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AFFORDABLE HOUSING MEMORANDUM

To: Developers, Builders, and Applicants

From: Borough of Long Beach Township Administrative Office

Date: July 2026

Subject: Affordable Housing Development Fees – Ordinance No. 2026-06C

Please be advised that effective August 1, 2026, Long Beach Township will require affordable housing development fees on all new residential and nonresidential projects. All applications that require a Certificate of Occupancy (Residential New Construction and all Commercial Projects Development) are subject to the requirements. This state mandate is a requirement Long Beach Township is obligated to adopt.

Residential Projects

- Base fee: 1% of equalized assessed value of improvement.
- Density bonus ("D" variance): 6% on each additional unit.

Nonresidential Projects

- Fee: 2.5% of equalized assessed value for new construction or qualifying expansions.

Important Requirements

- Fees are calculated by the Borough Tax Assessor.
- 50% payment of the development fee is required at permit pick-up.
- Remainder of payment is required prior to issuance of Certificate of Occupancy.
- Fees are based off Equalized Assessed Value of improvement.
- All collected fees are deposited into the Borough's Affordable Housing Trust Fund and used exclusively for affordable housing initiatives.

Applicants may contact the Long Beach Township Tax Assessor or Construction Official early in the process to determine applicable fees and confirm any exemptions.

Questions? Please reach out to Long Beach Township for guidance.

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Summary of New Jersey Affordable Housing (COAH) Mandate

New Jersey's affordable housing mandate requires municipalities to provide a realistic opportunity for the development of housing that is affordable to low- and moderate-income households. The requirement originates from the New Jersey Supreme Court's *Mount Laurel* decisions and was later implemented through the Fair Housing Act, which established the Council on Affordable Housing (COAH).

Although COAH has since been dissolved, the obligation remains in effect. Responsibility for determining and administering municipal affordable housing obligations has shifted to the New Jersey Department of Community Affairs (DCA) under legislation enacted in 2024.

Each municipality is assigned a "fair share" affordable housing obligation for a designated planning period. MUNICIPALITIES MUST adopt housing plans and zoning regulations that provide opportunities to satisfy these obligations.

The mandate is intended to expand housing opportunities throughout New Jersey and requires municipalities meet their financial obligation to provide for affordable housing. For property owners, developers, and contractors, the mandate can create opportunities for residential development and redevelopment projects that include affordable housing components.

Municipalities that have adopted an approved affordable housing development fee ordinance assess fees on certain residential and non-residential development projects.

These locally collected fees are deposited into a municipal affordable housing trust fund and may only be used for eligible affordable housing activities, such as constructing affordable housing, rehabilitating existing units, providing affordability assistance, acquiring property for affordable housing, and administering affordable housing programs.