

**2021
THIRD ROUND HOUSING PLAN ELEMENT AND
FAIR SHARE PLAN**

**EASTAMPTON TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY**



**ENVIRONMENTAL
RESOLUTIONS, INC.**

Engineers • Planners • Scientists • Surveyors

Prepared By:
**Environmental Resolutions, Inc.
815 East Gate Drive, Suite 103
Mount Laurel, New Jersey 08054
(856) 235-7170**

Prepared For:
**Eastampton Township
12 Manor House Court
Eastampton, NJ 08060**

**Edward Fox, AICP, PP
NJ Professional Planner #33LI00510400
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#43114-00**

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HOUSING ELEMENT

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INTRODUCTION

HOUSING ELEMENT & FAIR SHARE PLAN REQUIREMENTS

The New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 *et seq.*), 52:27D-310 Essential components of municipality's housing element states that "A municipality's housing element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low- and moderate-income housing, and shall contain at least:

- A. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;
- B. A projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
- C. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level, and age;
- D. An analysis of the existing and probable future employment characteristics of the municipality;
- E. A determination of the municipality's present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing; and
- F. A consideration of the lands that is most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing.

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I. HOUSING STOCK INVENTORY

A. Age of Housing Units

The Eastampton Township has a relatively middle-aged housing stock as shown in **Table H-1**. Approximately 78.7% of the Township's housing was constructed between 1970 and 1999, compared to 46.0% for the County in the same period. Housing construction reached its peak in the Township during 1970-1979, with 31.1% of the Township's housing stock built in that ten-year period.

Table H-1: Age of Housing Units

Year Built	Eastampton Township		Burlington County	
	Estimate	Percent	Estimate	Percent
Total Units	2,136	100.0%	178,178	100.0%
Pre 1939	106	5.0%	19,700	11.1%
1940-1949	0	0.0%	5,318	3.0%
1950-1959	146	6.8%	22,402	12.6%
1960-1969	75	3.5%	25,991	14.6%
1970-1979	665	31.1%	29,821	16.7%
1980-1989	544	25.5%	26,167	14.7%
1990-1999	472	22.1%	26,101	14.6%
2000-2009	72	3.4%	19,080	10.7%
2010-2013	26	1.2%	2,505	1.4%
2014 or later	30	1.4%	1,093	0.6%

Source: Selected Housing Characteristics, 2013-2017 ACS 5-Year Estimates (DP04)

B. Value of Owner-Occupied Housing Units

Table H-2 shows that the median housing value for the Township was estimated to be \$265,000 for the 2013-2017 timeframe. This is significantly higher than the median County value of \$245,300. The predominant housing value in the Township was in the \$200,000 to \$299,999 range, with 59.8% of the owner-occupied units in this value range as shown in **Table H-2**. Another 25.6% of the homes were valued between \$300,000 and \$499,999. About 7.3% of the Township's owner-occupied units were valued at less than \$100,000 and only 0.6% was valued at \$500,000 or more. In the County, the majority of owner-occupied units (30.6%) were valued within the \$200,000 to \$299,999 range. Comparing the Township and County, the County had 64.6% of its owner-occupied units valued at \$200,000 or more, but this value accounted for 86.0% of its owner-occupied units in the Township.

Table H-2: Value of Owner-Occupied Housing Units

Value	Eastampton Township		Burlington County	
	Estimate	Percent	Estimate	Percent
Total Units	1,457	100.0%	125,557	100.0%
Less than \$50,000	92	6.3%	3,998	3.2%
\$50,000 to \$99,999	15	1.0%	4,543	3.6%
\$100,000 to \$149,999	15	1.0%	13,467	10.7%
\$150,000 to \$199,999	82	5.6%	22,354	17.8%
\$200,000 to \$299,999	871	59.8%	38,415	30.6%
\$300,000 to \$499,999	373	25.6%	32,806	26.1%
\$500,000 to \$999,999	9	0.6%	9,061	7.2%
\$1,000,000 or more	0	0.0%	913	0.7%
Median (Dollars)	\$265,100		\$245,300	

Source: Selected Housing Characteristics, 2013-2017 ACS 5-Year Estimates (DP04)

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C. Mortgage Status and Selected Monthly Owner-Occupied Costs

Tables H-3A and **H-3B** indicate selected monthly costs for owner-occupied units for those units with a mortgage and those without a mortgage in the Township and the County. The median estimated cost for mortgaged units in the 2013-2017 timeframe was \$2,282.00 in the Township, which was roughly 9% higher than the \$2,069.00 cost in the County. There were slightly more Township owner-occupied units with a mortgage (76.5%) than County owner-occupied units with a mortgage (70.9%).

Table H-3C estimates Selected Monthly Owner Costs as a percentage of Household Income for Households with a Mortgage in the 2013-2017 period. In the Township, the greatest percentage of households (45.7%) spent less than 20.0% on owner costs. The greatest percentage of County households (36.2%) also spent less than 20% of their income on owner costs. The second and third largest percentage of household costs for the Township, respectively, was in the 35.0% or more and 25.0 to 29.9% of household income categories. For the County, likewise, the second largest percentage of costs was in the 35.0% or more categories, and the third largest is in the 20.0 to 24.9% category. The figures indicate that generally, Township residents spent approximately the same range of household income on owner costs as County residents, aside from the Township residents having nearly 10% more spend less than 20.0% than County residents.

D. Gross Monthly Rent

Table H-4A shows the estimated gross monthly rent for Eastampton Township and Burlington County residents. In the 2013-2017 timeframe, median monthly rent in the Township was about 90.5% that of the County, e.g., \$1,144 compared to \$1,263. This is probably due to the Township having many units designed and built for multi-family households recently. About 63% of renter households in the Township paid between \$1,000 and \$1,499 per month for rent, while another 20.6% paid between \$500 and \$999 per month. The majority of County renter households (40.3%) paid between \$1,000 and \$1,499 per month for rent.

Table H-4B compares gross monthly rent as a percentage of household income for Township and County residents. In the Township, 32.4% of renters spent 35.0% or more on rent as compared to a slightly larger 40.9% of County renters spending this amount.

Table H-3A: Selected Monthly Owner-Occupied Costs (SMOC) with a Mortgage

Monthly Owner Cost	Eastampton Township		Burlington County	
	Estimate	Percent	Estimate	Percent
Housing with a Mortgage	1,115	100.0%	89,006	100.0%
Less than \$500	0	0.0%	103	0.1%
\$500 to \$999	0	0.0%	3,595	4.0%
\$1,000 to \$1,499	130	11.7%	15,450	17.4%
\$1,500 to \$1,999	168	15.1%	22,742	25.6%
\$2,000 to \$2,499	460	41.3%	18,977	21.3%
\$2,500 to \$2,999	262	23.5%	11,943	13.4%
\$3,000 or More	95	8.5%	16,196	18.2%
Median (Dollars)	\$2,282		\$2,069	

Source: Selected Housing Characteristics, 2013-2017 ACS 5-Year Estimates (DP04)

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Table H-3B: Selected Monthly Owner-Occupied Costs (SMOC) without a Mortgage

Monthly Owner Cost	Eastampton Township		Burlington County	
	Estimate	Percent	Estimate	Percent
Housing without a Mortgage	342	100.0%	36,551	100.0%
Less than \$250	0	0.0%	740	2.0%
\$250 to \$399	16	4.7%	975	2.7%
\$400 to \$599	35	10.2%	3,922	10.7%
\$600 to \$799	15	4.4%	8,688	23.8%
\$800 to \$999	197	57.6%	9,567	26.2%
\$1000 or More	79	23.1%	12,659	34.6%
Median (Dollars)	919		\$877	

Source: Selected Housing Characteristics, 2013-2017 ACS 5-Year Estimates (DP04)

**Table H-3C: Selected Monthly Owner Costs as a Percentage of Household Income (SMOCAPI):
Housing Units with a Mortgage**

Percentage	Eastampton Township		Burlington County	
	Estimate	Percent	Estimate	Percent
Housing Units with a Mortgage (Excluding Units Where SMOCAPI Cannot be Computed)	1,115	100.0%	88,730	100.0%
Less than 20.0 Percent	510	45.7%	32,161	36.2%
20.0 to 24.9 Percent	141	12.6%	15,668	17.7%
25.0 to 29.9 Percent	147	13.2%	11,144	12.6%
30.0 to 34.9 Percent	65	5.8%	7,231	8.1%
35.0 Percent or More	252	22.6%	22,526	25.4%
Not Computed	0		276	

Source: Selected Housing Characteristics, 2013-2017 ACS 5-Year Estimates (DP04)

Table H-4A: Gross Monthly Rent

Gross Monthly Rent	Eastampton Township		Burlington County	
	Estimate	Percent	Estimate	Percent
Total Units	559	100.0%	37,249	100.0%
Less than \$500	0	0.0%	1,402	3.8%
\$500 to \$999	115	20.6%	5,485	22.8%
\$1,000 to \$1,499	352	63.0%	15,026	40.3%
\$1,500 to \$1,999	78	14.0%	7,922	21.3%
\$2,000 to \$2,499	0	0.0%	3,564	9.6%
\$2,500 to \$2,999	0	0.0%	565	1.5%
\$3,000 or More	14	2.5%	285	0.8%
Median (Dollars)	\$1,144		\$1,263	
No Rent Paid	40		1,598	

Source: Selected Housing Characteristics, 2013-2017 ACS 5-Year Estimates (DP04)

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Table-H4B: Gross Monthly Rent as a Percentage of Household Income (GRAPI)

Value	Eastampton Township		Burlington County	
	Estimate	Percent	Estimate	Percent
Occupied Units Paying Rent (Excluding Units where GRAPI Cannot be Computed)	559	100.0%	36,831	100.0%
Less than 15.0 Percent	78	14.0%	3,824	10.4%
15.0 to 19.9 Percent	59	10.6%	4,967	13.5%
20.0 to 24.9 Percent	79	14.1%	5,413	14.7%
25.0 to 29.9 Percent	149	26.7%	4,033	11.0%
30.0 to 34.9 Percent	13	2.3%	3,514	9.5%
35.0 Percent or More	181	32.4%	15,080	40.9%
Not Computed	40		2,016	

Source: Selected Housing Characteristics, 2013-2017 ACS 5-Year Estimates (DP04)

E. Housing Tenure

Occupied units by housing tenure (owner-occupied and renter-occupied) are shown in **Table H-5**. The figures indicate there are a larger percentage of renter households in the Township (29.1%) than in the County (23.6%). This is likely because 21.3% of the Township's housing units are pre-dominantly rental, multi-family units compared to 16.2% in the County. (See **Table H-6**.) In general, the average sizes of both tenure types in the Township are larger than those in the County. **Table H-5** also indicates that average household size of owner-occupied households in the Township are about 13.8% larger than those in the County with 3.13 persons per unit in the Township and 2.75 in the County. The average renter household size in the Township is only 1.2% larger than in the County with 2.40 persons per unit in the Township and 2.37 in the County.

TableH-5: Occupied Housing Units by Tenure						
Unit Type	Eastampton Township			Burlington County		
	Estimated	Percent	Household Size (Avg.)	Estimated	Percent	Household Size (Avg.)
Total Units	2,056	100.0%		164,404	100.0%	
Owner	1,457	70.9%	3.13	125,557	76.4%	2.75
Renter	599	29.1%	2.40	38,847	23.6%	2.37

Sources: Selected Housing Characteristics, 2013-2017 ACS 5-Year Estimates (DP04) and

F. Housing Units in Structure

The number of units perstructure is shown in **Table H-6**. The data indicates that the 1-unit detached dwelling category had the largest percentage of unit types for both Eastampton (68.0%) and the County (65.2%). This housing type also dominated all others in the Township. The 10 to 19 units category was the second largest for Eastampton (10.9%) while the County's second largest category was 1-unit attached (15.2%). The Township had housing stock in every category other than 2 units and Boat, RV, Van, etc. (The 19 units in the latter category is an inaccurate, statistical anomaly for Burlington County, where no such units are permitted.) The least represented housing category in the County, which accounted for 1.3% of its housing stock were mobile homes.

G. Occupants per Room

Table H-7 shows that the greatest percentage of occupants per room was 1.0 or less in both the Township (95.5%) and the County (98.5%) for the 2013-2017 timeframe. The Township had a greater percentage (4.4%) of more than 1.0 occupant per room than the County (1.5%) during this period.

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H. Number of Rooms

For the 2013-2017 timeframe, the median number of rooms in Township housing units was the same as the County, 6.5, as shown in **Table H-8**. The greatest percentage of units in the Township was 7 rooms and the County was 6 rooms. **Table H-8** indicates that in the County 66.7% of the housing units contained 6 or more rooms, which is very similar to the Township, where 66.2% of the units contained 6 or more rooms.

I. Number of Bedrooms

Table H-9 indicates that the greatest percentage (39.7%) of units in the Township had 3 bedrooms, same as the County at 35.7%. In the Township, 80.2% of the housing units contained between 2 and 4 bedrooms: it was 85.0% in the County.

Table H-6: Housing Units in Structure

Type of Structure	Eastampton Township		Burlington County	
	Estimate	Percent	Estimate	Percent
Total Units	2,136	100.0%	178,178	100.0%
1-Unit, Detached	1,453	68.0%	116,156	65.2%
1-Unit, Attached	154	7.2%	27,132	15.2%
2 Units	0	0.0%	3,690	2.1%
3 or 4 Units	114	5.3%	5,606	3.1%
5 to 9 Units	70	3.3%	7,692	4.3%
10 to 19 Units	233	10.9%	7,618	4.3%
20 or more	39	1.8%	8,000	4.5%
MobileHome	73	3.4%	2,265	1.3%
Boat, RV, Van, etc.	0	0.0%	19	0.0%

Source: Selected Housing Characteristics, 2013-2017 ACS 5-Year Estimates (DP04)

Table H-7: Occupants per Room

Occupants Per Room	Eastampton Township		Burlington County	
	Estimate	Percent	Estimate	Percent
Total Units	2,056	100.0%	164,404	100.0%
1.00 or Less	1,964	95.5%	161,992	98.5%
1.01 to 1.50	48	2.3%	1,779	1.1%
1.51 or More	44	2.1%	633	0.4%

Source: Selected Housing Characteristics, 2013-2017 ACS 5-Year Estimates (DP04)

Table H-8: Number of Rooms per Housing Unit

Number of Rooms	Eastampton Township		Burlington County	
	Estimate	Percent	Estimate	Percent
Total Units	2,136	100.0%	178,178	100.0%
1	10	0.5%	1,185	0.7%
2	11	0.5%	2,167	1.2%
3	305	14.3%	11,098	6.2%
4	294	13.8%	19,238	10.8%
5	102	4.8%	25,585	14.4%
6	351	16.4%	30,368	17.0%
7	469	22.0%	27,555	15.5%
8	381	17.8%	25,493	14.3%
9 or more	213	10.0%	35,489	19.9%
Median	6.5		6.5	

Source: Selected Housing Characteristics, 2013-2017 ACS 5-Year Estimates (DP04)

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Table H-9: Number of Bedrooms per Housing Unit

Number of Bedrooms	Eastampton Township		Burlington County	
	Estimate	Percent	Estimate	Percent
Total Units	2,136	100.0%	178,178	100.0%
0	10	0.5%	1,332	0.7%
1	356	16.7%	16,901	9.5%
2	283	13.2%	38,489	21.6%
3	848	39.7%	63,595	35.7%
4	583	27.3%	49,293	27.7%
5 or more	56	2.6%	8,568	4.8%

Source: Selected Housing Characteristics, 2013-2017 ACS 5-Year Estimates (DP04)

J. Home Heating Methods

Information contained in **Table H-10** indicates that 70.2% of County housing units were heated with utility gas as compared to 63.9% for the Township. Electricity is the next preferred source of fuel in the County at 16.6%, while 23.8% of the Township's units used electricity to heat their homes... Bottled, tank or LP gas accounted at the heating method for 6.4% of Township and 1.9% of County homes. Fuel, oil, kerosene, etc. were the only other home heating methods used in the Township, accounting for 5.9%, whereas the County accounted for 9.5% in the same category.

K. Selected Characteristics

Tables H-10 and **H-11** show selected characteristics that can be used to approximate substandard housing conditions. These include lack of plumbing or kitchen facilities and use of "non-standard" home heating methods. There were 0.0% of households without fuel in the Township and 0.4% in the County. In the Township, no units lacked complete plumbing or kitchen facilities. This is lower than the County, where 0.2% of the units lacked complete plumbing facilities and 0.3% lacked complete kitchen facilities. The percentage of units without wired, wireless, or mobile telephone service is higher in the Township (1.3%) than in the County (1.1%).

Table H-10: Home Heating Methods

Fuel Type	Eastampton Township		Burlington County	
	Estimate	Percent	Estimate	Percent
Total Units	2,056	100.0%	164,404	100.0%
Utility Gas	1,314	63.9%	115,492	70.2%
Bottled, Tank or LP Gas	132	6.4%	3,134	1.9%
Electricity	489	23.8%	27,262	16.6%
Fuel Oil, Kerosene, etc.	121	5.9%	15,679	9.5%
Coal or Coke	0	0.0%	62	0.0%
Wood	0	0.0%	1,252	0.8%
Solar	0	0.0%	442	0.3%
Other Fuels	0	0.0%	438	0.3%
No Fuel Used	0	0.0%	643	0.4%

Source: Selected Housing Characteristics, 2013-2017 ACS 5-Year Estimates (DP04)

Table H-11: Selected Characteristics for Occupied Units

Selected Characteristic	Eastampton Township		Burlington County	
	Estimate	Percent	Estimate	Percent
Total Units	2,056	100.0%	164,404	100.0%
Lacking Complete Plumbing Facilities	0	0.0%	257	0.2%
Lacking Complete Kitchen Facilities	0	0.0%	534	0.3%
No Telephone Service	27	1.3%	1,794	1.1%

Source: Selected Housing Characteristics, 2013-2017 ACS 5-Year Estimates (DP04)

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II. DEMOGRAPHIC CHARACTERISTICS

A. Income Characteristics and Poverty Level

Table H-12 shows household income for Township and County residents for the 2013-2017 timeframe. Median household income for the Township was \$90,938 compared to \$82,839 for the County. The Township's percentage of people and families whose income in the past 12 months was below the poverty level, as shown in **Table H-13**, was 4.9% and 2.2%, respectively. This was substantially lower than in the County, where 6.4% of all people and 4.4% of all families lived under the poverty level.

Table H-12: Household Income

Income and Benefits (In 2017 Inflation-Adjusted Dollars)	Eastampton Township		Burlington County	
	Estimate of Households	Percent	Estimate of Households	Percent
Total Households	2,056	100.0%	164,404	100.0%
Less than \$10,000	24	1.2%	5,491	3.3%
\$10,000-14,999	21	1.0%	4,018	2.4%
\$15,000-24,999	88	4.3%	9,945	6.0%
\$25,000-34,999	74	3.6%	10,734	6.5%
\$35,000-49,999	221	10.7%	16,430	10.0%
\$50,000-74,999	396	19.3%	28,100	17.1%
\$75,000-99,999	306	14.9%	23,620	14.4%
\$100,000-149,999	553	26.9%	32,253	19.6%
\$150,000-199,999	311	15.1%	16,865	10.3%
\$200,000 or More	62	3.0%	16,948	10.3%
Median Household Income	\$90,938		\$82,839	
Mean Household Income	\$99,008		\$104,955	

Source: Selected Economic Characteristics, 2013-2017 ACS 5-Year Estimates (DP03)

Table H-13: Percentage of People and Families whose Income in the Past 12 Months was Below the Poverty Level

	Eastampton Township	Burlington County
All People	4.9%	6.4%
All Families	2.2%	4.4%

Source: Selected Economic Characteristics, 2013-2017 ACS 5-Year Estimates (DP03)

B. Number of Persons by Age and Sex

A review of the age distribution of the population can give insight into future demands for schools and public services and on housing trends. As shown in **Table H-14**, the Township's median age is fairly young at 36.6 years. In the County, the median age is 41.4 years. A good majority of the Township (43.3%) is between the ages of 25 and 54, with the same category counting for 40.0% of the County population. The Township's 19 years and younger age group includes 27.2% of the total population, but this same age group represents a slightly less 23.6% of County residents. The largest group of Township and County residents is within the 45 to 54 age category. Approximately 17.6% of Township residents and 15.5% of County residents were within this category. In the retirement age group of 65 and older, 9.1% of Township residents and 16.0% of County residents were within these ages.

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Table H-14: Number of Persons by Age and Sex

Age Group	Eastampton Township		Burlington County	
	Estimate	Percent	Estimate	Percent
Total	6,003	100.0%	449,192	100.0%
Less than 5	380	6.3%	23,276	5.2%
5 to 9	466	7.8%	26,567	5.9%
10 to 14	281	4.7%	28,393	6.3%
15 to 19	503	8.4%	28,065	6.2%
20 to 24	395	6.6%	29,396	6.5%
25 to 34	749	12.5%	54,531	12.1%
35 to 44	790	13.2%	55,747	12.4%
45 to 54	1,059	17.6%	69,581	15.5%
55 to 59	479	8.0%	35,106	7.8%
60 to 64	353	5.9%	27,062	6.0%
65 to 74	375	6.2%	39,775	8.9%
75 to 84	70	1.2%	21,836	4.9%
85+	103	1.7%	9,857	2.2%
Median	36.6		41.4	
Sex	Estimate	Percent	Estimate	Percent
Total	6,003	100.0%	449,192	100.0%
Male	3,008	50.1%	220,995	49.2%
Female	2,995	49.9%	228,197	50.8%

Source: Demographic and Housing Estimates, 2013-2017 ACS 5-Year Estimates (DP05)

C. Household Size and Type

Household size and type information, as shown in **Table H-15**, is useful in understanding the family and non-family composition of the Township and relative household size. The Township has a greater percentage of 2-person households, at 41.9%, than the County at 33.3%, respectively. While the County had a larger percentage of 1-person households with 25.0% compared to 12.9% in the Township. In the Township, family households comprise 80.2% of all households and non-family households comprise 19.8% of the total. The percentage of family households in the Township is significantly higher than that in the County (70.1%). Of the owner-occupied units in the Township, the greatest percentage of the households had 2 or more persons (91.9%) and the largest percentage of family households were married-couple families (75.3%). For the 599 renter-occupied units in the Township, 24.4% were occupied by a 1-person household. Of the household types in the Township, 65.1% were family households, of which 22.2% were married-couple families and 42.9% were other families.

Table H-15: Household Size and Type

Subject	Eastampton Township			Burlington County		
	Occupied Units	Owner Units	Renter Units	Occupied Units	Owner Units	Renter Units
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
Occupied Housing Units	2,056	1,457	599	164,404	125,557	38,847
Household Size						
1-person	12.9%	8.2%	24.4%	25.0%	21.5%	36.3%
2-persons	41.9%	41.1%	43.9%	33.3%	34.3%	30.3%
3-persons	13.2%	13.7%	12.2%	16.9%	17.5%	15.0%
4 or more-persons	32.0%	37.1%	19.5%	24.8%	26.7%	18.7%

HOUSING ELEMENT

Subject	Eastampton Township			Burlington County		
	Occupied Units	Owner Units	Renter Units	Occupied Units	Owner Units	Renter Units
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
Occupied Housing Units	2,056	1,457	599	164,404	125,557	38,847
Household Type						
Family Household	80.2%	86.3%	65.1%	70.1%	74.8%	55.0%
Married-Couple Family	59.8%	75.3%	22.2%	53.9%	61.3%	29.7%
Other Family	20.3%	11.1%	42.9%	16.2%	13.4%	25.2%
Non-Family Households	19.8%	13.7%	34.9%	29.9%	25.2%	45.0%

Source: Occupancy Characteristics, 2013-2017 ACS 5-Year Estimates (S2501)

III. EMPLOYMENT CHARACTERISTICS

A. Commuting to Work

As **Table H-16** below shows, workers from Eastampton Township were about as likely to drive to work alone (84.5%) as workers in the County (83.1%), and about 12.0% of workers living in the Township car-pooled versus 7.1% of those living in the County. Not surprisingly, with the minimal availability of public transportation in the Township, 0.3% of working living in the Township commuted by work in this method compared to 3.6% of workers in the County. Additionally, a lesser percentage of Township folks walked to work (0.4% Township and 1.4% County), and less worked at home (2.1% Township and 3.8% County) compared to workers living in the County.

Table H-16: Commuting to Work

Industry	Eastampton Township		Burlington County	
	Estimate	Percent	Estimate	Percent
Workers 16 years and older	3,241	100.0%	222,712	100.0%
Car, truck, or van-drove alone	2,739	84.5%	185,111	83.1%
Car, truck, or van-car-pooled	388	12.0%	15,870	7.1%
Public transportation (no taxicabs)	9	0.3%	7,931	3.6%
Walked	14	0.4%	3,164	1.4%
Other means	23	0.7%	2,240	1.0%
Worked at home	68	2.1%	8,396	3.8%
Mean travel time to work (minutes)	28.9		29.3	

Source: Selected Economic Characteristics, 2013-2017 ACS 5-Year Estimates (DP03)

B. Employment Characteristics

Table H-17 shows employment characteristics by occupation. Management, business, science and arts were the predominant occupations in both the Township (32.7%) and County (43.8%), with sales and office occupations the second most predominant occupation (26.3% Township and 25.3% County).

Table H-18 shows employment characteristics by type of industry. In the Township, the top three industries are: educational services, health care, social assistance (22.9%); professional, retail trade (14.9%); and professional, scientific, management, administrative, and waste management services (12.8%). The top three industries for the County are: educational services health care, and social assistance (25.6%); professional, scientific, management, administrative, and waste management services (12.3%); and retail trade (11.8%).

HOUSING ELEMENT

Occupation	Eastampton Township		Burlington County	
	Estimate	Percent	Estimate	Percent
Civilians Employed, 16 years and over	3,280	100.0%	223,990	100.0%
Management, business, science, and arts Occupations	1,074	32.7%	98,137	43.8%
Service occupations	481	14.7%	32,609	14.6%
Sales and office occupations	861	26.3%	56,638	25.3%
Natural resources, construction, and maintenance occupations	360	11.0%	14,872	6.6%
Production, transportation, and material moving occupations	504	15.4%	21,734	9.7%

Source: Selected Economic Characteristics, 2013-2017 ACS 5-Year Estimates (DP03)

Industry	Eastampton Township		Burlington County	
	Estimate	Percent	Estimate	Percent
Civilian employed population 16 years and over	3,280	100.0%	223,990	100.0%
Agriculture, forestry, fishing, hunting, and mining	27	0.8%	993	0.4%
Construction	126	3.8%	11,390	5.1%
Manufacturing	246	7.5%	17,258	7.7%
Wholesale trade	74	2.3%	7,537	3.4%
Retail trade	489	14.9%	26,334	11.8%
Transportation and warehousing, and utilities	165	5.0%	11,894	5.3%
Information	84	2.6%	5,283	2.4%
Finance, insurance, real estate, rental, and leasing	235	7.2%	18,456	8.2%
Professional, scientific, management, administrative and waste management services	421	12.8%	27,576	12.3%
Educational services, health care, and social assistance	752	22.9%	57,258	25.6%
Arts, entertainment, recreation, accommodation, and food services	243	7.4%	15,229	6.8%
Other services, except public administration	204	6.2%	8,503	3.8%
Public administration	214	6.5%	16,279	7.3%

Source: Selected Economic Characteristics, 2013-2017 ACS 5-Year Estimates (DP03)

C. Labor Force Estimates

The New Jersey Department of Labor and Workforce Development reports annual average labor force estimates, which are shown in **Table H-19**. These data indicate that in the 1990 to 2000 timeframe, the unemployment rate reached a high of 8.1% for the Township and 7.7% for the County, both in 1992. The unemployment rate remained fairly neutral until 2010, when it rose to 13.9% in the Township and 9.0% in the County. Since then, the unemployment rate trend has been decreasing in both the Township. In 2018, the unemployment rate in Township was 3.6% and 3.8% for the County.

HOUSING ELEMENT

Table H-19: Annual Average Labor Force Estimates (1990-2017)

Year	Labor Force	Employed	Unemployed	Unemployment Rate	
				Eastampton Township	Burlington County
1990	2,783	2,648	135	4.9%	4.6%
1991	2,833	2,649	184	6.5%	6.2%
1992	2,805	2,578	227	8.1%	7.7%
1993	2,734	2,556	178	6.5%	6.2%
1994	2,770	2,615	155	5.6%	5.3%
1995	2,864	2,714	150	5.2%	5.0%
1996	2,974	2,827	147	4.9%	4.7%
1997	3,038	2,913	125	4.1%	3.9%
1998	3,058	2,949	109	3.6%	3.4%
1999	3,081	2,974	107	3.5%	3.3%
2000	3,576	3,501	75	2.1%	3.1%
2001	3,583	3,498	85	2.4%	3.5%
2002	3,674	3,555	119	3.2%	4.8%
2003	3,709	3,589	120	3.2%	4.8%
2004	3,779	3,676	103	2.7%	4.1%
2005	3,891	3,786	105	2.7%	3.9%
2006	3,935	3,821	114	2.9%	4.2%
2007	3,867	3,763	104	2.7%	3.8%
2008	3,893	3,757	136	3.5%	4.9%
2009	3,894	3,657	237	6.1%	8.4%
2010	3,608	3,108	500	13.9%	9.0%
2011	3,597	3,194	403	11.2%	8.7%
2012	3,569	3,267	302	8.5%	8.7%
2013	3,511	3,252	259	7.4%	7.6%
2014	3,443	3,225	218	6.3%	6.4%
2015	3,441	3,263	178	5.2%	5.3%
2016	3,423	3,283	140	4.1%	4.5%
2017	3,426	3,285	141	4.1%	4.1%
2018	3,377	3,257	120	3.6%	3.8%

Source: NJ Dept. of Labor, Annual Average Labor Force Estimates by Municipality (1990-2018)

HOUSING ELEMENT

D. Annual Average Labor Force Estimates

The New Jersey Department of Labor tracks the annual average labor force estimates by municipality and county. **Table H-20** shows Eastampton Township and Burlington County labor force, employment, unemployment, and unemployment rates from 2013 to 2018. It shows that the Township and County unemployment rates are decreasing, but not much new job growth.

Table H-20: Annual Average Labor Fore Estimates (2013-2018)

Year	Area	Labor Force Total	Number Employed	Number Unemployed	Rate Unemployed
2013	Eastampton Township	3,511	3,252	259	7.4%
	Burlington County	232,955	215,038	17,917	7.7%
2014	Eastampton Township	3,443	3,225	218	6.3%
	Burlington County	228,530	213,837	14,693	6.4%
2015	Eastampton Township	3,441	3,263	178	5.2%
	Burlington County	230,059	217,756	12,303	5.3%
2016	Eastampton Township	3,423	3,283	140	4.1%
	Burlington County	230,271	219,995	10,276	4.5%
2017	Eastampton Township	3,426	3,285	141	4.1%
	Burlington County	230,174	220,764	9,410	4.1%
2018	Eastampton Township	3,377	3,257	120	3.6%
	Burlington County	227,445	218,877	8,568	3.8%

Source: NJ Dept. of Labor, Annual Average Labor Force Estimates by Municipality (1990-2018)

E. Employment and Wages

Table H-21 shows employment and wages in the Township in 2018. Construction jobs, as well Wholesale Trade, were the largest private-sector occupations, with an annual average of 123 and 79 jobs respectively. In the public sector, the 122 jobs in local government and local government education employment are one of being the highest sector behind Construction jobs. Private-sector wages were highest in the wholesale trade sector (\$66,968 annually) with transportation / construction second (\$63,191 annually).

Table H-21: Employment and Wages¹

Occupation	Employment					Wages	
	3/18	6/18	9/18	12/18	Avg.	Annual	Weekly
Local Government Totals	138	140	123	130	122	\$65,067	\$1,251
Local Government Education	473	98	100	80	90	\$62,556	\$1,203
Private-Sector Totals	500	561	504	504	523	\$44,485	\$855
Construction	119	138	129	118	123	\$63,191	\$1,215
Manufacturing	24	25	23	28	25	\$59,954	\$1,153
Wholesale Trade	77	87	77	71	79	\$66,968	\$1,288
Retail Trade	33	33	33	33	33	\$25,603	\$492
Administration /Waste Remediation	11	21	25	27	20	\$32,276	\$621
Accommodations / Food	78	75	49	46	66	\$16,802	\$323

Source: NJ Dept. of Labor, Quarterly Census of Employment and Wages (QCEW), Municipal Report by Sector (NAICS-based, 2018)

¹ No data were reported for the following industries in Eastampton Township: agriculture, transportation/warehousing, information, finance / insurance, real estate, professional / technical, private-sector education, health / social, other services, unclassified, and arts / entertainment. This may be because there were no actual jobs in that industry or because reporting these data would violate the Department's non-disclosure procedures for discreet confidential employment data.

HOUSING ELEMENT

IV. PROJECTIONS AND TRENDS

A. Employment and Population Projections

The Delaware Valley Regional Planning Commission (DVRPC), the bi-state metropolitan planning organization (MPO) for the Philadelphia region has published population and employment projections for the year 2045. Between 2015 and 2045, the DVRPC projects that the Township’s employment and population will increase by 20.9% and 38.0% respectively, and the County’s employment and population will increase by 9.3% and 9.4% respectively. **Table H-22** shows that the Township’s projected employment and population growth rates are substantially higher than those for the County,

Table H-22: Employment and Population Projections

	Eastampton Township				Burlington County			
	2015	2045	# Change	% Change	2015	2045	# Change	% Change
Employment	949	1,147	198	20.9%	241,298	263,622	22,324	9.3%
Population	6,011	8,298	2,287	38.0%	450,226	492,709	42,483	9.4%

Sources: County- and Municipal-Level Employment Forecasts, 2015-2045 (DVRPC, 8/2016) and County- and Municipal-Level Population Forecasts, 2015-2045 (DVRPC, 8/2016)

Table H-23 shows population trends for the Township from 1940 to 2010 with ten-year projections to 2040. The 1980 to 1990 timeframe saw a 66.99% population increase but the 1950 to 1960 timeframe witnessed the greatest increase in Township population at 102.60%. The DVRPC forecasts a 1,963 (24.0%) population increase for the Township between 2010 and 2040.

Table H-23: Population Trends

Year	Population	# Change	% Change
1940	498		
1950	692	194	38.96%
1960	1,402	710	102.60%
1970	2,284	882	62.91%
1980	3,814	1,530	66.99%
1990	4,962	1,148	30.10%
2000	6,205	1,243	25.05%
2010	6,069	-136	-2.19%
2020	6,191	122	2.01%
2030	7,331	1,140	18.41%
2040	8,031	700	9.55%

Sources: NJ Population Trends 1790 to 2000 (NJ State Data Center, 8/2001); 2020 US Census Estimate; and County- and Municipal-Level Population Forecasts, 2015-2045 (DVRPC, 8/2016)

HOUSING ELEMENT

B. Residential Certificate of Occupancy Permits Issued

Table H-24 identifies the number of Certificates of Occupancy (COs) issued for housing units, as reported by the New Jersey Department of Community Affairs for the years 2001 through 2020. The data shows the averaged annual COs for the Township and the County for that period and each year’s relationship to that average. It appears that the Township’s figures may be skewed by large housing spurts in 2002 and 2018.

Table H-24: Residential Certificates of Occupancy (COs)

Certificates of Occupancy (COs)	Eastampton Township		Burlington County	
	Estimate	Percent	Estimate	Percent
2001	3	20.0%	2,463	249.8%
2002	103	686.7%	2,563	259.9%
2003	0	0.0%	2,192	222.3%
2004	3	20.0%	1,504	152.5%
2005	14	93.3%	1,290	130.8%
2006	1	6.7%	1,199	121.6%
2007	1	6.7%	919	93.2%
2008	2	13.3%	648	65.7%
2009	8	53.3%	500	50.7%
2010	5	33.3%	588	59.6%
2011	7	46.7%	474	48.1%
2012	11	73.3%	462	46.9%
2013	7	46.7%	430	43.6%
2014	0	0.0%	538	54.6%
2015	0	0.0%	1,136	115.2%
2016	0	0.0%	580	58.8%
2017	9	60.0%	551	55.9%
2018	93	620.0%	565	57.3%
2019	1	6.7%	591	59.9%
2020	31	206.7%	531	53.9%
20-Year Average	15		986	

*Source: NJ Department of Community Affairs, Certificates of Occupancy Yearly Summary Data
Shaded area approximates Great Recession time period: December 2007 through June 2009.*

C. Housing Projections

The Fair Housing Act requires that Housing Plans include a 10-year projection of new housing units based on the number of building permits, development applications approved, and probable developments, as well as other indicators deemed appropriate (N.J.S.A. 52:27D-310.b).

The CO bump in 2018 in **Table H-24** may reflect the near completion of Eastampton Place at 1124 Patriot Way, which is a 140-unit multi-family mixed use housing redevelopment project. Another residential redevelopment project nearing completion is Eastampton Place West at 1171 Woodlane Road, which is a 240-unit multi-family housing project. Lennar at Rancocas Creek at 1020 Jacksonville-Smithville Road, which is a 452-unit single-family, age restricted residential neighborhood, is also nearing completion. After these projects are completed, Eastampton Township will have no significant residentially zoned developable tracts available. For the remainder of the Third Round period and after 2025, future residential development outside these projects should not exceed 10 units per year, as the available lands diminish.

FAIR SHARE PLAN

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APPENDICES

FS-I: Eastampton Town Center Documents

- October 5, 2000 Affordable Housing Agreement: Eastampton Urban Renewal Associates LP c/o Pennrose Properties, Inc. of Philadelphia, PA (Pennrose) and NJDCA
- July 30, 2002 Financing, Deed Restriction, and Regulatory Agreement between Pennrose and NJHMFA

FS-II: Evaluation of Potential Inclusionary Sites

- Map FS-D: Potential Inclusionary Sites

FS-III: Proposed 20% Inclusionary Housing Site (1369 Monmouth Road: Block 400, Lot 13)

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- Map FS-E: USGS Map
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- Map FS-G : Public Infrastructure Map
- Map FS-H: Tax Parcel Map
- Map FS-I: Zoning Map
- Map FS-J: Wetlands Vegetation Map
- Map FS-K: Soils Map

FS-IV: Proposed Inclusionary Zoning Ordinance for 1369 Monmouth Road

FS-V: Settlement Agreement (Docket No. BUR-L-1529-15) between Eastampton Township and Fair Share Housing Center September 13, 2021

FS-VI: Potential 100% Affordable, Municipally-Sponsored Family Rental Project
(1007 Woodlane Road: Block 200, Lot 7)

- Map FS-L: USGS Map
- Map FS-M: State Plan Policy Map
- Map FS-N: Public Infrastructure Map
- Map FS-O: Tax Parcel Map
- Map FS-P: Zoning Map
- Map FS-Q: Wetlands Vegetation Map
- Map FS-R: Soils Map

FS-VII: Sharbell Eastampton Village Affordable Housing Deed Restriction

FS-VIII: Supportive & Special Needs Housing License Materials

FS-IX: Appointment of Plan Implementation Staff

- Resolution 2021-50: Authorize a contract with Triad Associates for Affordable Housing Administrative Agent Services
- Resolution 2021-82: Appointment of Eastampton Township Municipal Housing Liaison

FS-X: Proposed Chapter 130: Affordable Housing and Development Fee Ordinance

FAIR SHARE PLAN

There are three components to a municipality's affordable housing obligation: the rehabilitation share, the prior round obligation, and the third-round obligation. In its September 2021 settlement agreement with the Fair Share Housing Center, Eastampton Township agrees that affordable housing obligations are as follows:

1. Rehabilitation Share: 2 units
2. Prior Round Obligation 1987-1999 (pursuant to N.J.A.C. 5:93): 49 units
3. Third Round Obligation 1999-2025 ("Gap Period" and 2015-2025 Prospective Need): 131 units

For the purposes of this document, the following definitions apply:

"Affordable" means a sales price or rent within the means of a low- or moderate-income household as defined in N.J.A.C. 5:97-9.

"Inclusionary development" means a development containing both affordable units and market-rate units. This term includes, but is not necessarily limited to: new construction, the conversion of a non-residential structure to residential and the creation of new affordable units through the reconstruction of a vacant residential structure.

"Low income" means 50 percent or less of the median gross household income for households of the same size within the housing region in which the household is located, based upon the U.S. Department of Housing and Urban Development's (HUD) Section 8 Income Limits (uncapped) averaged across counties for the housing region.

"Moderate income" means more than 50 percent but less than 80 percent of the median gross household income for households of the same size within the housing region in which the household is located, based upon the U.S. Department of Housing and Urban Development's (HUD's) Section 8 Income Limits (uncapped) averaged across counties for the housing region.

"Supportive and special needs housing" means a structure or structures in which individuals or households reside, as delineated in N.J.A.C. 5:97-6.10, previously referred to as alternative living arrangements.

"UHAC" means the Uniform Housing Affordability Controls set forth in N.J.A.C. 5:80-26.

"Very low income" means 30 percent or less of the median gross household income for households of the same size within the housing region in which the household is located, based upon the U.S. Department of Housing and Urban Development's (HUD) Section 8 Income Limits (uncapped) averaged across counties for the housing region.

A. Rehabilitation Obligation

Eastampton Township's obligation is 2 units. The Township will provide rental rehabilitation funds for the Eastampton Town Center (Pennrose) affordable housing community, which is a 100-unit 100% affordable development constructed in 2002. In exchange for any rehabilitation funds, the units must be deed restricted for a minimum additional period of at least ten (10) years. According to the property owner, Eastampton Urban Renewal Associates, LP, which is a division of Pennrose, there are rehabilitation needs within the complex. Eastampton will provide \$25,000 per unit for up to 24 units equaling \$600,000. The additional rehabilitation credits will meet future obligations in the fourth and possibly later rounds. The program will comply with the requirements set forth by the Council on Affordable Housing (COAH) in N.J.A.C. 5:93-5.2.

FAIR SHARE PLAN

B. Prior Round Obligation

Eastampton's Prior Round obligation (1987-1999) is 49 units. Eastampton Township will meet this obligation by using credits from the existing Eastampton Town Center affordable housing community, which is a 25-acre multi-family development on Woodlane Road (Block 300, Lot 2.02) consisting of 100 family rental units. The Township's 1999 redevelopment agreement and subsequent financial agreements with the property owner, Eastampton Urban Renewal Associates, LP, a division of Pennrose (Pennrose) Properties of Philadelphia, PA, indicate that all 100 units of its development project would be built as affordable, income-restricted affordable family rental units. The community consists of 30 2-bedroom and 70 3-bedroom housing units all affordable to low-income households constructed in 2002. This project also required subdivision of Lots 2 and 12 to create new Lot 2.02 on which the development is situated.

Because this project was in part funded by the New Jersey Housing and Mortgage Finance Agency (NJHMFA), Pennrose, Eastampton Township, NJHMFA and the New Jersey Department of Community Development (NJDCDA) agreed in a Memorandum of Agreement that NJDCDA would be responsible for the administration of all applicable affordable housing regulations, including all contracts with Pennrose or Eastampton Township. This resulted in a 30-year Affordable Housing Agreement dated October 5, 2000 with a declaration of covenants, conditions, and restrictions between Eastampton Urban Renewal Associates LP c/o Pennrose Properties, Inc. (Pennrose) of Philadelphia, PA and the NJDCDA and Pennrose running with the property, as well as a Financing, Deed Restriction, and Regulatory Agreement dated July 30, 2002 between NJHMFA and Pennrose running for the term of indebtedness. Pennrose has complied with all requirements since these agreements went into effect. (See **Appendix FS-I**.)

For its Prior Round Obligation, the Township will count 37 of those rental units and 12 rental bonuses (37+12=49 credits).

C. Prospective Need 1999-2025 (Third Round) Obligation

Eastampton's Third Round Obligation for 1999-2025, which includes "Gap Period" and 2015-2025 Prospective Need, is 131 units.

1. Consideration of Lands Appropriate for Affordable Housing

a. Sewer Service Availability

Sewer service is necessary to provide affordable housing at the minimum of 6 units per acre, as required by the State's affordable housing substantive rules. The Township's current and planned future sewer service areas are primarily restricted to already developed residential neighborhoods east of Mount Holly Township between Woodlane Road (CR 630) and Mount Holly-Smithville / Powell Road (CR 621) and in the corridors along US Route 206, NJ Route 38, Monmouth Road (CR 537) and Woodlane Road.

The Township's 2016 Zoning Map is shown on Map FS-A on the next page. Map FS-B on the following page shows which parcels in which zoning districts currently have sewer service or are approved for future service, per the 2017 Burlington County Wastewater Management Plan. Sewer service is not available in the residential colonies in the Rural Residential Low Density (RU-L) zoning district along the Rancocas Creek downstream of Smithville because most of these former vacation homes are in the flood hazard area.

Sewer service also is not available in the undeveloped portions of the Township's:

- Conservation (CNS) and Rural-Agriculture (R-A) zoning districts, which are primarily wetlands forests and farmlands with a density of 1 unit per 15 acres;
- Township-owned, deed-restricted portions of the Town Civic Center (TCC) and Town Center Mixed-Use 1 (TCM1) zoning district, much of which is also wetlands forests and farmlands;

FAIR SHARE PLAN

- Cultural Recreation Residential (CLR) zoning district, most of which is owned by Rancocas Valley High School or part of Burlington County’s Smithville Park; and
- Agricultural / Commercial / Recreation (ACR) zoning district, which is almost all deed-restricted, preserved farmland.

b. Evaluation of Potential Inclusionary Sites

One (1) garden apartment property and eleven (11) potentially-developable properties within the Township’s sewer service area of five (5) acres or more were evaluated to determine whether they were preferable sites for inclusionary housing development. More information about this evaluation is available in **Appendix FS-II**.

c. Proposed 20% Affordable Housing Inclusionary Zone

After thorough analyses, it was determined that one property, 1369 Monmouth Road (CR 537): Block 400, Lot 13, is available and appropriate for providing 24 affordable family units in a new inclusionary housing zone. Eastampton proposes to rezone this 13.96-acre parcel to permit the development of an inclusionary residential development to yield a maximum total of 120 units. This equates to a density of 8.6 units per acre, as provided by N.J.A.C. 5:93-5.6, to provide a realistic opportunity for 24 affordable units. In accordance with N.J.A.C. 5:93-5.3 and 5.4, the proposed inclusionary development site will meet the site criteria and general requirements for new construction as described on the profile sheets in **Appendix FS-III**.

It is anticipated that this property would be developed with a mixture of non-age-restricted, multi-family rental units managed by a single entity. At least 24 units, 20% of the total, will be deed restricted and affirmatively leased to very-low-, low-, and moderate-income qualifying renter households. The proposed zoning ordinance amendment for this property, which is in **Appendix FS-IV**, will comply with all required parameters regarding income mix, bedroom mix, 13% very low-income, and all other relevant information and standards, as identified in **Table FS-2**, below.

d. Potential 100% Affordable, Municipally-Sponsored Family Rental Project

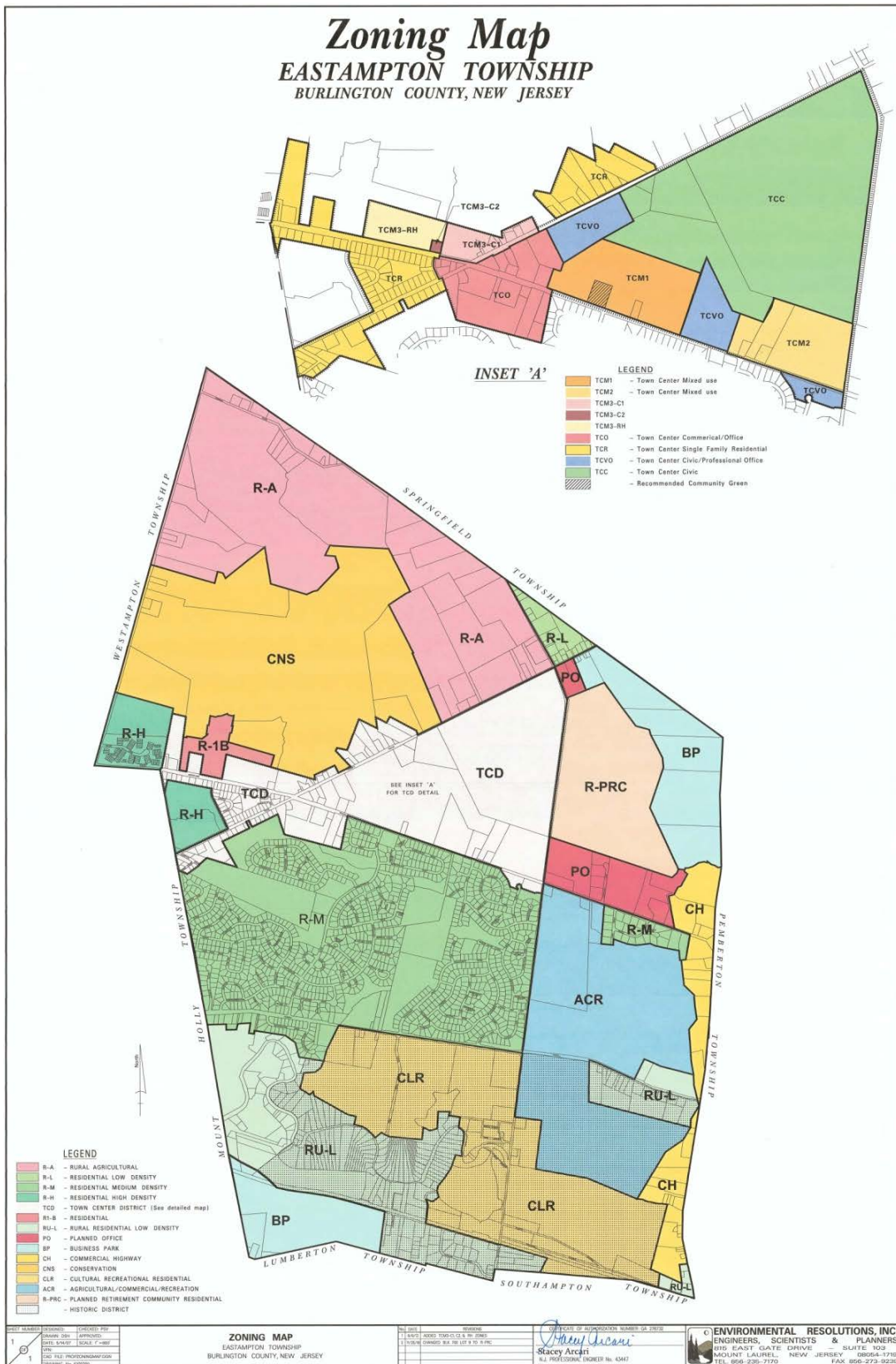
The 6.64-acre Westwood Swim Club property at 1007 Woodlane Road (Block 200, Lot 7) was not included in the Township’s earlier review of potentially developable sites for inclusionary affordable housing development. This is because the property would need to be rezoned to a density of more than 18 units per acre to generate 120 total units including 24 affordable units and perhaps more than that to cover the costs of removing the property’s large swimming pool, locker rooms, paved athletic courts, and paved parking area. The site is within a designated “area in need of redevelopment”.

Pennrose, which built the adjacent 100 affordable family rental units at the Eastampton Town Center development, has approached the Township about pursuing a 53-unit 100% affordable family non-age-restricted rental development on this property and connecting it to its existing community physical and utility infrastructures. Eastampton proposes to municipally sponsor the redevelopment of this property for those units, which could help satisfy the Township’s Third Round Prospective Need obligation or could be used to help satisfy the Township’s Fourth Round obligation. This project is described in further detail at item 9 in the Township’s September 13, 2021 Settlement Agreement with the Fair Share Housing Center. (See **Appendix FS-V**.)

This equates to a density of about 8 units per acre. In accordance with N.J.A.C. 5:93-5.3 and 5.4, the proposed non-inclusionary development site will meet the site criteria and general requirements for new construction as described on the profile sheets in **Appendix FS-VI**.

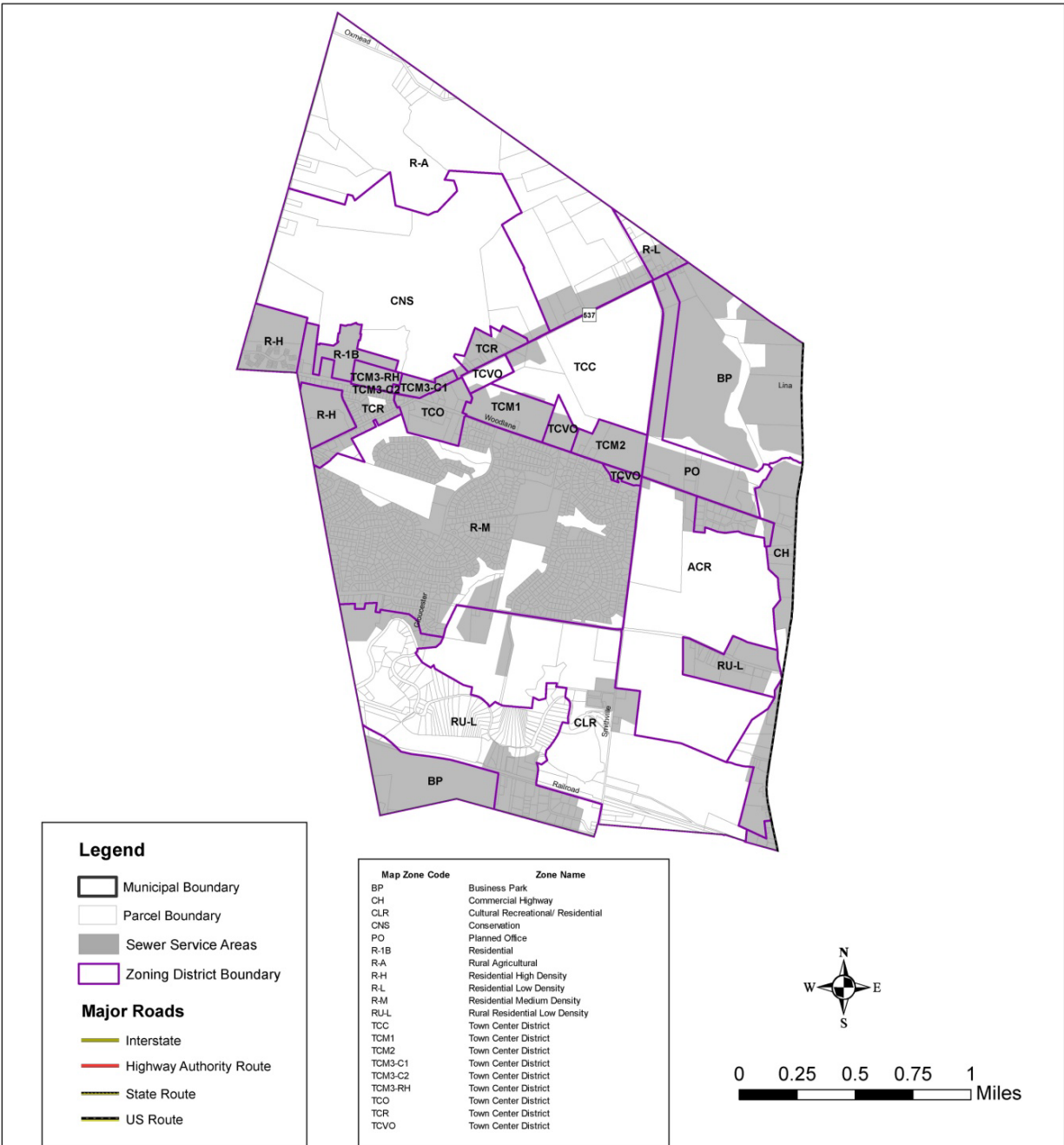
FAIR SHARE PLAN

Map FS-A: Eastampton Township Zoning Map (2016)



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Map FS-B: Eastampton Township Zoning Districts and Sewer Service Areas



Burlington County Wastewater Management Plan

Amending the Tri-County Water Quality Management Plan

Map 4M-11: Eastampton Township Zoning

Prepared by: Burlington County Department of Resource Conservation
 Mailing Address: PO Box 6000
 Mount Holly, NJ 08060
 Physical Address: 624 Pemberton Browns Mills Road
 Pemberton, NJ 08068

Document Path: Z:\Wastewater\WWMP\Draft Plan\Maps\GIS files\Municipal Zoning maps\Map4M-11.mxd Date: 4/24/2017



FAIR SHARE PLAN

2. Mechanisms for Third Round Compliance

Eastampton’s Third Round Obligation for 1999-2025, which includes "Gap Period" and 2015-2025 Prospective Need, is 131 units. Eastampton Township will meet this obligation by:

a. Pennrose Eastampton Town Center (Pennrose)

Claiming the available 33 rental bonuses for this Third Round (25% of total 131 obligation) and counting the remaining 63 units in Pennrose’s Eastampton Town Center development (Block 300, Lot 2.02), as described above in the Prior Round Obligation, and 33 available rental bonuses for a total of 96 affordable unit credits. (See **B. Prior Round Obligation** and **Appendix FS-I**.)

b. Sharbell Eastampton Village (Sharbell)

Counting the 7 affordable family rental units required to be developed by Sharbell Eastampton Village, LLC on Block 600.02, Lot 1 as part of its Land Use Board approval via Board Resolution 2009-7. The 7 units are / will be deed restricted for at least 30 years in accordance with the Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1). This project’s affordable housing deed descriptions are included in **Appendix FS-VII**. As of December 31, 2020, 2 of those units have been developed, which are 2-bedroom, moderate-income units. The remaining 5 units shall consist of:

- a 1-bedroom low-income unit;
- a 2-bedroom very low-income unit;
- a 2-bedroom low-income unit;
- a 3-bedroom low-income unit; and
- a 3-bedroom moderate-income unit.

c. Supportive & Special Needs Housing

Recognizing a total of 4 creditable group home bedrooms: 3 State-licensed bedroom-equivalent units at 13 Willowbrook Way in a community residence (group home) for adults with intellectual and/or developmental disabilities, i.e., supportive and special needs housing, and 1 bedroom-equivalent unit at 1151 Woodlane Road Unit C-2, as described in the table below. Both facilities are managed in accordance with N.J.A.C. 5:93-5.8.

All of these units are assumed to be very-low income units. Although adult group home residents are typically very low-income individuals, these units cannot be counted towards the Township’s very low-income post 7/1/08 unit obligation of 4 units. (More detailed information may be found in **Table FS-01**, below, and in **Appendix FS-VIII**.)

Table FS-1: Supportive & Special Needs Housing

Property Owner	Salt & Light Housing I, Inc.	Salt & Light Company, Inc.
Community Name	RISE Group Home	n/a
Street Address	13 Willowbrook Way	1151 Woodlane Road, Unit C-2
Block, Lot	Block 1100.03, Lot 5	Block 300, Lot 2.01
Current Use	Community Residence	Community Residence
Number of Units / Beds	3 State-licensed Beds	1 State-licensed Bed
Year Built	1987	1970

The Township will provide annual certifications to the Court, and to others identified by the Court, on the status of the State licenses for the above community residences. The Township will also allow allocation of funds under its Spending Plan, if needed, to ensure continuation of these bedroom-equivalent units under State licensure.

FAIR SHARE PLAN

d. Proposed 20% Affordable Housing Inclusionary Zone: 1369 Monmouth Road (CR 537)

Rezoning 1369 Monmouth Road (CR 537), Block 400, Lot 13, to permit the development of an inclusionary residential development at a density of about 8.6 units per acre, as provided by N.J.A.C. 5:93-5.6. This will provide a realistic opportunity for 24 affordable units. This 13.96-acre farmland tract is currently within the Township's Rural-Agriculture (RA) district, which only permits residential development at a density of 1 unit per 15 acres. In accordance with N.J.A.C. 5:93-5.3 and 5.4, the proposed inclusionary development site will meet the site criteria and general requirements for new construction as described on the profile sheets in **Appendix FS-III**.

It is anticipated that this property would be developed with a mixture of 120 non-age-restricted, multi-family rental units. At least 24 units, 20% of the total will be deed restricted and leased to very-low-, low- and moderate-income qualifying renter households. The proposed zoning ordinance amendment for this property, which is in **Appendix FS-IV**, will comply with all required parameters regarding income mix, bedroom mix, 13% very low-income, and all other relevant information and standards, as identified in **Table FS-2**, below.

The Township shall comply with all required parameters regarding affirmative marketing, at least 30-year income controls, consistency with N.J.A.C 5:80-26.1 *et seq.* (UHAC), and any other relevant information and standards.

e. Mandatory Affordable Housing Set-Aside Ordinance

Eastampton will adopt a mandatory affordable housing set-aside ordinance, in the form acceptable to the Fair Share Housing Center (FSHC). A mandatory affordable housing set-aside provision will apply to any residential development, including the residential portion of a mixed-use project, which consists of 5 or more new residential units at a density of 6 or more units per acre and that result from any use or density variance pursuant to N.J.S.A. 40:55D-70(d). This provision will also apply to any residential development, including the residential portion of a mixed-use project, which consists of 50 or more new residential units at a density of 6 or more units per acre that results from any rezoning or the adoption of a new or amended redevelopment/rehabilitation plan.

The ordinance will require a 20% set-aside of for-sale affordable housing and 15% set-aside of rental affordable housing in any residential development. The Township commits to ensure that the affordable housing set-aside requirement is enforced by the Township's Land Use Board in both its Planning Board and Zoning Board of Adjustment capacities.

f. Plan Implementation Mechanisms

1) Administrative Mechanisms

Earlier this year, Eastampton Township Council authorized a contract with Triad Associates for Affordable Housing Administrative Agent services via Resolution 2021-50. Later in the year, the Council appointed the Township Manager as the Township Municipal Housing Liaison via Resolution 2021-82.

Triad Associates, has prepared a Spending Plan and other administrative mechanisms that are included in a separate document. These other mechanisms include:

- a) Affordability Assistance Manual,
- b) Affirmative Fair Housing Marketing Plan,
- c) Rental Housing Rehabilitation Program Manual, and
- d) Operations Manual for the Administration of For-Rent Units.

FAIR SHARE PLAN

2) Affordable Housing New Construction Terms

In all developments that produce affordable housing, the Township agrees that, unless specified differently herein, the following terms shall apply:

- a) All of the affordable units shall fully comply with the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1, et seq. (“UHAC”), including but not limited to the required bedroom and income distribution, with the sole exception that 13% of the affordable units within each bedroom distribution shall be required to be for very low income households earning 30% or less of median income pursuant to the Fair Housing Act (FHA).
- b) All of the affordable units shall be subject to affordability controls, as defined under current law, of at least 30 years from the date of initial occupancy and affordable deed restrictions as provided for by UHAC, with the sole exception that very low income shall be defined as at or below 30% of median income pursuant to the FHA, and the affordability controls shall remain unless and until the Township, in its sole discretion, takes action to extend or release the unit from such controls after at least 30 years. If the Township acts to release the unit from such controls, affordability controls shall remain in effect until the date on which a rental unit shall become vacant due the voluntary departure of the occupant household.
- c) In inclusionary developments, the affordable units shall be fully integrated with the market-rate units, and the affordable units shall not be concentrated in separate building(s) or in separate area(s) or floor(s) from the market-rate units. In buildings with multiple dwelling units, this shall mean that the affordable units shall be generally distributed within each building with market-rate units. The residents of the affordable units shall have full and equal access to all of the entryways, amenities, common areas, and recreation areas and facilities as the residents of the market-rate units.
- d) Construction of the affordable units in inclusionary developments shall be phased in compliance with N.J.A.C. 5:93-5.6(d).
- e) The affordable units shall be affirmatively marketed in accordance with UHAC and applicable law. The affirmative marketing shall include the community and regional organizations identified in this agreement, and it shall also include posting of all affordable units on the New Jersey Housing Resource Center website in accordance with applicable law.
- f) All new construction units shall be adaptable in conformance with P.L.2005, c.350/N.J.S.A. 52:27D-311a and -311b and all other applicable law.

3. Credit Obligation Summary

There are three components to a municipality’s affordable housing obligation: the rehabilitation share, the Prior Round obligation, and the Third-Round obligation. Eastampton Township’s affordable housing obligations are as follows:

- a. **Rehabilitation Share:** Eastampton Township requests approval for two different options of meeting its 2-unit obligation, which are detailed in its Spending Plan. Option 1 would provide \$50,000, or \$25,000 per unit, for rehabilitation hard costs from its dedicated affordable housing fund for this County-sponsored program. The Township will agree to advertise the County Home

FAIR SHARE PLAN

Improvement Loan Program by providing program information as an insert with tax bills and by posting information on the Township website. Providing this information to residents will increase participation in the program.

Option 2 would provide \$600,000 (or \$25,000 per unit for up to 24 units) in rehabilitation funds for qualified rental units at the Eastampton Town Center (Pennrose) affordable housing community. If Pennrose and the Township agree to this project, it would result in a surplus of 22 rehabilitation credits that the Township would be able to meet rehabilitation obligations in the fourth round and perhaps other future rounds.

In exchange for any rehabilitation funds, the units must be deed restricted for a minimum additional period of at least ten (10) years.

- b. Prior Round Obligation:** To meet its 49-unit obligation, Eastampton Township will use 37 affordable units from the existing 100-unit Eastampton Town Center 100% affordable family development owned by Eastampton Urban Renewal Associates, LP, which is a division of Pennrose properties of Philadelphia, PA. By using these 37 units and 12 available rental bonuses, the Township can achieve its 49-unit Prior Round obligation. (See **Appendix FS-I**.)
- c. Third Round Obligation:** To meet its 131-unit obligation, Eastampton Township will employ several strategies:
 - 1) Use the remaining 63 affordable units from the existing 100-unit Eastampton Town Center and 33 available Third Round rental bonuses for a total of 96-units;
 - 2) Count 7 affordable units from the Sharbell Eastampton Village, LLC development;
 - 3) Recognize a total of 4 creditable group home bedrooms: 3 State-licensed bedroom-equivalent units at 13 Willowbrook Way and 1 bedroom-equivalent unit at 1151 Woodlane Road Unit C-2.
 - 4) Provide for the development of at least 24 affordable units by rezoning a 13.96-acre tract at 1369 Monmouth Road (Block 400, Lot 13) to permit the development of a 120-unit inclusionary residential development at a density of about 8.6 units per acre with a 20% set-aside for low and moderate-income housing.

Table FS-2, below, summarizes how Eastampton Township’s mechanisms for meeting its Third Round Obligation comply with the regulatory minimum and maximum threshold requirements:

Table FS-2: Minimum / Maximum Requirements for the Third Round

Requirements	Total	Pennrose	Sharbell	Supportive & Special Needs	1369 Monmouth Road
Min. 50% Family (x 131 = 63)	94	63	7	0	24
Min. 25% Rentals (x 131 = 33)	94	63	7	0	24
Min. 12% Family Rentals (x 131 = 26)	94	63	7	0	24
Max. 25% Age-Restricted (x 131 = 33)	0	0	0	0	0
Rental Bonuses ≤ Rental Obligation (33)	33	33	0	0	0
Min. 13% Very Low-Income for post 7/1/08 units (x 31 = 4)	4	0	1	0	3
Min. 50% of above-required VLI are Family Units (x 4 = 2)	3	0	0	0	3

FAIR SHARE PLAN

Table FS-3, below summarizes Eastampton’s affordable housing sites’ construction status, housing type, and their base, bonus, and total credit allocations.

Table FS-3: Credit Allocation for Affordable Housing Sites for the Third Round

Status	Status	Type	Units	Bonuses	Total
Eastampton Town Center (Pennrose): Block 300, Lot 2.02 (63 units out of 100 applied)	Completed	Family Rental	63	33	96
Eastampton Village Development (Sharbell): Block 600.02, Lot 1	7 Approved, 2 Completed	Family Rental	7	0	7
RISE Group Home (Oaks) - 13 Willowbrook Way: Block 1100.03, Lot 5	Completed	Supportive & Special Needs	3	0	3
Salt & Light Company, Inc – 1151 Woodlane Road, Unit C-2: Block 300, Lot 2.01, Qualifier CC02	Completed	Supportive & Special Needs	1	0	1
1369 Monmouth Road: Block 400, Lot 13	Proposed	Inclusionary Zoning	24	0	24
Total			97	33	131

The following table summarizes the methods Eastampton Township will use to meet and exceed its Third-Round obligation. These locations are shown **Map FS-3: Fair Share Affordable Housing Plan Opportunity Areas** on the next page.

Table FS-4: Third Round Conclusion

131	Third Round Obligation
-63	Eastampton Town Center units
-33	Eastampton Town Center bonuses
-7	Sharbell Eastampton Village, LLC units
-3	Community Residences: 13 Willowbrook Way
-1	Community Residence: 1151 Woodlane Road, Unit C-2
-24	Inclusionary Development: 1369 Monmouth Road
0	Remaining Obligation

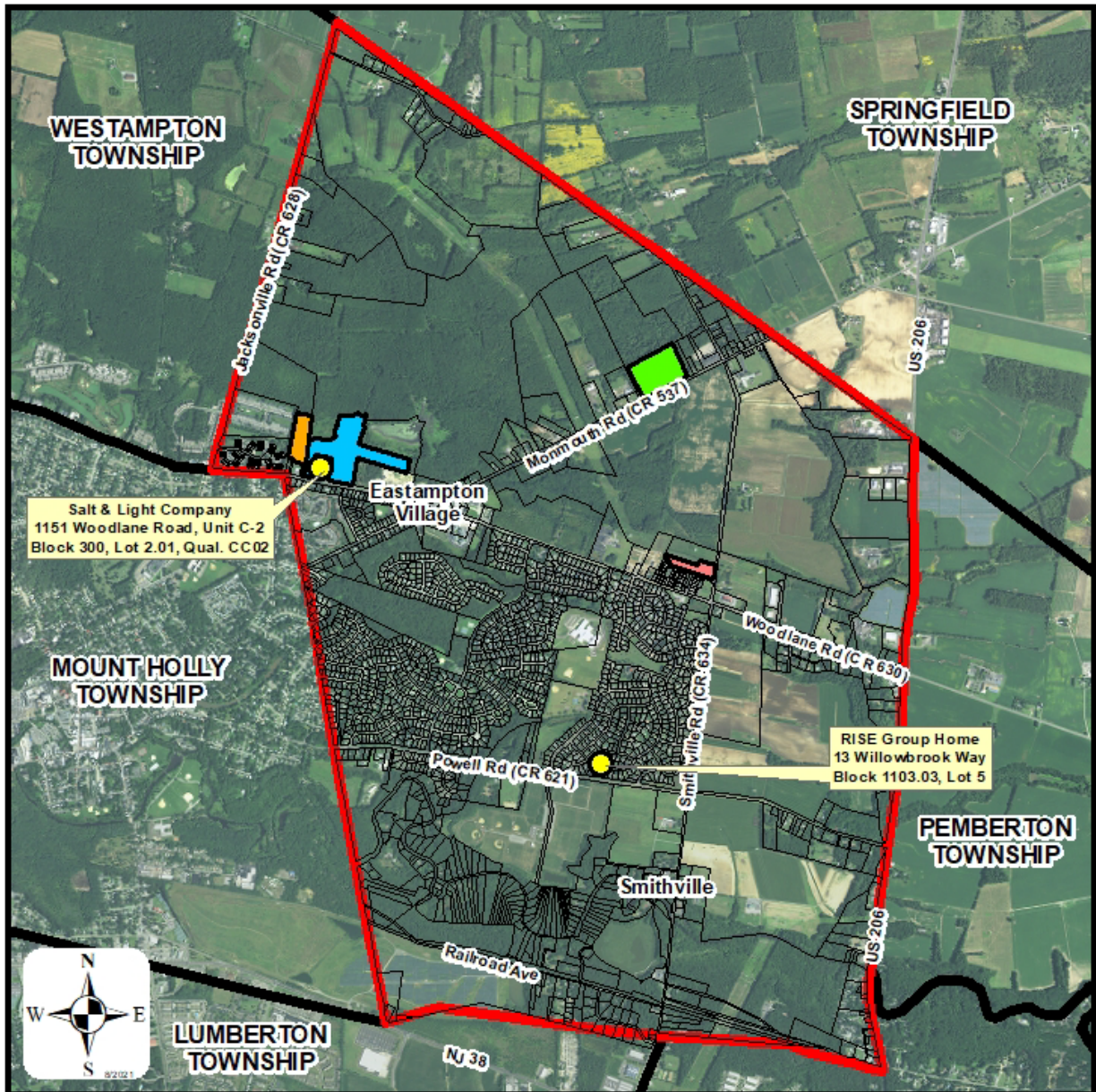
D. Mechanisms for Future Round Compliance

During this planning process, Eastampton Township became aware of a unique opportunity to redevelop the former 6.64-acre Westwood Swim Club property (Block 200, Lot 7) adjacent to the Pennrose Eastampton Town Center. The specific details of this opportunity site and redevelopment project are described in Appendix FS-VI and further detailed in the executed settlement agreement “In the Matter of the Township of Eastampton, County of Burlington, Docket No. BUR-L-1529-15.”

In compliance with that agreement, for its future rounds of affordable housing obligations, Eastampton Township intends to provide a 100% affordable housing project of at least 53 affordable residential units. So the Township may continue working on the project to bring it to fruition, the Spending Plan includes two options toward the purchase of the property and/or the construction of the affordable units: Option 1 would apply \$1,541,617 of the trust fund, while Option 2 would apply \$991,617.

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Map FS-C: Fair Share Affordable Housing Plan Opportunity Areas



**ENVIRONMENTAL
RESOLUTIONS, INC.**

Engineers • Planners • Scientists • Surveyors
 815 EAST GATE DR. SUITE 103
 MOUNT LAUREL, NEW JERSEY 08054
 TEL. 856-235-7170 FAX 856-273-9239

FAIR SHARE AFFORDABLE HOUSING PLAN OPPORTUNITY AREAS

- Eastampton Town Center: Pennrose (Block 300, Lot 2.02)
- Eastampton Village LLC: Sharbell (Block 600.02, Lot 1)
- 1369 Monmouth Road (Block 400, Lot 13)
- 1007 Woodlane Road (Block 200, Lot 7)
- Other Opportunity Areas

FAIR SHARE PLAN

APPENDIX FS-I

Eastampton Town Center Documents

- October 5, 2000 Affordable Housing Agreement: Eastampton Urban Renewal Associates LP c/o Pennrose Properties, Inc. of Philadelphia, PA (Pennrose) and NJDCA
- July 30, 2002 Financing, Deed Restriction, and Regulatory Agreement between Pennrose and NJHMFA

FAIR SHARE PLAN

APPENDIX FS-II Evaluation of Potential Inclusionary Sites

One (1) garden apartment property and 11 potentially-developable properties within the Township's sewer service area of 5 acres or more were evaluated to determine viability for inclusionary housing. The following tables and map locate, identify, describe, and evaluate these properties and the reasons why site "A" was selected as a preferable site for inclusionary housing.

SITE "A"

Property Owner	Okusal, Mustafa
Street Address	1369 Monmouth Rd
Block, Lot	Block 400, Lot 13
Current Use	Former Trucking Facility
Gross Acres / Net Acres	13.96 Gross / 7.88 Net
Zone / Min. Residential Lot Size	R-A: 15 acres
Total Units at Gross Density	1 Unit (max.)
Site Density on Net Acres	0.125 Units / Acre
Total Units at 6 Units / Acre	83 Total Units
Site Density on Net Acres	10.5 Units / Acre
Affordable Units at 20%	17 Units
Evaluation: This property has good potential, at a higher density to yield 120 total units with 24 affordable units @ 20% set-aside.	

SITE "B"

Property Owner	Godsquad, Inc.
Street Address	1311 Woodlane Rd
Block, Lot	Block 600, Lot 2.01
Current Use	21 Garden Apartments
Gross Acres / Net Acres	1.2 Gross / 1.2 Net
Zone / Min. Residential Lot Size	TCO: Non-Residential Zoning District
Total Units at Gross Density	0 Units
Site Density on Net Acres	0 Units
Potential Infill Units	24 Units
Site Density on Net Acres	37.5 Units / Acre
Total Affordable Units at 100%	45 Units
Evaluation: Due to financial capacity of the non-profit housing owner, the development of the proposed infill units might not occur by 2025.	

SITE "C"

Property Owner	Rancocas Valley Regional High School
Street Address	1048 Smithville Rd
Block, Lot	Block 700, Lot 2
Current Use	School Offices
Gross Acres / Net Acres	10.8 Gross / 10.8 Net
Zone / Min. Residential Lot Size	BP and PO: Non-Residential Zoning Districts
Total Units at Gross Density	0 Units
Site Density on Net Acres	0 Units
Total Units at 6 Units / Acre	65 Total Units
Site Density on Net Acres	6 Units / Acre
Affordable Units at 20%	13 Units
Evaluation: The regional high school system is seeking a bond referendum to improve / expand this property for an autism development program.	

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SITE "D"

Property Owner	Costa, Emma H c/o Anthony Costa
Street Address	1002 Smithville Rd
Block, Lot	Block 800, Lot 1
Current Use	Single-Family Dwelling & Farm
Gross Acres / Net Acres	16.7 Gross / 4.9 Net
Zone / Min. Residential Lot Size	PO: Non-Residential Zoning District
Total Units at Gross Density	0 Units
Site Density on Net Acres	0 Units
Total Units at 6 Units / Acre	100 Total Units
Site Density on Net Acres	20.5 Units / Acre
Affordable Units at 20%	20 Units
Evaluation: This property is severely constrained by PSEG overhead electric transmission line easements.	

SITE "E"

Property Owner	Schuetz, Herman J
Street Address	1419 Woodlane Rd
Block, Lot	Block 800, Lot 3
Current Use	Farm
Gross Acres / Net Acres	15.8 Gross / 11.7 Net
Zone / Min. Residential Lot Size	PO: Non-Residential Zoning District
Total Units at Gross Density	0 Units
Site Density on Net Acres	0 Units
Total Units at 6 Units / Acre	94 Total Units
Site Density on Net Acres	8 Units / Acre
Affordable Units at 20%	18 Units
Evaluation: Higher density on this parcel was currently not preferable due to with adjacent industrial development and a much lower density residential neighborhood.	

SITE "F"

Property Owner	M & M Land Development, LLC
Street Address	1423 & 1427 Woodlane Rd
Block, Lot	Block 800, Lots 4.01 - 4.03
Current Use	Single-Family Dwelling
Gross Acres / Net Acres	16.8 Gross / 10.0 Net
Zone / Min. Residential Lot Size	PO: Non-Residential Zoning District
Total Units at Gross Density	0 Units
Site Density on Net Acres	0 Units
Total Units at 6 Units / Acre	100 Total Units
Site Density on Net Acres	10 Units / Acre
Affordable Units at 20%	20 Units
Evaluation: This oddly-shaped property would be difficult to assemble and has hydric soil issues.	

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SITE "G"

Property Owner	AHW Realty, LLC c/o Bernard Haber
Street Address	US Route 206
Block, Lot	Block 800, Lot 9.03
Current Use	Farm
Gross Acres / Net Acres	27.64 Gross / 26.3 Net
Zone / Min. Residential Lot Size	BP: Non-Residential Zoning District
Total Units at Gross Density	0 Units
Site Density on Net Acres	0 Units
Total Units at 6 Units / Acre	165 Total Units
Site Density on Net Acres	6.3 Units / Acre
Affordable Units at 20%	33 Units
Evaluation: This property is situated between an industrial park and commercial site on US Route 206 and is isolated from other residential areas.	

SITE "H"

Property Owner	Ericson, Carl & Roslyn D
Street Address	621 Powell Rd
Block, Lot	Block 1001, Lot 1
Current Use	Single-Family Dwelling
Gross Acres / Net Acres	7.8 Gross / 6.0 Net
Zone / Min. Residential Lot Size	R-M: 0.23 Acres
Total Units at Gross Density	15 Units
Site Density on Net Acres	2.5 Units / Acre
Total Units at 6 Units / Acre	46 Total Units
Site Density on Net Acres	7.7 Units / Acre
Affordable Units at 20%	9 Units
Evaluation: This property has wetlands and topological concerns.	

SITE "I"

Property Owner	Hulse, George & Abbott, Nancy T
Street Address	871 Powell Rd
Block, Lot	Block 1200, Lot 29
Current Use	Single-Family Dwelling & Farm
Gross Acres / Net Acres	10.3 Gross / 8.5 Net
Zone / Min. Residential Lot Size	RU-L: 5 Acres
Total Units at Gross Density	2 Units
Site Density on Net Acres	0.24 Units / Acre
Total Units at 6 Units / Acre	61 Total Units
Site Density on Net Acres	7.2 Units / Acre
Affordable Units at 20%	12 Units
Evaluation: Property too small to generate sufficient inclusionary units, given that future sewer service extension is currently unlikely.	

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SITE "J"

Property Owner	Edson, Cathy G & George L
Street Address	620 Powell Rd
Block, Lot	Block 1300, Lot 74
Current Use	Single-Family Dwelling
Gross Acres / Net Acres	8.5 Gross / 6.2 Net
Zone / Min. Residential Lot Size	CLR: 15 Acres
Total Units at Gross Density	1 Unit (max.)
Site Density on Net Acres	0.16 Units / Acre
Total Units at 6 Units / Acre	51 Total Units
Site Density on Net Acres	8.2 Units / Acre
Affordable Units at 20%	10 Units
Evaluation: Property too small to generate sufficient inclusionary units.	

SITE "K"

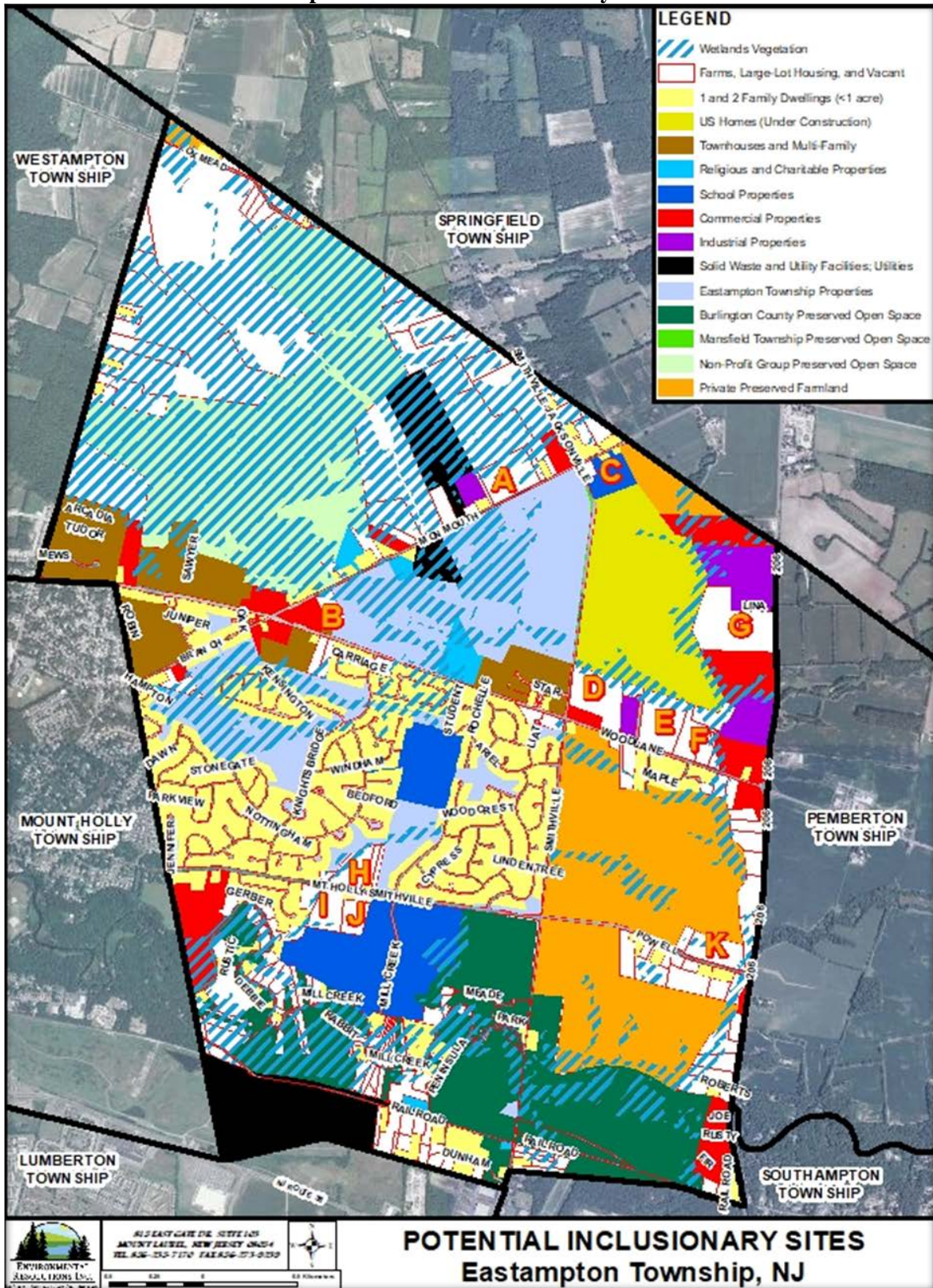
Property Owner	The Rancocas Group, LLC
Street Address	640 Powell Rd
Block, Lot	Block 1300, Lot 75
Current Use	Single-Family Dwelling & Farm
Gross Acres / Net Acres	6.6 Gross / 6.6 Net
Zone / Min. Residential Lot Size	CLR: 15 Acres
Total Units at Gross Density	1 Unit (max.)
Site Density on Net Acres	0.16 Units / Acre
Total Units at 6 Units / Acre	40 Total Units
Site Density on Net Acres	6 Units / Acre
Affordable Units at 20%	8 Units
Evaluation: Property too small to generate sufficient inclusionary units.	

SITE "L"

Property Owner	Woodlane Power Associates, LLC
Street Address	1007 Woodlane Rd (CR 630)
Block, Lot	Block 200, Lot 7
Current Use	Swim Club (closed)
Gross Acres / Net Acres	6.64 Gross / about 5.0 Net
Zone / Min. Residential Lot Size	TCR: approx. 4,500 to 6,000 SF
Total Units at Gross Density	n/a – depends on dwelling type
Site Density on Net Acres	n/a – depends on dwelling type
Total Units at 8 Units / Acre	53 Total Units
Site Density on Net Acres	10.6 Units / Acre
Affordable Units at 100%	53 Units
Evaluation: Redevelopable property, desirable location, potential for 100% affordable.	

FAIR SHARE PLAN

Map FS-D: Potential Inclusionary Sites



FAIR SHARE PLAN

APPENDIX FS-III

Proposed 20% Inclusionary Housing Site: Profile Sheet and Maps 1369 Monmouth Road (CR 537) Block 400, Lot 13

1. **Site Control:** Tax records indicate that the former 14.28-acre site of M & M Trucking is Mustafa Okusal of 91 Vincent Drive, Burlington, NJ 08016. Mr. Okusal purchased the property, which was then a farmland-assessed parcel, On September 29, 2006, as recorded in Burlington County Deed Book 6431, Page 78. However, after the recordation of a 15'-wide, 0.32-acre pedestrian easement to Burlington County in 2013 for the installation of a future public sidewalk or bike path along Monmouth Road, the site is now actually 13.96 acres in size.

The following informational maps of the site are included at the end of this profile sheet.

Map FS-E: USGS Map

Map FS-I: Zoning Map

Map FS-F: State Plan Policy Map

Map FS-J: Wetlands Vegetation Map

Map FS-G: Public Infrastructure Map

Map FS-K: Soils Map

Map FS-H: Tax Parcel Map

2. **Site Suitability:** The property is available, suitable, developable, and approvable for 20% inclusionary affordable housing on public water and sewer service.
 - a. **Available:**As part of its 2013 land development approval, the Burlington County Planning Board required the property owner to grant a 15'-wide pedestrian easement for the installation of a future public sidewalk or bike path along Monmouth Road. The Burlington County Clerk recorded this easement in Record Book OR13073, Page 4236 on May 16, 2013. This 0.32-acre easement will not preclude the site for future development for low and moderate-income housing.
 - b. **Suitable:** The site is one of the few available, developable, residentially-zoned tracts in the Township that has access to public water and sewer service and is within a sewer service area. It is located along a major roadway into Eastampton Town Center and Mount Holly.
 - c. **Developable:** The site has access to public water and sewer infrastructure and is consistent with the Eastampton Township chapter of the Burlington County Wastewater Management Plan. The site is situated within the public water service area of New Jersey American Water Company (NJAWC). The site is serviceable by Mount Holly Municipal Utilities Authority (MHMUA) wastewater infrastructure. The site can be developed consistent with the Residential Site Improvement Standards ("RSIS") and all other regulations of agencies with jurisdiction over the site, e.g., NJDEP, Burlington County Planning Board, etc.
 - d. **Approvable:** The site can be developed for low- and moderate-income housing in a manner that is consistent with the Eastampton Township Code Chapters: 130 Affordable Housing, 167 Brush, Grass, Weeds, 275 Flood Damage Prevention, 450 Stormwater Management, 460 Subdivision of Land and Site Plan Review, 499 Trees, and 540 Zoning.
 - e. **Site Documentation**
 1. **General Description:** The site is along Monmouth Road (CR 537) situated about 720' southwest from the signalized intersection of that main road and Smithville Road (CR 684)

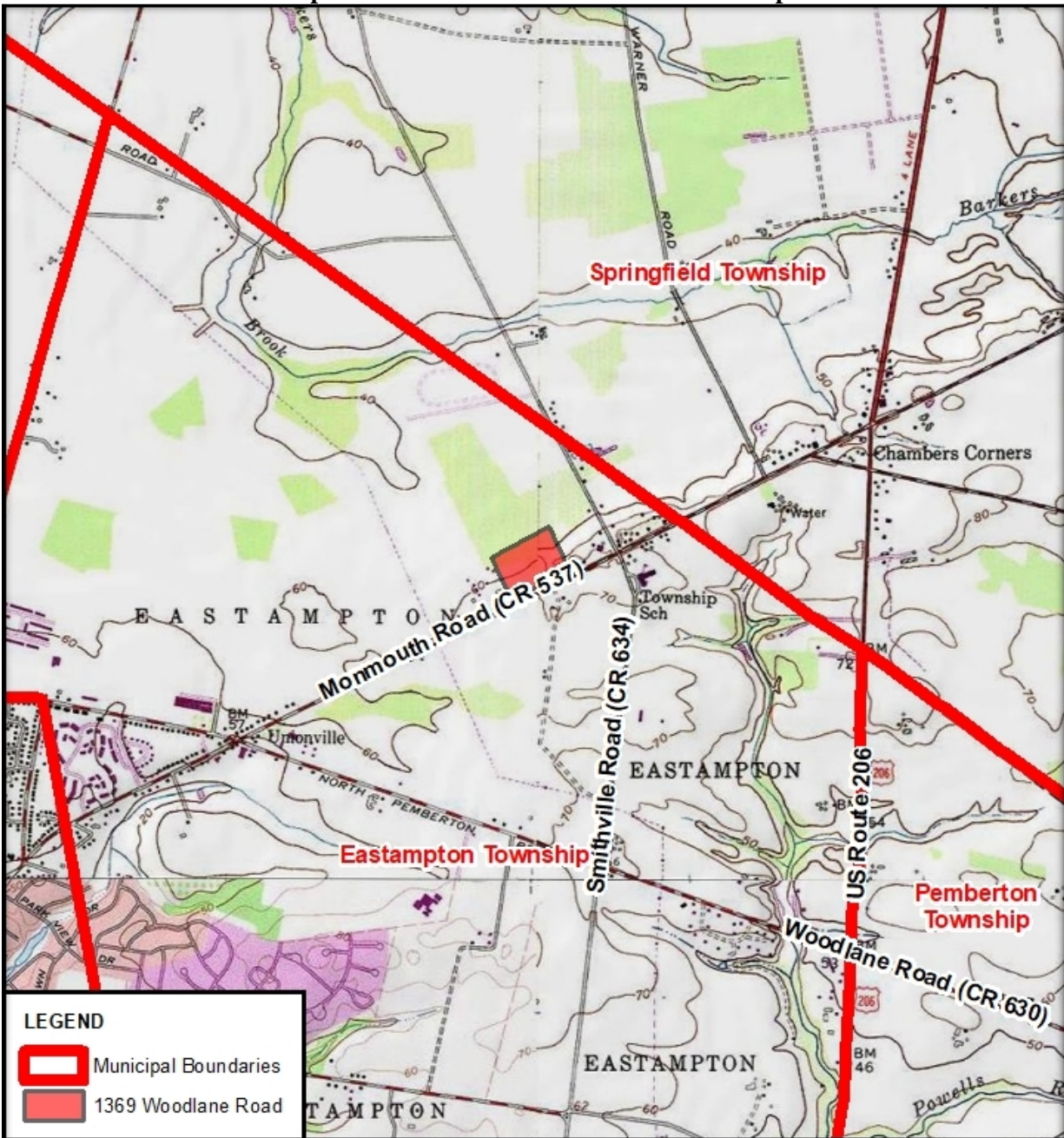
FAIR SHARE PLAN

and opposite the Eastampton Town Center Civic zone. O'Connor's American Bar & Grille (formerly Charlie's Other Brother restaurant) at that intersection is about 400' from the property, separated by three older single-family detached dwellings. The restaurant and the Rancocas Valley Regional High School Annex on the corner diagonally opposite the restaurant at both connected to the MHMUA sewer system. Immediately to the south of the annex is a 452-unit planned senior housing community, which is nearing completion, with 15,500 SF of commercial development. Several site documentation maps are included at the end of this profile sheet.

2. **Environmental Constraints:** The property's 2013 site plan included an earlier NJDEP letter of interpretation (LOI) indicating that the freshwater wetlands and required transitional buffer areas on the property amounted to 6.08 acres. This property is not within a FEMA flood hazard area. NJDEP records indicate that there is no history of environmental contamination, threatened and endangered species, historic or cultural resources on the site.
3. **NJ State Development and Redevelopment Plan (SDRP):** The front uplands portion of the site is located within the Suburban Planning Area (PA2) associated with Mount Holly and the suburban neighborhoods surrounding it. The PA2 extends northeast along both sides of Monmouth Road's frontage to Springfield Township. The rear wetlands portion of the property is within the Rural Planning Area (PA4), where the SDRP advocates for the conservation of rural environments.
4. **Density:** The construction of 120 total units, including 24 deed-restricted affordable units, on this 13.96-acre site would be 8.6 units per acre. After an estimated 6.08 acres of wetlands and buffers are discounted, the site would have a net density of about 15.25 units per net acre. The Township's inclusionary affordable housing ordinance for this site will have a maximum yield of 120 total units.
5. **Location, Size, Capacity of Lines and Status of Waste Management Plan:** The site is within an approved sewer service area, which is managed by the Mount Holly Municipal Utility Authority (MHMUA) and has sufficient capacity for the estimated 36,000 gallons per day flow from the proposed 120-unit development. Although it is less than 400' from a restaurant at the corner of Monmouth and Smithville roads that has sewer service, the MUA has indicated that the most efficient method of providing sewer service would be by extending a gravity line up to the property along Monmouth Road.

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Map FS-E: 1369 Monmouth Road - USGS Map



**FIGURE 1: USGS MAP
1369 MONMOUTH ROAD
Block 400, Lot 13
Eastampton Township
Burlington County, NJ**



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Map FS-F: 1369 Monmouth Road - State Plan Policy Map

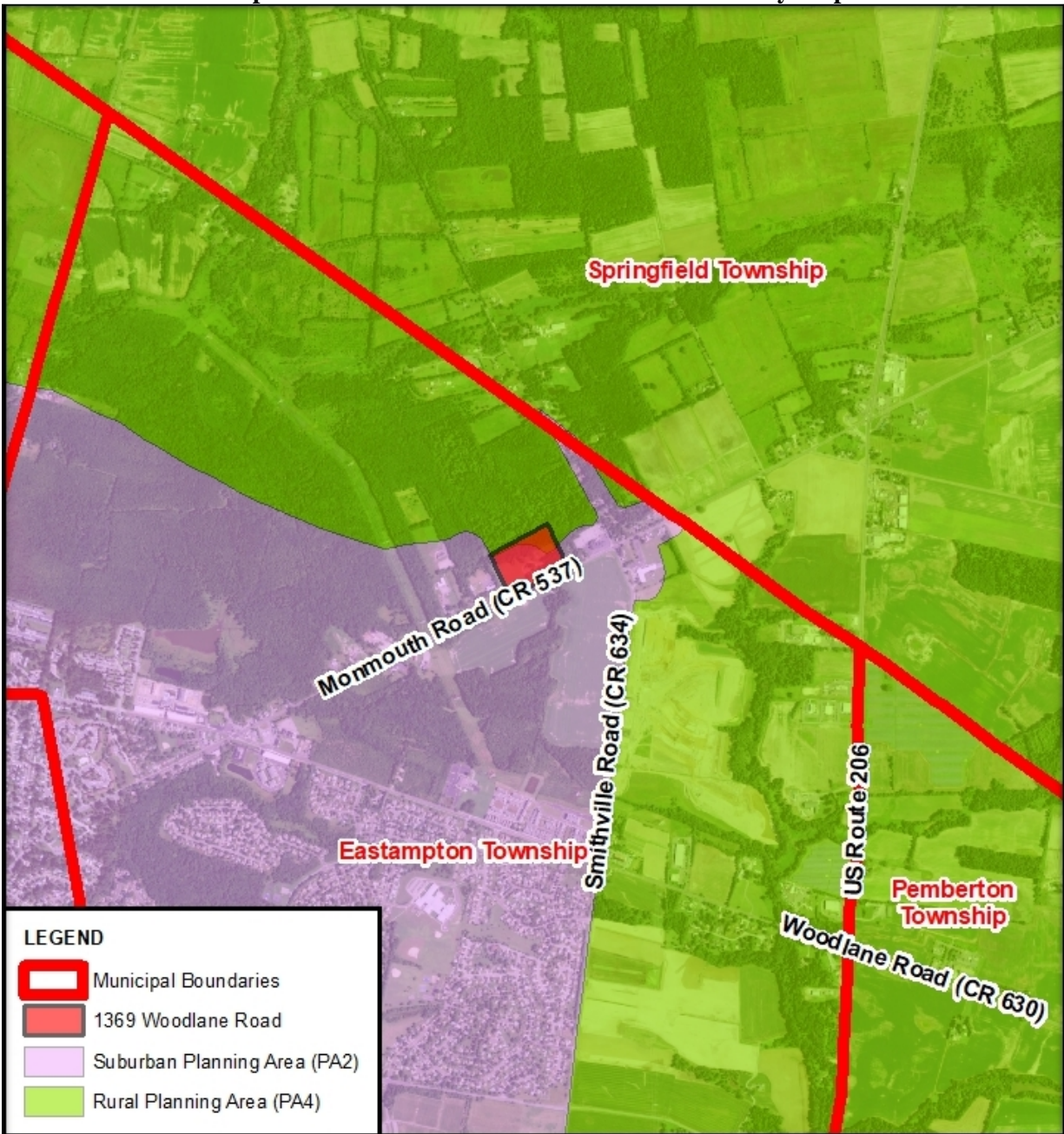


FIGURE 2: STATE PLAN POLICY MAP
1369 MONMOUTH ROAD
Block 400, Lot 13
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Burlington County, NJ



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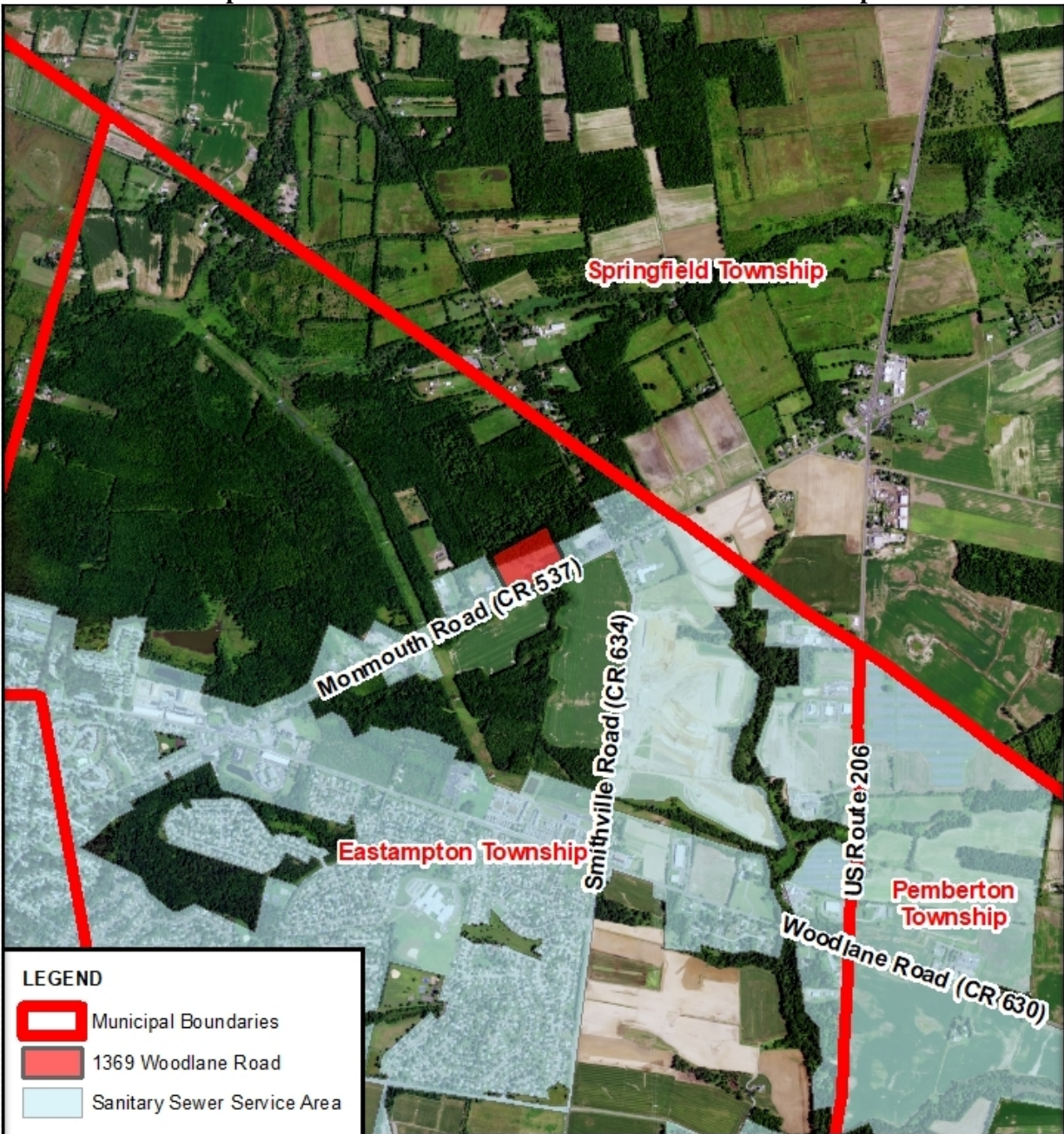
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Map FS-G: 1369 Monmouth Road - Public Infrastructure Map



LEGEND




-  Municipal Boundaries
-  1369 Woodlane Road
-  Sanitary Sewer Service Area

FIGURE 3: PUBLIC INFRASTRUCTURE MAP
1369 MONMOUTH ROAD
Block 400, Lot 13
Eastampton Township
Burlington County, NJ



2,000 1,000 0 2,000 Feet



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Map FS-H: 1369 Monmouth Road - Tax Parcel Map



FIGURE 4: TAX PARCEL MAP
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Burlington County, NJ



200 100 0 200 Feet



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Map FS-I: 1369 Monmouth Road - Zoning Map

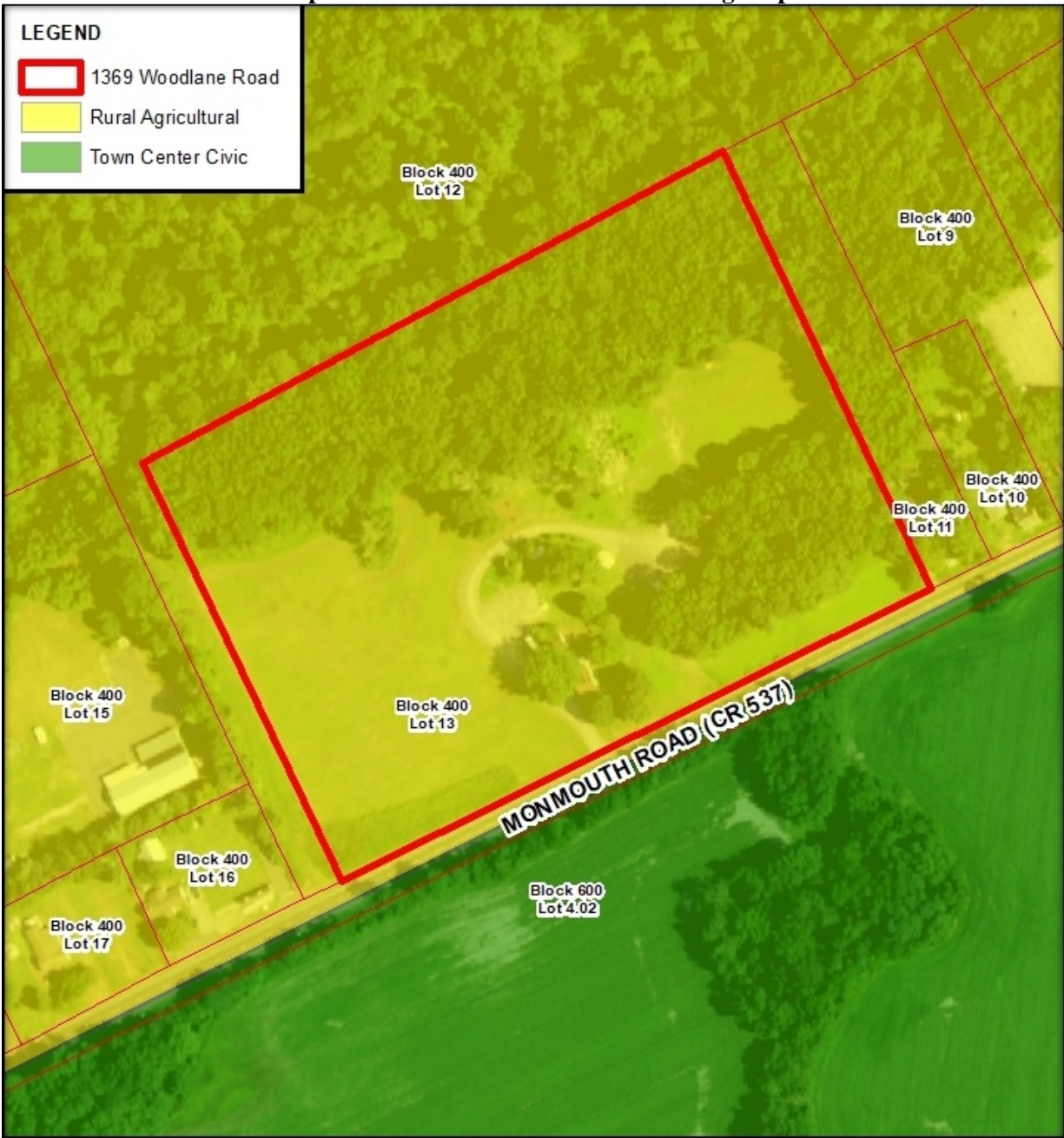


FIGURE 5: ZONING MAP
1369 MONMOUTH ROAD
Block 400, Lot 13
Eastampton Township
Burlington County, NJ



200 100 0 200 Feet



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Map FS-J: 1369 Monmouth Road Wetlands Vegetation Map

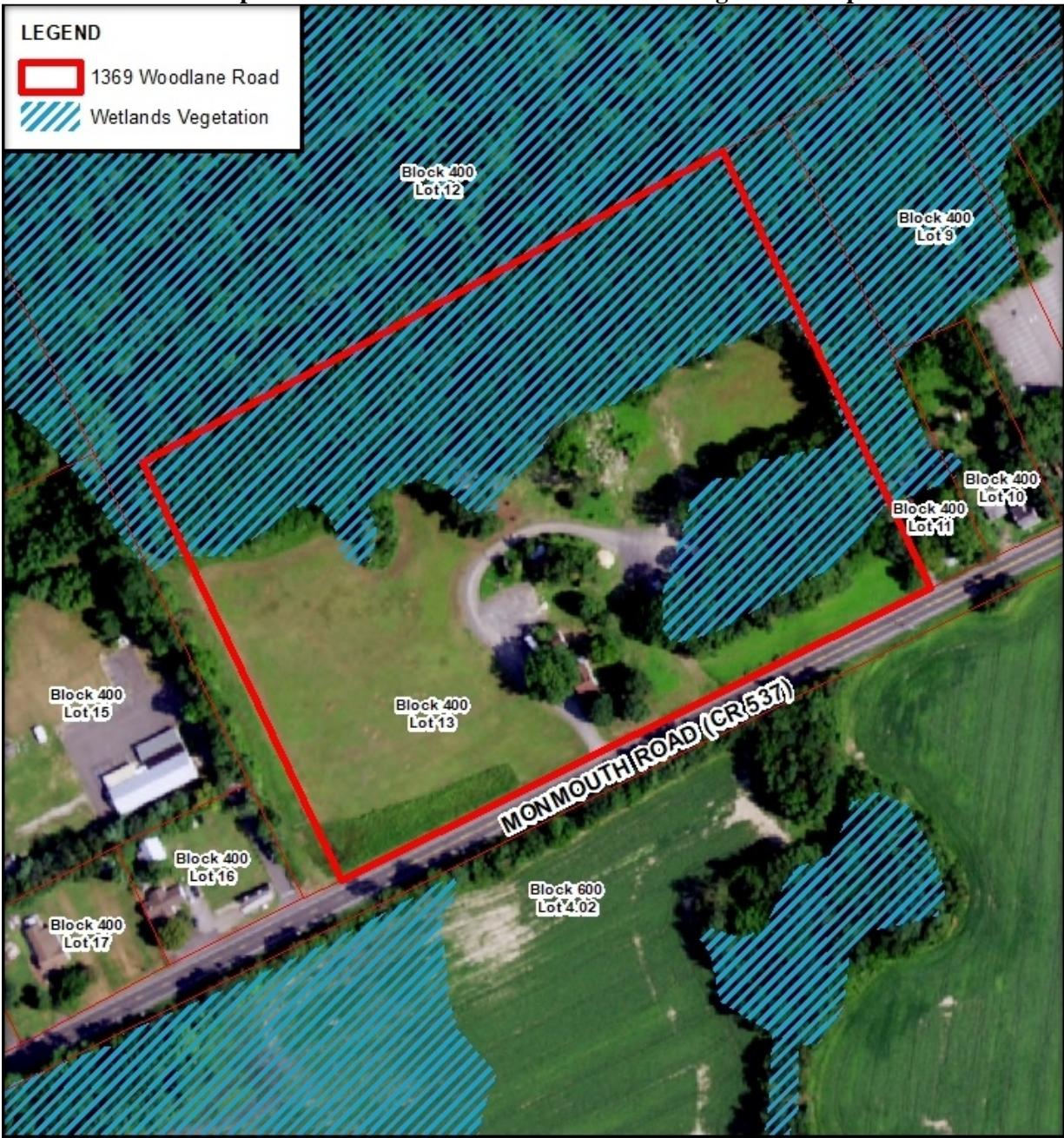


FIGURE 6: WETLANDS VEGETATION MAP
1369 MONMOUTH ROAD
Block 400, Lot 13
Eastampton Township
Burlington County, NJ



200 100 0 200 Feet



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Map FS-K: 1369 Monmouth Road - Soils Map

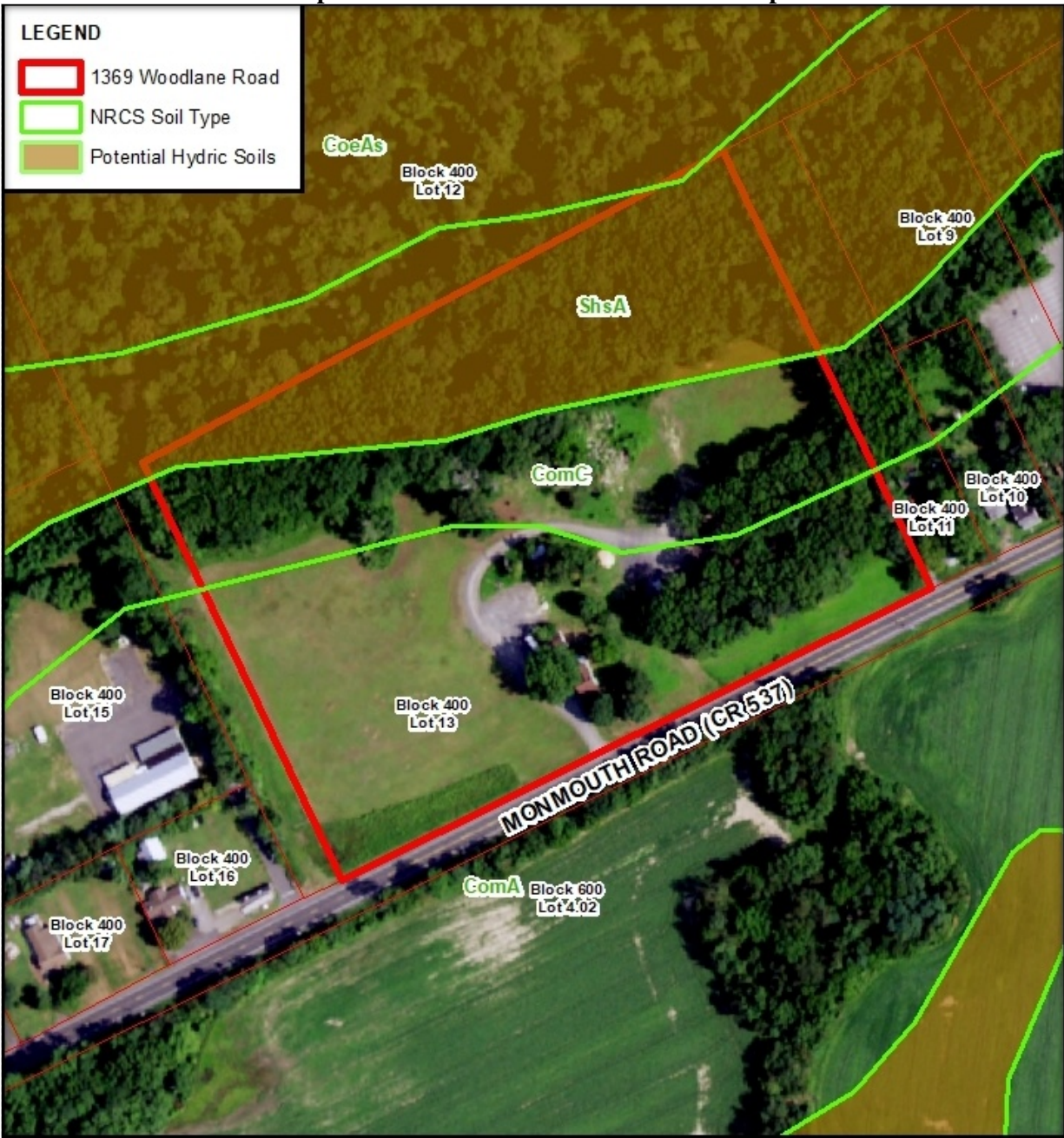


FIGURE 7: SOILS MAP MAP
1369 MONMOUTH ROAD
Block 400, Lot 13
Eastampton Township
Burlington County, NJ



200 100 0 200 Feet



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APPENDIX FS-IV

**Proposed 20% Inclusionary Housing Site: Proposed Ordinance
1369 Monmouth Road (CR 537) Block 400, Lot 13**

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APPENDIX FS-V

Settlement Agreement (Docket No. BURL-L-1529-15)

Eastampton Township and Fair Share Housing Center, September 13, 2001

FAIR SHARE PLAN

APPENDIX FS-VI

Proposed Future 100% Affordable, Municipally-Sponsored Family Rental Site: Profile Sheet and Maps: 1007 Woodlane Road (CR 537) Block 200, Lot 7

1. **Site Control:** Tax records indicate that this former swim club site is a 6.64-acre tract owned by Woodlane Power Associates, LLC, which is located at 150 Himmelein Road, Medford, NJ 08055. That corporation purchased the property on December 28, 2016, as recorded in Burlington County Deed Book 13260 Page 2382.

The following informational maps of the site are included at the end of this profile sheet.

Map FS-L: USGS Map

Map FS-P: Zoning Map

Map FS-M: State Plan Policy Map

Map FS-Q: Wetlands Vegetation Map

Map FS-N: Public Infrastructure Map

Map FS-R: Soils Map

Map FS-O: Tax Parcel Map

2. **Site Suitability:** The property is available, suitable, developable, and approvable for 100% affordable low- and moderate-income housing on public water and sewer service.
 - a. **Available:** The swim club has been closed for three years. The current own has no interest in reopening it and has listed the property for sale. A recent review of Burlington County’s recorded deeds indicated that the site has clear title and is free of encumbrances, such a restrictions, covenants, and liens, which would preclude development for low and moderate-income housing.
 - b. **Suitable:** It is within the Eastampton Village Center, about 0.5 miles west of intersection of Monmouth Road (CR 537) Woodlane Road (CR 630), which has several multi-family communities. These include the nearby newer, 4-story tall, 380-unit Eastampton Pace and Eastampton Place West apartments (built c.2018); the adjacent older 2-story, garden-style communities: Eastampton Mews (87 units built 1988), Eastampton Town Center (100 units of 100% low- and moderate-income units built c2002 by Pennrose), Eastampton Apartments (240 units built, 1966), Woodland Condos (16 units built 1970); and the nearby, older 3-story garden style Sherwood Village (304 units built 1973).
 - c. **Developable:** The site is located within a sewer service area and is currently served by public water and sewer infrastructure and is consistent with the Eastampton Township chapter of the Burlington County Wastewater Management Plan. The site is situated within the public water service area of New Jersey American Water Company (NJAWC). The site is serviceable by Mount Holly Municipal Utilities Authority (MHMUA) wastewater infrastructure. The site can be developed consistent with the Residential Site Improvement Standards (“RSIS”) and all other regulations of agencies with jurisdiction over the site, e.g., NJDEP, Burlington County Planning Board, etc. The property is also designated as an “area in need of redevelopment”.
 - d. **Approvable:** The site can be developed for low- and moderate-income housing in a manner that is consistent with the Eastampton Township Code Chapters: 130 Affordable Housing, 275 Flood Damage Prevention, 450 Stormwater Management, 460 Subdivision of Land and Site Plan Review, 499 Trees, and 540 Zoning. Because the property is located within the Eastampton Township redevelopment area, the existing redevelopment plan may be revised to accommodate a fu-

FAIR SHARE PLAN

ture redevelopment project on this property, similar to that done for Pennrose's adjacent 100-unit 100% affordable housing community on Block 300, Lot 2.02.

3. Site Documentation

- a. **General Description:** The site is an approximately 6.64-acre former swim club property with about 5 acres of developable uplands outside an estimated 50'-buffer of NJDEP's GIS vegetated wetlands data layer. It is a flag lot with about 50' of frontage along Woodlane Road (CR 630), situated behind a 1-acre convenience store / restaurant (6-12 Food Mart), and a single-family detached dwelling on a 0.7-acre lot.

Although the property abuts multi-family housing to the north, east, and west, it is located within the Town Center's single-family residential district along with three adjacent parcels on the north side of Woodlane Road. This means that any future multi-family development will require an amendment to the existing redevelopment plan, as was similarly done for the nearby Eastampton and Eastampton Place communities several years ago.

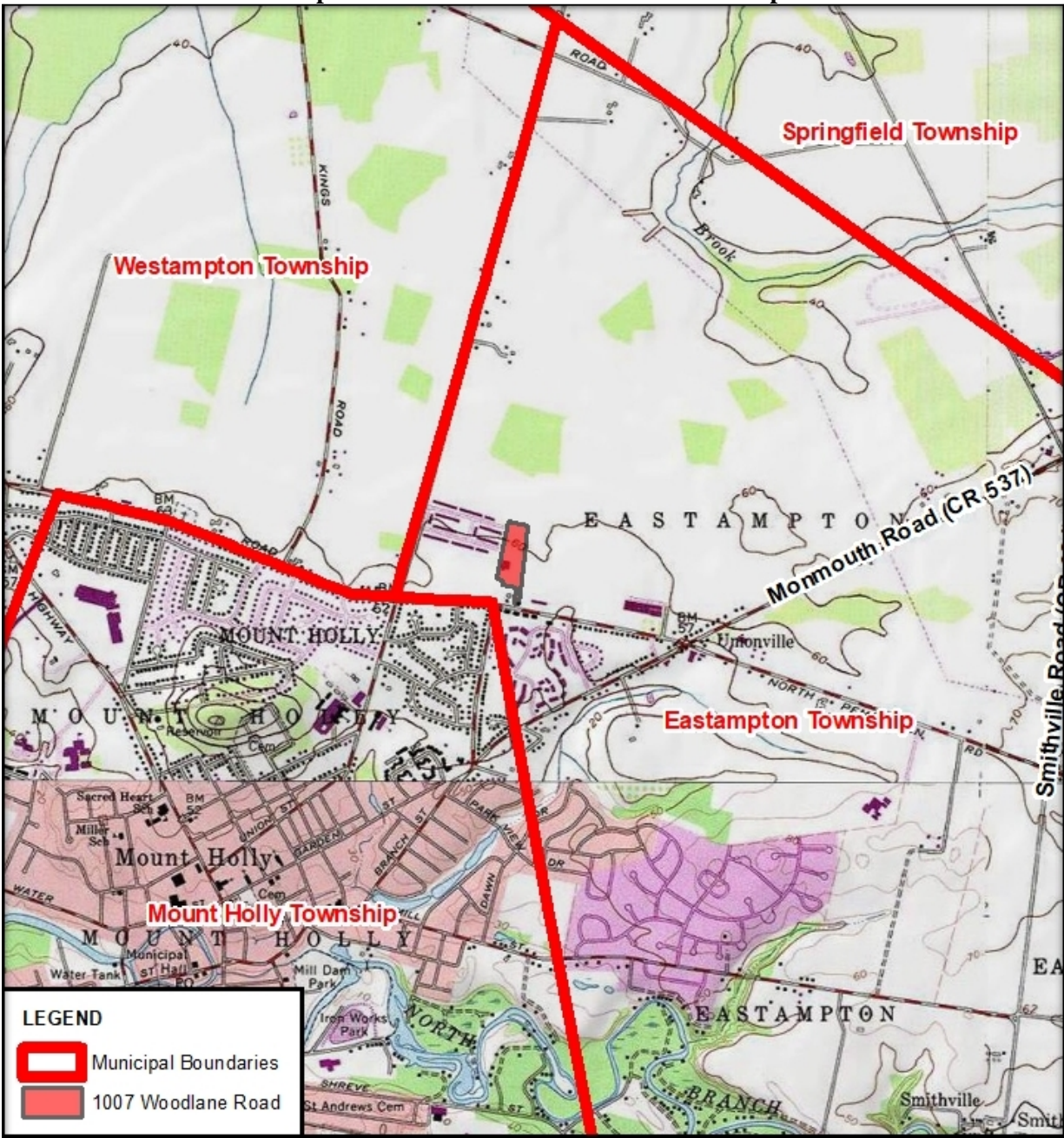
- b. **Environmental Constraints:** NJDEP freshwater wetlands mapping indicate the presence of wetlands in the rear of the property and some wetlands along the flag lot driveway. For this reason, future development will require receipt of an NJDEP letter of interpretation (LOI) of the property's wetlands and required buffers. (Please note that the maps' tax parcel layer is not quite aligned with actual field conditions: it should be shifted about 50' to the west to align with the paved driveway adjacent to the 1-acre convenience store / restaurant on Block 200, Lot 8.)

The property is located in FEMA's "X" flood zone, having a 0.2% annual chance of flood hazard. There are not specific soil constraints on the site, which will probably be developed with multi-family buildings without finished basement. NJDEP records indicate that there is no history of groundwater contamination, threatened and endangered species, or historic / cultural resources on the site.



- c. **NJ State Development and Redevelopment Plan (SDRP):** The site, which is just outside Mount Holly Township, is located within the Suburban Planning Area (PA2), where the SDRP advocates for the redevelopment and development in center-based patterns on public water and wastewater service.
- d. **Density:** The Pennrose Corporation, which developed and manages the adjacent 100-unit 100% affordable housing community on Block 300, Lot 2.02, has expressed an interest in developing the property in a similar manner and providing additional vehicular access by extending Clemens Boulevard west from the current cul-de-sac. It estimates that the property may accommodate about 53 units of 100% affordable housing community on the 6.64-acre property, which would have a density of about 8 units per acre or roughly 11 units per net acre after removing freshwater wetlands and required buffers from the total gross acreage.
- e. **Location, Size, Capacity of Lines and Status of Waste Management Plan:** The site is within an approved water service provided by NJ American Water and sanitary sewer service provided by the Mount Holly Municipal Utility Authority (MUA), both of which have sufficient capacity for the proposed development with service lines along Woodlane Road (CR 630).

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Map FS-L: 1007 Woodlane Road - USGS Map



LEGEND

-  Municipal Boundaries
-  1007 Woodlane Road

**FIGURE 1: USGS MAP
1007 WOODLANE ROAD
Block 200, Lot 7
Eastampton Township
Burlington County, NJ**

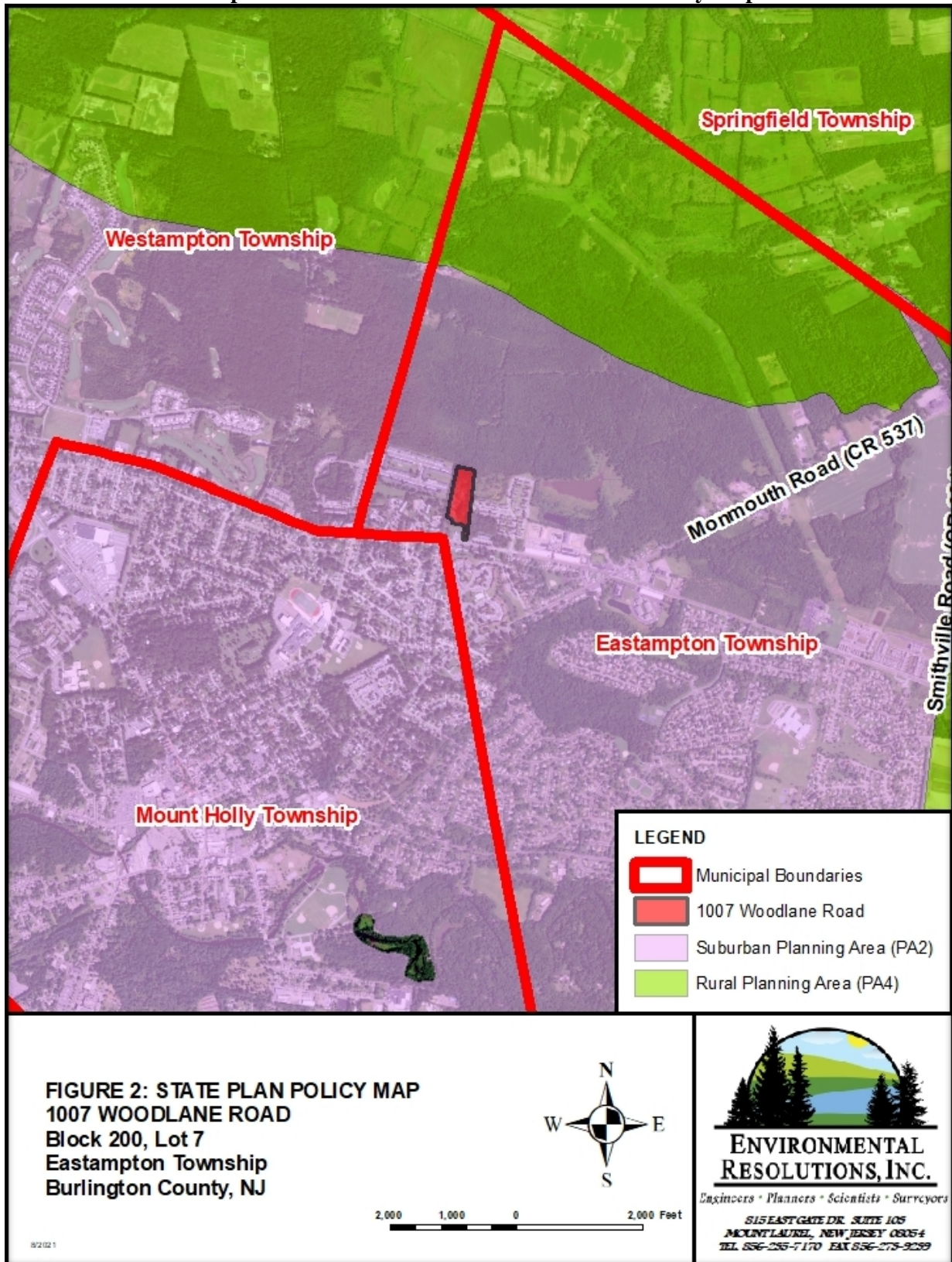


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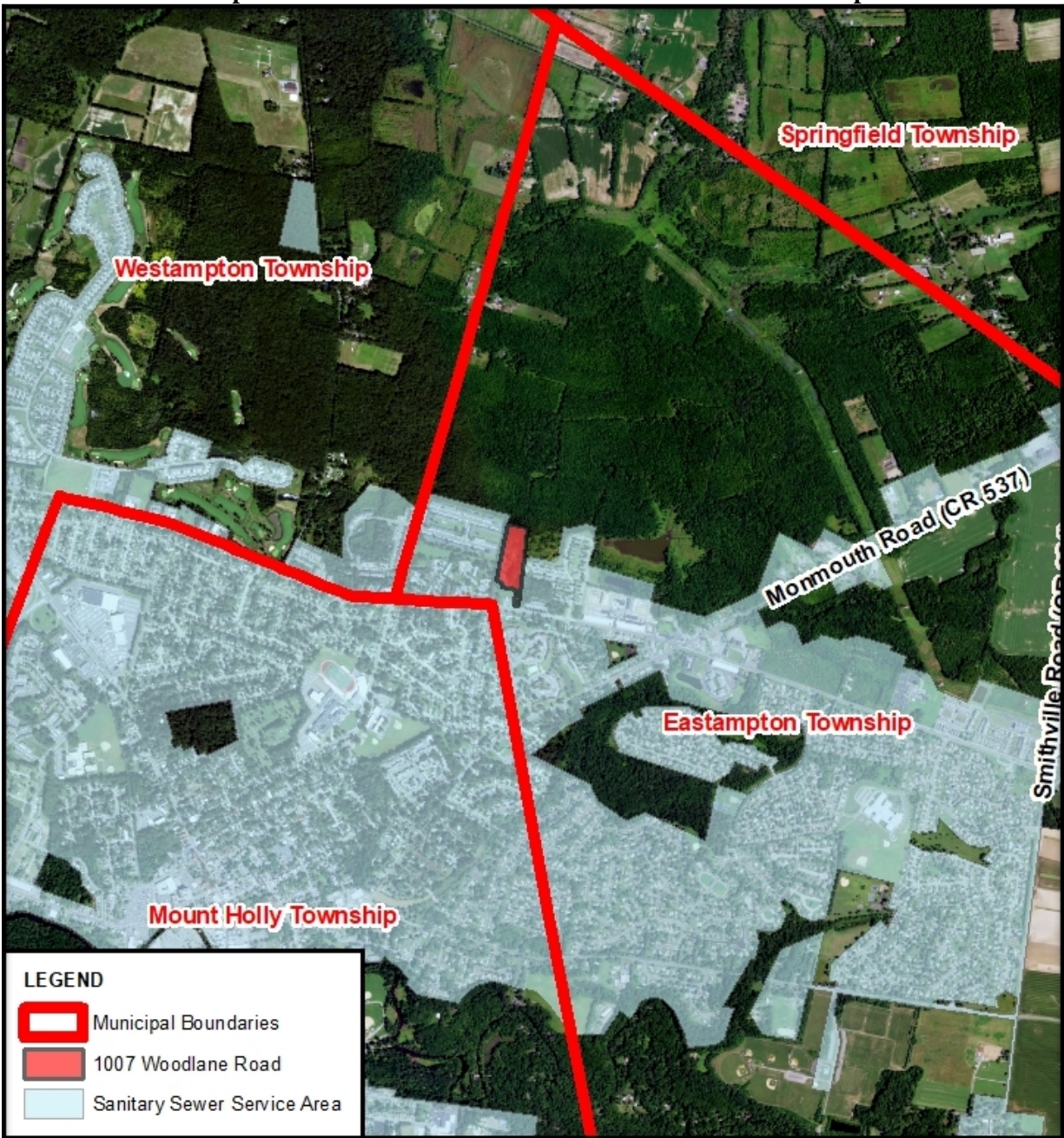
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Map FS-M: 1007 Woodlane Road - State Plan Policy Map



FAIR SHARE PLAN

Map FS-N: 1007 Woodlane Road - Public Infrastructure Map



LEGEND




-  Municipal Boundaries
-  1007 Woodlane Road
-  Sanitary Sewer Service Area

FIGURE 3: PUBLIC INFRASTRUCTURE MAP
1007 WOODLANE ROAD
Block 200, Lot 7
Eastampton Township
Burlington County, NJ



2,000 1,000 0 2,000 Feet



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Map FS-O: 1007 Woodlane Road - Tax Parcel Map



Legend


 1007 Woodlane Road

FIGURE 4: TAX PARCEL MAP
1007 WOODLANE ROAD
 Block 200, Lot 7
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200 100 0 200 Feet



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Map FS-P: 1007 Woodlane Road - Zoning Map

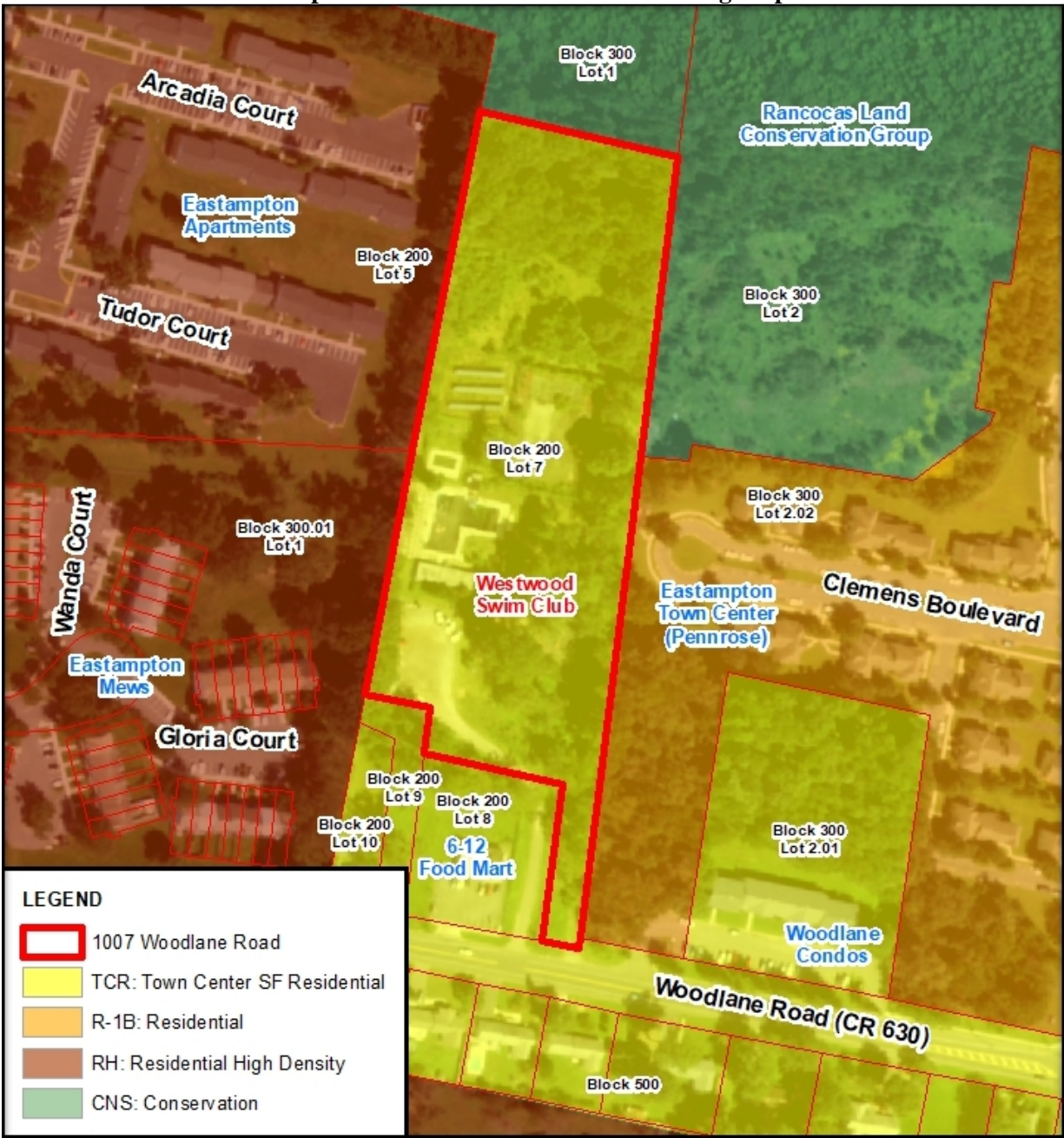
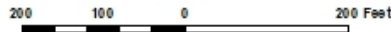


FIGURE 5: ZONING MAP
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Map FS-Q: 1007 Woodlane Road Wetlands Vegetation Map



Legend

- 1007 Woodlane Road
- Wetlands Vegetation

FIGURE 6: WETLANDS VEGETATION MAP
 1007 WOODLANE ROAD
 Block 200, Lot 7
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Map FS-R: 1007 Woodlane Road - Soils Map



Legend

- 1007 Woodlane Road
- NRCS Soil Type
- Potential Hydric Soils

FIGURE 7: SOILS MAP
1007 WOODLANE ROAD
Block 200, Lot 7
Eastampton Township
Burlington County, NJ

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APPENDIX FS-VII

Sharbell Eastampton Village Affordable Housing Deed Restrictions

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APPENDIX FS-VIII

Supportive & Special Needs Housing License Materials

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APPENDIX FS-IX

Appointment of Plan Implementation Staff

- Resolution 2021-50: Authorize a contract with Triad Associates for Affordable Housing Administrative Agent Services
- Resolution 2021-82: Appointment of Eastampton Township Municipal Housing Liaison

FAIR SHARE PLAN

APPENDIX FS-X

Proposed Township Code Chapter 130: Affordable Housing and Development Fee Ordinance

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**FS-VIII: Proposed Township Code Chapter 130:
Proposed Township Code Chapter 130: Affordable Housing and Development Fee Ordinance
Article II Development Fees**