	Old Wharf Inclusionary Zoning	Village Commercial Affordable Housing Overlay Inclusionary District(E. Main St.)																					
Project Type	Inclusionary Family Sale	Inclusionary Family Rental	Inclusionary Family Rental	Inclusionary Family Rental	Inclusionary Family																					
Block & Lot / Street	B: 110 / L: 1 111 Oceanport Ave	B: 110 / L: 1 Oceanport Ave	B: 110 / L: 1 Oceanport Ave	B: 121 / L: 1.01 & 2 Main St	Various: B 88 34& 35; B: 101 L:1-9; B:121 Lot: 3.01 & 4 Main St																					
Status	Funded / Prelim. Approval	Proposed/Zoned	Proposed/Zoned	Proposed/Zoned	Proposed/Zoned																					
Date	1/25/2022 PB Approval	TBD	TBD	2/18/16 Zone Approval	2/20/2020 Borough Adopted Ord. 1017																					
Length of Affordability Controls	30 Years	30 Years	30 Years	30 Years	30 Years																					
Administrative Agent	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/	CGP&H, LLC, 1249 South River Road, Suite 301, Cranbury, NJ 08512, (609) 664-2769, https://www.affordablehomesnewjersey.com/	N/A	N/A	N/A																					
Contribution	N/A	N/A	N/A	N/A	N/A																					
Type of Units	Family Sale	Family Rental	Family Rental	Family Rental	Family																					
Total Affordable Units	15	7	47	4	16																					
Units Notes				Bedroom/Income distribution is proposed, not finalized.	Bedroom/Income distribution is proposed, not finalized.																					
Income/Bedroom Distribution	Eff. Std.	BR 1	BR 2	BR 3	BR 4	Eff. Std.	BR 1	BR 2	BR 3	BR 4	Eff. Std.	BR 1	BR 2	BR 3	BR 4	Eff. Std.	BR 1	BR 2	BR 3	BR 4	Eff. Std.	BR 1	BR 2	BR 3	BR 4	
Very-Low-Income	-	-	2	-	-	-	-	1	-	-	-	-	4	2	-	-	-	-	1	-	-	-	1	2	-	-
Low-Income	-	-	6	-	-	-	-	3	-	-	-	-	14	4	-	-	-	-	1	-	-	-	-	2	3	-
Moderate-Income	-	-	7	-	-	-	-	3	-	-	-	-	17	6	-	-	-	1	1	-	-	-	1	4	3	-

