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March 12, 2026

VIA ECOURTS

Honorable Terrance R. Cook A.J.S.C

Burlington County Superior Court
49 Rancocas Road
6 Mount Holly, New Jersey 08060

RE: In the Matter of the Application of the Township of Burlington
Docket No.: BUR-L-164-25

Dear Judge Cook:

On behalf of the Township of Burlington (“Township” or “Burlington”), please be advised as follows. On February 26, 2026, we submitted an ordinance the Township had adopted to implement its amended Housing Element and Fair Share Plan and indicated that the Township will be meeting on March 10, 2026 to adopt various additional ordinances and resolutions related to its amended Housing Element and Fair Share Plan. As detailed below, the Township did meet on March 10, 2026 and adopted a number of ordinances and resolutions to implement its amended plan.

By way of background, on February of 2025, the Township and Fair Share Housing Center (“FSHC”) entered into a Consent Order. See Exhibit 1. To implement the Consent Order, on March 10, 2026, the Burlington Planning Board adopted an Amendment to its Housing Element and Fair Share Plan (hereinafter “Amendment”). See Exhibit 2. On March 10, 2026, the Township endorsed that Amendment. See Exhibit 3.

To implement the Amended Plan, the Township also adopted the following ordinances in addition to Ordinance 2026-OR-005, adopted on February 24, 2026 and filed on February 26, 2026:

1. Ordinance 2020-OR-006 Ordinance of the Township of Burlington Amending Township Code Land Development Article VIII “Affordable Housing”, adopted on March 10, 2026. See Exhibit 4. This is the extensive ordinance the Township adopted to establish standards for all affordable projects. The New Jersey Housing and

Mortgage Finance Agency (HMFA) adopted the regulations that are the basis for this ordinance on November 6, 2025 and those regulations only became available to the public on December 15, 2025. Thereafter, a prototype prepared by a group of experts was made available and after that another prototype was made available by the State. Although the Borough did its best to adopt an ordinance in an appropriate form, it has not had a reasonable time to review and analyze the various prototypes. Therefore, the Borough reserves its right to further revise this ordinance after it has an opportunity to review and analyze the prototypes.

To implement the Amended Plan and take the actions contemplated by the Consent Order with FSHC, the Township also adopted the following resolutions:

1. 2022-R-254 Resolution of the Council of the Township of Burlington Appointing Mary E. Field As Municipal Housing Liaison, adopted December 13, 2022. See Exhibit 5.
2. 2026-R-20 Resolution Authorizing Award of Contract and the Signing of a Professional Services Agreement by the Mayor and Township Clerk for Triad Associates as Affordable Housing Administrative Agent for the Year 2026, adopted January 13, 2026. See Exhibit 6.
3. 2026-R-087 Resolution of the Township Council Seeking Approval of an Updated Spending Plan, adopted March 10, 2026. See Exhibit 7.
4. 2026-R-088 Resolution of the Township Council Stating Its Intent to Bond or Take Such Other Steps as May Be Necessary to Fully Fund its Housing Element and Fair Share Plan, adopted March 10, 2026. See Exhibit 8.
5. 2026-R-089 Resolution of the Township Council Adopting the Affirmative Marketing Plan Prepared by Triad Associates, adopted March 10, 2026. See Exhibit 9.
6. 2026-R-090 Resolution of the Township Council Adopting the Affordable Housing Manuals Prepared by Triad Associates for the Rehabilitation of Owner-Occupied and Rental Units, adopted March 10, 2026. See Exhibit 10.
7. 2026-R-091 Resolution of the Township Council Adopting the Affordability Assistance Manual Prepared by Triad Associates, adopted March 10, 2026. See Exhibit 11.

We need to bring one point to the Court's attention. While the Program judge has recommended approval of the Borough's Housing Element and Fair Share Plan as amended, he also stated that this Court should schedule a "Fairness and/or Compliance Hearing to consider approval of the Borough's Amended HEFSP and the issuance of a Judgement of Compliance and Repose". See paragraph (d) on page 5 of the Program Settlement Recommendation of Judge Ronald E. Bookbinder, J.S.C., Ret., dated February 17, 2026.

We have no objection to the Court confirming that we have done what we agreed to do in our Mediation Agreement. However, we question whether a hearing is really necessary. The Fair Housing Act, as amended (“hereinafter FHA II”) does not authorize this court to conduct such a hearing. Moreover, even if the Court had the power to require such a hearing, we respectfully suggest that doing so undermines the FHA II. Through this legislation, the Legislature made clear that it believed that Mount Laurel proceeding takes too long to complete and cost too much. Consequently, it sought to impose objective, statewide standards designed to operate “**more expeditiously**” and “**at a lower cost to all parties.**” N.J.S.A. 52:27D-302(n) (emphasis added). By designing a streamlined process, the Legislature sought to focus finite public resources on implementing approved plans instead of on wasteful litigation.

Moreover, the last thing that over 400 municipalities expected when they accepted the Legislature’s invitation to participate in the new process was that the expensive and demanding process that culminated in the favorable recommendation of the program judge would merely be step 1 in an even lengthier and costlier process. Such a lengthier and costlier process, if required, would likely result if the Court were to conduct a further fairness and/or compliance hearing and also provide the notice required by law for such a hearing. While we could argue this point extensively, for now, we just wanted to make our position on that issue clear to this Court.

The Township looks forward to addressing any questions or concerns the Court may have once it reviews this package of documents. We appreciate your attention to this matter.

Respectfully submitted,

Jeffrey R. Surenian

Jeffrey R. Surenian

cc: All Attorneys of Counsel (via ecourts)

Exhibit 1

Fair Share Housing Center
510 Park Boulevard
Cherry Hill, New Jersey 08002
P: 856-665-5444
F: 856-663-8182
Attorneys for Fair Share Housing Center
By: Ashley J. Lee, Esq. (375392021)
ashleylee@fairsharehousing.org

In the Matter of the Application
of the Township of Burlington,
County of Burlington.

SUPERIOR COURT OF NEW JERSEY
Law Division, Burlington
County
Docket No. BUR-L-164-25

CIVIL ACTION
(Mount Laurel)

**Consent Order Conditional
Compliance Certification**
(N.J.S.A. 52:27D-304(q))

THIS MATTER having come before the Court via the joint request of the Township of Burlington, via counsel Jeffrey R. Surenian, Esq. (of Surenian, Edwards, Buzak & Nolan LLC), as well as Fair Share Housing Center, via counsel Ashley J. Lee, Esq. (on behalf of Fair Share Housing Center); and

WHEREAS, on January 22, 2025, the Township of Burlington (the "Township" or "Burlington") having filed a declaratory judgment action; and

WHEREAS, on April 17, 2025, the Court having entered an order setting the Township's Fourth Round fair share obligations as a Present Need of one hundred thirty-two (132) units and a Prospective Need of two hundred thirty-five (235) units, which no

party appealed, and ordering the Township to file a Housing Element and Fair Share Plan ("HEFSP") by June 30, 2025; and

WHEREAS, on June 13, 2025, the Township having filed a HEFSP; and

WHEREAS, on August 25, 2025, FSHC having filed a letter pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) regarding the Township's HEFSP seeking additional information and documentation before the HEFSP may be approved by the Affordable Housing Dispute Resolution Program (the "Program") and trial court; and

WHEREAS, no other interested-party filed a challenge or any other communication; and

WHEREAS, on December 4, 2025, the Township having filed a letter dated December 3, 2025 providing information that FSHC requested in its August 25, 2025 letter and that Judge Terrance R. Cook, A.J.S.C. requested in his order, dated November 19, 2025; and

WHEREAS, the Court having reviewed the Township's HEFSP, attachments, and proposed implementing ordinances and resolutions and determined that they meet the "objective standard" and are in compliance with the Fair Housing Act and the Mount Laurel doctrine so long as the conditions set forth in this order are met;

WHEREAS, the Court incorporates the Court's prior orders and

for good cause shown:

IT IS on this 17th day of February, 2026,

ORDERED as follows:

1. Subject to the satisfaction of the Conditions in Paragraph 8 of this Order and the deadlines established therein, the Township of Burlington's Fourth Round Fair Share Plan (Exhibit P-1) is hereby approved and deemed to meet the "objective standard" pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) of complying with the Fair Housing Act and the Mount Laurel doctrine and the Township is granted a Compliance Certification as to its Rehabilitation Obligation ("Present Need"), its Prior Round Obligation (1987-1999), its Third Round Obligation (consisting of both its Gap Obligation for 1999-2015 and its Prospective Need Obligation for 2015-2025), and its Fourth Round obligation pursuant to the Fair Housing Act (N.J.S.A. 52:27D-301, et. seq.) ("FHA"), the Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1, et seq.) ("UHAC"), applicable Council on Affordable Housing (hereinafter "COAH") substantive rules, and Mount Laurel case law, including the New Jersey Supreme Court's Mount Laurel IV decision.
2. The Township's Compliance Certification shall remain in effect for ten (10) years beginning on July 1, 2025 and ending on June 30, 2035, and during this ten (10) year period the

Township shall have repose from exclusionary zoning litigation, including, but not limited to, Builder's Remedy lawsuits, as provided for in the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et. seq.

3. The Township's Present Need or Rehabilitation Obligation is one hundred thirty-two (132), the Township's Prior Round Obligation (1987-1999) is four hundred and forty-five (445), the Township's Third Round Obligation (1999-2025) is six hundred eight (608), the Township's Fourth Round Prospective Need (2025-2035) is two hundred thirty-five (235).
4. The Township will address its Present Need via participation in the Burlington County Rehabilitation Program.
5. The Township's Prior Round Obligation is 445 and has been met with the following mechanisms:

Mechanism	Type	Unit	Bonus	Total
Bridle Club (15 of 56)	Family for-sale	15	0	15
Burlington Heights/Courts at Woodshire	Family for-sale	30	0	30
Shannon Estates	Family for-sale	17	0	17
Steeplechase/Burlington Manor/Manor Dr.	Family for-sale	70	0	70
Park South/Faulkner Ct.	Family for-sale	11	0	11
Park South/Faulkner Ct.	Age-restricted for-sale	12	0	12
BCCAP/MEND (55 of 71)	Age-restricted rentals	55	0	55
RCA with Burlington City (11 of 52)		11	0	11

Springside School	Age-restricted rentals	14	14	28
Group Homes (various sites)	Special needs	68	68	136
CIS/Cramp site (30 of 84)	Family rentals	30	30	60
Total		333	112	445

6. The Township's Third Round Obligation is 608, satisfied by 152 bonus credits for Fountain Avenue, TJC and Bromley projects and 456 credits based on the following mechanisms:

Table 2: Status of Third Round Proposed Projects

Program/Project	Unit Type	Status	Surplus to the 4 th Round	3 rd Round Units
Bridle Club Shannon Estates Park South/Faulkner Court Steeplechase/Manor Drive Burlington Heights/Courts at Woodshire	Extension of Controls	Completed		158
RCA with Burlington City	Regional Contribution Agreement	Completed		52
Masonic Charitable Foundation	Assisted Living	Completed		33
Granville	Assisted Living	Completed		4
Fountain Avenue Spectrum Way @ Burlington	Family Rental	Approved		29
TJC/Rancocas Road Rancocas Pointe	Family Rental	Under Construction		28
Bromley Tract Jefferson Apartment Group	Family Rental	Under Construction		100
BCCAP/MEND	Age Restricted Rental	Completed	17	-
Burlington Heights/Courts at Woodshire	Family For-Sale	Completed	9 of 20	11
Various Locations: Refer to Third Round Plan	Supportive and Special Needs Bedrooms	Completed	16	-

Table 2: Status of Third Round Proposed Projects

Program/Project	Unit Type	Status	Surplus to the 4 th Round	3 rd Round Units
Habitat for Humanity 1 Baird Avenue	100% Affordable Family For-Sale	Completed	1	-
Habitat for Humanity 1409 Beverly Road	100% Affordable Family For-Sale	Completed	1	-
Springside School	100% Affordable Age-Restricted Rental	Completed	19 of 60	41
The Place @ Burlington	100% Affordable Family Rental	Completed	29	-
1013 Jardin Court	Market to Affordable Family Rental	Completed	1	-
819 Henri Court	Market to Affordable Family Rental	Completed	1	-
Total			93	456

7. The Township's Fourth Round Obligation is 235 and shall be met with the following mechanisms:

Mechanism	Type	Unit	Bonus	Total
BCCAP/MEND	Age-restricted rentals	17	0	17
Burlington Heights/Courts at Woodshire	Family for-sale	9	0	9
Group homes	Supportive and special needs housing	16	0	16
1 Baird Avenue – Habitat for Humanity	Family for-sale	1	0	1
1409 Beverly Road – Habitat for Humanity	Family for-sale	1	0	1
Springside School	Age-restricted rentals	19	0	19
The Place @ Burlington	Family rentals	28	0	28
1013 Jardin Court	Market-to-affordable/gut	1	0	1

	rehab family rental			
819 Henri Court	Market-to-affordable/gut rehab family rental	1	0	1
U.S. Route 130 South (Block 98, Lot 6.03)	Family rentals	80	58.5	138.5
Group homes	Supportive and special needs housing	7	0	7
Woodshire 62 Manor Drive – extension of controls	Family rentals	21	0	21
Total		201	58.5	259.5

8. The Township's Compliance Certification is deemed conditional until the following conditions are met:

- Block 98, Lot 6.03: The ordinance the Township adopts to implement its Housing Element and Fair Share Plan will require the municipally sponsored project to comply with UHAC except to the extent that applicable regulations carve out exceptions for projects funded with Lower Income Housing Tax Credits.
- Springside School: The Township will provide the following documentation:
 - a. Proof of affordability controls
 - b. Bedroom distribution
 - c. Income breakdown
- 1 Baird Avenue-Habitat for Humanity: The Township will provide the following documentation:

- a. Proof of affordability controls
 - b. Income breakdown
 - 1409 Beverly Road-Habitat for Humanity: The Township will provide the following documentation:
 - a. Proof of affordability controls
 - b. Income breakdown
 - The Township shall provide the following administrative documents which were not included in its original HEFSP filing within thirty (30) days:
 - a. Resolution appointing the Municipal Housing Liaison
 - b. Resolution designating the Administrative Agent
 - The Township shall prepare and adopt a Spending Plan that complies with the regulations at N.J.A.C. 5:99 before March 15, 2026.
 - The Township shall update its Affordable Housing Ordinance, Development Fee Ordinance, Affirmative Marketing Plan, and other administrative documents in accordance with the regulations at N.J.A.C. 5:80-26.1, et seq, and N.J.A.C. 5:99 before March 15, 2026.
9. Group Homes-The Township has provided a Supportive and Special Needs Housing Survey to all the group homes for which it is seeking credit and will vigorously pursue the group home providers to complete the survey. In the event that any

of the group home providers are unresponsive to the Township within 60 days from the entry of this order, the Township will enlist the assistance of FSHC to secure a response from the provider. In the event that any of the unresponsive providers is unresponsive to the Township and FSHC within 60 days from FSHC's request for a response, the Township will seek a waiver of the requirement to provide the survey.

10. The Township shall provide the following additional information and/or commit to the following requirements on the proposed program to extend affordability controls:

- The Township shall provide a description and/or plan of the timing and steps necessary to facilitate the extension of expiring controls. Any program manual the Township intends to utilize should be included in the record.
- The Township shall provide, by February 15, 2026, a draft Spending Plan that outlines any expenditures related to the Township's proposed program to extend affordability controls on *Burlington Heights/Courts at Woodshire* and *62 Manor Drive*. FSHC shall provide any comments within ten days of receipt. The Township shall adopt the final Spending Plan by March 15, 2026.
- The Township shall provide by February 15, 2026 the existing deed restrictions that demonstrate these units

are eligible to be extended during the compliance period. The Township shall utilize a form of deed restriction to extend the deeds on affordable housing in accordance with UHAC standards.

- The Township shall provide a plan to ensure that all units being extended receive a "continuing certificate of occupancy" and that repairs are done at the Township's expense to enable the household to obtain a "continuing certificate of occupancy" or will be brought up to code and will receive the required repairs as part of the process of extending the controls.
- The Township shall earmark money it deems sufficient to rehabilitate the units in its Spending Plan or to enable the household to secure a "continuing certificate of occupancy". The Township shall adopt a resolution of an intent to bond to cover these costs in the event that the Township cannot adequately fund the rehabs for the monies it has earmarked in its Spending Plan. In the event the Township concludes in its exclusive judgement that the costs to extend the restrictions and comply with all applicable requirements is excessive, the Township shall have the right to not pursue the extension and to relinquish the right to credit for the unit. In the event that loss of extension of control credits

results in a shortfall of Fourth Round credits, the Township shall identify and replace these credits with an alternative mechanism(s).

- The Township shall demonstrate that it has complied with all other requirements of the updated UHAC regulations relating to the extension of expiring controls.

11. No later than 48 hours after adoption or March 17, 2026, whichever is sooner, the Township shall file the information required by Paragraph 8 and any other adopted ordinances and resolutions on eCourts.

12. No later than April 15, 2026, the Township and FSHC shall provide via filing on eCourts a form of consent order granting final compliance certification for the Court's review, or identify any remaining issues of compliance that may be disputed at which point the court shall schedule a conference to review any such areas.

13. The Township's Compliance Certification shall be subject to required ongoing monitoring as follows:

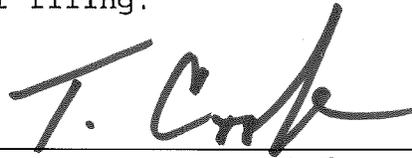
- The Township by February 15, 2026, and annually, agrees to electronically enter data into the AHMS system of the Department of Community Affairs of a detailed accounting of all development fees and any other payments into its trust fund that have been collected including residential and non-residential development fees, along

with the current balance in the municipality's affordable housing trust fund as well as trust funds expended, including purposes and amounts of such expenditures, in the previous year from January 1st to December 31st.

- The Township by February 15, 2026, and annually, agrees to electronically enter data into the AHMS system of the Department of Community Affairs of up-to-date municipal information concerning the number of affordable housing units actually constructed, construction starts, certificates of occupancy granted, and the start and expiration dates of deed restrictions. With respect to units actually constructed, the information shall specify the characteristics of the housing, including housing type, tenure, affordability level, number of bedrooms, date and expiration of affordability controls, and whether occupancy is reserved for families, senior citizens, or other special populations.
- For the midpoint realistic opportunity review as of July 1, 2030, pursuant to N.J.S.A. 52:27D-313, the Township or other interested party may file an action through the Program seeking a realistic opportunity review and shall provide for notice to the public, including a realistic opportunity review of any inclusionary development site

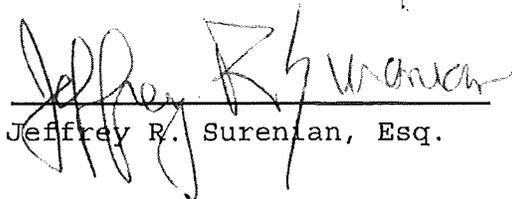
as set forth in the adopted HEFSP that has not received preliminary site plan approval prior to the midpoint of the 10-year round. Any such filing shall be through eCourts or any similar system set forth by the Program with notice to any party that has appeared in this matter.

14. A copy of this Order shall be entered on eCourts and shall be effective as of the date of filing.



Hon. Terrence R. Cook, A.J.S.C.

On behalf of the Township of Burlington:


Jeffrey R. Surenian, Esq.

On behalf of Fair Share Housing Center:


Ashley J. Lee, Esq.

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February 16, 2026

VIA ECOURTS

Honorable Terrance R. Cook A.J.S.C

Burlington County Superior Court

49 Rancocas Road

6 Mount Holly, New Jersey 08060

RE: In the Matter of the Application of the Township of Burlington
Docket No.: BUR-L-164-25

Dear Judge Cook:

On behalf of the Township of Burlington, I am enclosing a fully executed Consent Order. It took longer to reach the point of having a fully executed Consent Order than the Court set forth in its Case Management Order. However, we did consummate a Consent Order and are taking the actions needed to meet the March 15, 2025 deadline set forth in the Fair Housing Act as amended in March of 2024.

Thank you for your attention in this matter.

Respectfully submitted,

Jeffrey R. Surenian

Jeffrey R. Surenian

Enclosure

cc: Ashley Lee, Esq. (*via ecourts*)
Kendra Lelie, PP/AICP, LLA (*via email*)
David Serlin, Esq. (*via email*)

Exhibit 2



BURLINGTON TOWNSHIP PLANNING BOARD/ZONING BOARD OF ADJUSTMENT

851 Old York Road, Burlington Township, NJ 08016 • Phone (609) 239-5810

Fax (609) 239-6293

E-mail: jfield@twp.burlington.nj.us

DELBERT RIFE
Planning Board, Chairperson

RICHARD RANSOM JR.
Zoning Board, Chairperson

JENNIFER FIELD
Administrative Officer

February 19, 2026

RE: Block 98, Lot 6.03

Dear Mr. Surenian,

Please be advised that the Burlington Township Planning Board, at their meeting held February 12, 2026 adopted the amendment to the Housing Element and Fair Share Plan on the above referenced property. Enclosed for your information is a copy of the adopted resolution. A legal notice regarding this action was published in the Burlington County Times as required.

If you have any questions regarding this action, please do not hesitate to contact me.

Very truly yours,


Jennifer Field
Administrative Officer

Enclosure

cc: Scott W. Hatfield, P.E.
File

RESOLUTION NO. 2026-02

**RESOLUTION OF THE PLANNING BOARD
FOR THE TOWNSHIP OF BURLINGTON
ADOPTING AN AMENDMENT TO
THE HOUSING ELEMENT AND FAIR SHARE PLAN**

WHEREAS, on March 20, 2024, the Governor signed Chapter 2 of the Public Laws of 2024, which amended the Fair Housing Act, codified at N.J.S.A. 52:27D-301 et seq. (“FHA II”), and established a process for municipalities to secure approval of a Housing Element and Fair Share Plan (“HEFSP”); and

WHEREAS, the Township of Burlington’s (“Township”) elected to participate in the process created by FHA II by filing a resolution committing to a fair share number in January of 2025 and by filing a declaratory relief action in January 2025, captioned In the Matter of Burlington Township, Superior Court of New Jersey, Burlington County, Civil Part, Docket No.: BUR-L- 164-25 and

WHEREAS, in accordance with the procedures established by FHA II, the Township filed a HEFSP in June of 2025 complying with the fair share to which it committed, which included the potential acquisition of Block 105, Lot 5 for a one hundred per cent municipally sponsored affordable housing rental project; and

WHEREAS, Fair Share Housing Center (“FSHC”) filed a letter, dated August 25, 2025 in accordance with FHA II raising various questions with respect to the HEFSP the Planning Board adopted and the Township endorsed and filed with the Dispute Resolution Program created by FHA II; and

WHEREAS, on December 3, 2025, the Township responded to FSHC’s letter and provided responsive information; and

WHEREAS, in addition to working with FSHC in an effort to provide information and resolve concerns, the Township diligently pursued acquisition of Block 105, Lot 5 which included an Environmental Impact Assessment report that led to the conclusion that further environmental investigation was necessary with the possibility of soils remediation, causing the Township administration and governing body to determine that it was necessary to look for an appropriate alternative site for a the 100 percent affordable project; and

WHEREAS, that investigation culminated in the Township selecting Block 98, Lot 6.03 as the site for a 100 percent set-aside; and

WHEREAS, the Township is finalizing the language in a Consent Order with FSHC that would result in Block 98, Lot 6.03 being used as a substitute for Block 105, Lot 5 in the HEFSP ; and

WHEREAS, it is necessary to amend the HEFSP to incorporate changes that address the FSHC challenge as well as the inclusion of Block 98, Lot 6.03 and removal of Block 105, Lot 5; and

WHEREAS, in accordance with the provisions of N.J.S.A. 40:55D-13, the Planning Board scheduled a public hearing on the Amendment of the HEFSP for February 12, 2026 at 7:00 p.m. at Municipal Building 851 Old York Road Burlington Township, NJ; and

WHEREAS, the Planning Board published a notice of this public hearing in the Township's official newspaper at least ten days before the scheduled date for the public hearing and served a copy of this notice upon the clerks of all municipalities adjoining the Township, upon the clerk of the County Planning Board, and upon the New Jersey Office of Planning Advocacy; and

WHEREAS, a copy of the Amendment to the HEFSP was placed on file with the Planning Board Secretary and was available for public review at least ten days before the scheduled date for the public hearing; and

WHEREAS, at the February 12, 2026 meeting, Kendra Lelie, PP/AICP, LLA, after being sworn in and recognized as an expert in Professional Planning, presented a document entitled “Amendment to Housing Element and Fair Share Plan Adopted By Burlington Township Planning Board on June 12, 2025” and described how the Amendment to the HEFSP provides a realistic opportunity to address the Township’s Round 4 Present Need and Prospective Need affordable housing obligations in accordance with the FHA II; and

WHEREAS, the Amendment to the HEFSP has been prepared in accordance with the Municipal Land Use Law, specifically N.J.S.A 40:55D-28(b)(3), and in accordance with FHA II; and

WHEREAS, following Ms. Lelie’s testimony, the hearing was opened to the public to provide the opportunity to ask questions and/or provide comment and the public hearing was thereafter closed; and

WHEREAS, the Burlington Township Planning Board has made the following findings of fact and conclusions of law:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

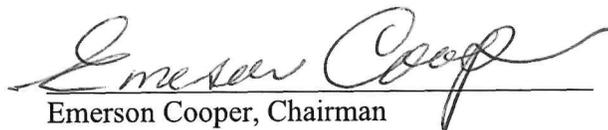
1. The Burlington Township Planning Board hereby incorporates and adopts the foregoing recitals by reference as if set forth at length herein.

2. The Burlington Township Planning Board has jurisdiction over this matter in accordance with N.J.S.A. 40:55D-28 and N.J.S.A. 52:27D-301 et seq.

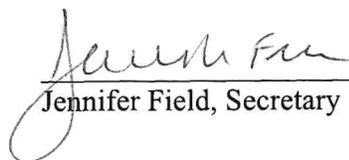
3. The Burlington Township Planning Board finds that the Amendment to the HEFSP is consistent with the goals and objectives of the Township's Master Plan and that the adoption and implementation of the Amendment to the HEFSP is in the public interest and protects the public health and safety, promotes the general welfare, and provides a realistic opportunity for the development of affordable housing in the Township.

NOW, THEREFORE, BE IT RESOLVED that the Burlington Township Planning Board adopts as the Township's Housing Element to its Master Plan, in accordance with N.J.S.A. 40:55D-28b(3) and N.J.S.A. 52:27D-301 et seq., the Amendment to the HEFSP prepared by Kendra Lelie, PP, AICP, L.L.A., titled "Amendment to Housing Element and Fair Share Plan Adopted By Burlington Township Planning Board on June 12, 2025" setting forth the Township's Round 4 Present Need of one hundred thirty-two (132) dwelling units and Prospective Need of two hundred thirty-five (235) dwelling units for very low-, low- and moderate-income housing, and directs the Secretary of the Planning Board to submit this Resolution and the Amendment to the HEFSP to the Mayor and Township Council for any further action to be taken by the governing body to enable the Township to be in compliance with the provisions of FHA II.

BE IT FURTHER RESOLVED by the Burlington Township Planning Board that Affordable Housing Counsel is authorized to pursue approval of the Amendment to the HEFSP and submit such additional documents as may be necessary or desirable in an effort to secure such approval.

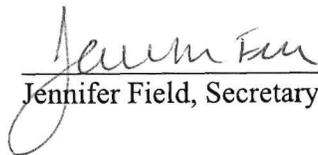

Emerson Cooper, Chairman

ATTEST:


Jennifer Field, Secretary

DATE ADOPTED: February 12, 2026
DATE MEMORIALIZED: February 12, 2026
FOR ADOPTION: Carducci, Collazo, Chairman Cooper, Mayor Green, Hodnett,
Kownatsky, Niles, Tomaszewski, Warner
AGAINST: None
ABSTENTIONS/RECUSALS: None

The undersigned hereby certifies that she is the Secretary of the Burlington Township Planning Board and that the foregoing is a true copy of a Resolution adopted by the Board at a meeting held on February 12, 2026



Jennifer Field, Secretary

Carducci, Collazo, Chairman Cooper, Mayor Green,

Hodnett, Kownatsky, Niles, Tomaszewski, Warner



FOURTH ROUND

HOUSING ELEMENT AND FAIR SHARE PLAN

BURLINGTON TOWNSHIP | BURLINGTON COUNTY, NEW JERSEY



AMENDMENT TO HOUSING ELEMENT AND FAIR SHARE PLAN ADOPTED BY BURLINGTON TOWNSHIP PLANNING BOARD ON JUNE 12, 2025

ADOPTED BY THE PLANNING BOARD: FEBRUARY 2026

ENDORSED BY THE MAYOR & TOWNSHIP COUNCIL:

PREPARED BY:

A handwritten signature in black ink, appearing to be "KL", is written above a horizontal line.

KENDRA LELIE, PP, AICP, LLA
NEW JERSEY PROFESSIONAL PLANNER LICENSE #5537
KYLE + MCMANUS ASSOCIATES

A SIGNED AND SEALED ORIGINAL IS ON FILE WITH THE TOWNSHIP CLERK



BURLINGTON TOWNSHIP PLANNING BOARD

Emerson A. Cooper, Chairperson
Julio Collazo, Vice Chairperson
Mayor E.L. "Pete" Green
Daniel Carducci, Councilman
Matthew Tomaszewski, Fire Official
Lisa Hodnett, School Board Representative
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Kevin Aberant, Esq., Planning Board Attorney
Scott Hatfield, PE, CME, Planning Board Engineer
Kendra Lelie, PP, Board Planner

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Jodi M. Botlinger, CPM, Township Administrator
Scott W. Hatfield, PE, CME Township Engineer
David M. Serlin, Esq., Township Attorney
Jeffrey R. Surenian, Esq., Affordable Housing Attorney



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INTRODUCTION & EXECUTIVE SUMMARY

Since the 1975 New Jersey Supreme Court decision known as “Mount Laurel I”, New Jersey municipalities have had a constitutional obligation to provide opportunities for creation of low- and moderate-housing units. This 1975 decision led to a body of case law, legislative changes and rulemaking by a state agency that, collectively, is now referred to as the “Mount Laurel doctrine”. Through these actions, New Jersey municipalities have been assigned a specific number of affordable housing units that must be created or planned for creation in order to have “satisfied” their constitutional obligation, commonly referred to as their affordable housing obligation. The purpose of this Fourth Round Housing Element and Fair Share Plan (hereinafter the “Plan”) is to present how Burlington Township will satisfy its constitutional obligation.

Affordable housing in New Jersey is defined as housing units which are reserved for households with incomes not more than 80% of the regional median income. Each affordable unit, with limited exceptions, must remain reserved for low- and moderate-income households for not less than 30 years (40 years for rental units) and it is typically enforced by a deed restriction. Each affordable unit is eligible for one “credit” against the obligation and certain units are eligible for “bonus credits”, which provide more than one credit per unit. In addition to providing the minimum number of credits, municipalities must ensure diversity in the level of affordability – meaning very low, low- and moderate-income units – and diversity in the size of affordable units – meaning one, two- and three-bedroom units.

Participation in this process, and therefore satisfaction of the affordable housing obligation, can be achieved voluntarily or involuntarily. However, voluntary compliance is heavily incentivized. Municipalities that do not successfully participate may be vulnerable to “builder’s remedy” litigation. A builder’s remedy is a litigation tool that grants a developer the right to develop what is typically a multi-family project on land that was not zoned to permit the use or the residential density desired by the developer, provided a “substantial” percentage of the units are reserved for low- and moderate income households. Burlington Township seeks to avoid this possibility through the adoption of this Plan which includes a 100% municipally sponsored affordable housing development projects and development projects that require the affordable housing units be deed restricted for very-low, low- and moderate-income households.

This Plan will serve as the foundation for the Township’s application to the Affordable Housing Dispute Resolution Program (“Program”), which is the mediation arm of the Court to resolve disputes related to a municipality’s obligation and/or Housing Element and Fair Share Plan (“HEFSP”), and Superior Court for that approval, referred to as a Judgment of Compliance and Order of Repose.

Burlington Township filed a complaint for Declaratory Judgement in the Superior Court on January 22, 2025, seeking a declaration of compliance with the Mount Laurel Doctrine and the Fair Share Housing Act Amendments of 2024.

The Fourth Round Housing Element and Fair Share Plan was adopted by the Planning Board on June 12, 2025 and submitted to the Affordable Housing Dispute Resolution Program ("Program") on June 13, 2025 in accordance with the Fair Housing Act. Fair Share Housing Center ("FSHC") filed a challenge against the Township's HEFSP with the Program on August 31, 2025.

Although filed as a challenge, FSHC did not object to the substance of the Township HEFSP but simply asked for clarification of certain parts of the Township's HEFSP. A Consent Order is being finalized by the Township and FSHC identifying the items the Township will provide to achieve a Compliance Certification from the Mount Laurel Judge.

As a result of negotiations with FSHC, the Township is amending its Housing Element and Fair Share Plan in essentially two ways. First, the Township is moving the location of of the site it slated for a 100 percent project from Sunset Road to a new location with access to Route 130 identified as Block 98, Lot 6.03 on the official tax map for the Township of Burlington. Second, the Township is revising the extension of controls component to its plan to comply with the HMFA regulations adopted on November 6, 2025 after the Township filed its plan in June of 2025.

To elaborate, in response to due diligence and investigation of the Sunset Road site (original parcel for 100% affordable housing project) over the past six (6) months and based on the findings from a recent Environmental Impact Assessment report, the Township believes the cost to develop the site is too expensive and will take too long to construct which would not meet the relevant affordable housing regulations. As such, the Township is proposing to utilize a Township owned site, Block 98, Lot 6.03, for the 100% affordable housing municipally sponsored project. Block 98, Lot 6.03 has access to Route 130, does not appear to have environmental issues and can be developed within the time frame required to comply with relevant affordable housing regulations.

In addition, the plan the Planning Board adopted and the Borough endorsed in June of 2025 was based upon standards for extensions of controls established by the New Jersey Housing and Mortgage Agency (HMFA) in December of 2024. Since then, the HMFA adopted new regulations on November 6, 2025 that supersede then December 2024 regulations and establish the standards for extensions of controls. This Amendment is intended to comply with the newly adopted regulations

The revisions are identified in bold, italic and underlined type.

Fair Housing Act Amendments

The 2024 Fair Housing Act ("FHA") was signed into law in March 2024. It governs how the municipal fair share obligations are established and satisfied. A few of the noteworthy changes include the following:

- The Department of Community Affairs ("DCA") using the FHA methodology computed an advisory Fourth Round present (rehabilitation) and prospective need (new construction) obligation.

- The Affordable Housing Dispute Resolution Program (“Program”) administers the review, dispute resolution and approval of submitted Housing Element and Fair Share Plans.
- Each municipality must adopt a binding resolution committing to a present need, also known as the rehabilitation (“rehab”) obligation, and to the Fourth Round prospective need obligation by January 31, 2025.
- The deadline for the submission of a Fourth Round HEFSP to the Program is June 30, 2025. If a municipality does not meet this deadline, the municipality may be open to a builder’s remedy lawsuit. The Fourth Round runs from July 1, 2025, to June 30, 2035.

Additionally, the Program recently published new administrative rules requiring municipalities to file a Declaratory Judgment action to Superior Court once a municipality adopts its Fourth Round affordable housing obligation. The process for review, dispute resolution and approval moves through a judicial process with a mediation process occurring at the Program level.

- An overview of the general requirements of the law are as follows:
 - ✓ Third Round Assessment: A municipality shall include an assessment of meeting the Third Round obligation and determine if there is a deficit or surplus that must be addressed.
 - ✓ Unused/Underutilized Property: A municipality shall consider converting or redevelopment of unused or underutilized properties when planning for location of affordable housing.
 - ✓ 25% of affordable units have to be rental housing units and half of those have to be available to families with children.
 - ✓ 50% of the municipality’s prospective need (exclusive of any bonus credits) have to be available to families with children.
 - ✓ Transitional Housing: Municipalities can now count affordable housing credits from transitional housing, but towards no more than 10 percent of the municipality’s fair share obligation.
 - ✓ Age-Restricted Units: 30% of a municipality’s prospective need (exclusive of any bonus credits) can be age-restricted.
 - ✓ Extension of Expiring Controls is a permitted mechanism credit if affordability controls are extended for a new term of affordability provided that the minimum extension term may be limited to no less than 20 years as long as the original and extended term, in combination, total at least 60 years. Any 100 percent affordable rental property shall have a right to extinguish a deed restriction regardless of original length, beginning 30 years following the start of the deed restriction, provided a refinancing or rehabilitation, or both, for the purpose of preservation is commenced and that a new deed restriction of at least 30 years is provided.

- ✓ Adaptability Requirements/Possible Loss of Immunity: If affordable units do not properly comply with adaptability and barrier free requirements, the municipality “shall lose its immunity to builder’s remedy lawsuits.”
 - ✓ Loss of Immunity and Trust Fund: If a municipality loses immunity, the municipality is prohibited from expending trust funds.
 - ✓ Affordability controls for rental units shall be a minimum of 40 years and for-sale units shall be a minimum of 30 years.
- Bonus credits for affordable housing have been updated as follows:
 - Bonus credits are limited:
 - No more than one type of credit for any unit
 - No more than 25% of the obligation shall be bonus credits
 - One Full Bonus Credit
 - Supportive and Special Needs Bedrooms
 - 100% Affordable Projects: Units within 100% affordable housing project provided the municipality donates the land or a minimum of 3% of the project costs
 - Market to Affordable Unit which includes municipal site control of the property or an agreement between the municipality and the landowner
 - Half Bonus Credit
 - Partnership with a non-profit developer
 - The affordable housing units are within ½ mile of transit (rail, bus)
 - Age restricted units are limited to 10% of the age-restricted units provided the age-restricted unit total is capped at 30% of the obligation
 - Three-bedrooms units above the required three-bedroom distribution (min. 20%)
 - Units constructed on land that is or was previously developed and utilized for retail, office, or commercial space
 - Redevelopment for units on land that is within a redevelopment zone
 - Extension of affordability controls on rental housing only and the municipality funds the cost for the preservation
 - Very Low-Income units above the 13% required

The Housing Element and Fair Share Plan

In accordance with the FHA this HEFSP includes the following:

- 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;

- b. A projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing for the next ten (10) 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; and
- 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 of low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share of low- and moderate-income housing; and
- f. A consideration of the lands 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 providing low- and moderate-income housing;
- g. An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c. 273 (C.52:27D-329.20);
- h. An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.

Items (a) through (d) are included as an appendix item and items (e) through (h) are included in the body of this HEFSP.

AFFORDABILITY REQUIREMENTS

Affordable housing is defined under New Jersey's FHA as a dwelling, either for sale or rent, which is within the financial means of households of very-low-, low-, or moderate-income, as is measured within each housing region. Burlington Township is in Region 5, which includes Burlington, Camden and Gloucester counties. Moderate-income households are those with annual incomes greater than 50%, but less than 80% of the regional median income. Low-income households are those with annual incomes that are 50% or less than the regional median income. Very-low-income households are a subset of "low-income" households and are defined as those with incomes 30% or less than the regional median income.

The Uniform Housing Affordability Controls ("UHAC"), at N.J.A.C. 5:80-26.3, et seq., require that the maximum rent for a qualified unit be affordable to households with incomes 60% or less than the median income for the region. The average rent must be affordable to households with incomes no greater than 52% of the median income. The maximum sale prices for affordable units must be affordable to

households with incomes 70% or less than the median income. The average sale price must be affordable to a household with an income of 55% or less than the median income.

The regional median income uses the federal income limits established by Department of Housing and Urban Development (“HUD”) on an annual basis. In the spring of each year, HUD releases updated regional income limits. It is from these income limits that the rents and sale prices for affordable units are derived.

For 2025, New Jersey Housing and Mortgage Finance Agency (NJHMFA) updated income limits for all housing regions in New Jersey. These income limits for Region 5 will be utilized for the Township. See Table 1 for 2025 income limits for Region 5.

Household Income Levels	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5-Person Household
Median	\$83,600	\$95,600	\$107,500	\$119,400	\$129,000
Moderate	\$66,880	\$76,480	\$86,000	\$95,520	\$103,200
Low	\$41,800	\$47,800	\$53,750	\$59,700	\$64,500
Very Low	\$25,080	\$28,680	\$32,250	\$35,820	\$38,700

Source: 2025 Income Limits prepared by NJHMFA

PRESENT AND PROSPECTIVE NEED OBLIGATION

The fair share affordable housing obligation consists of a rehabilitation component (present need) and a new construction component (prospective need). Pursuant to FHA, the DCA was required to calculate the rehabilitation and prospective need obligations for municipalities within the State. The FHA entitled municipalities to adjust the obligation if the information used in the DCA calculation was outdated or in error. After reviewing the DCA methodology for the present and prospective need obligations, the Township determined that the DCA calculation for prospective need (308 units) was incorrect and adopted a recalculated obligation (201 units) by the Township Council (Resolution 2025-R-022) on January 21, 2025. The resolution and supporting report was submitted to Superior Court on January 22, 2025.

Two parties filed objections to the Township’s adoption of the recalculated obligation, FHSC and the New Jersey Builder’s Association. In accordance with the FHA, the Program held mediation sessions between the parties and as a result of the mediation process the parties agreed to a prospective need obligation of 235 units. The Settlement Agreement was executed on April 10, 2025, recommended to the Court by the Program on April 9, 2025, and ordered by the Superior Court on April 17, 2025. The New Jersey

Builder's Association did not object to the settlement between the Township and Fair Share Housing Center.

Each component of the obligation is identified below.

- Present Need (Rehabilitation) Obligation: 132 units
The rehabilitation obligation can be defined as an estimate of the number of deteriorated housing units existing in Burlington Township occupied by low- and moderate-income households.
- Prospective Need (New Construction) Obligation: 235 units
The prospective need obligation can be defined as the cumulative 2025 through 2035 new construction affordable housing obligation.

FAIR SHARE PLAN

Third Round Compliance Status

Pursuant to the FHA, the Fourth Round Fair Share Plan is required to provide an assessment of the degree to which the Third Round fair share obligation has been met as established by prior court approval. The municipality is required to determine to what extent the obligation is unfulfilled or whether the municipality has excess credits. If the Third Round obligation remains unfulfilled the municipality shall address the Third Round unfulfilled obligation in this Fourth Round Fair Share Plan. Units included as part of the municipality's unfulfilled prior round obligation shall not count towards the cap on units in the municipality's Fourth Round prospective need obligation. In addressing the status of the Third Round projects, the municipality must demonstrate how any sites that were not built in the prior rounds continue to present a realistic opportunity for affordable housing. The Third Round obligation totaled 608 units. The Township addressed the obligation with a total of 701 credits including 549 units and 152 bonus credits resulting in a surplus of 93 units which will be applied to satisfy the Fourth Round Obligation.

The following table provides the status of the proposed projects that addressed a portion of the Third Round prospective need obligation.

Table 2: Status of Third Round Proposed Projects

Program/Project	Unit Type	Status	Surplus to the 4 th Round	3 rd Round Units
Bridle Club Shannon Estates Park South/Faulkner Court Steeplechase/Manor Drive Burlington Heights/Courts at Woodshire	Extension of Controls	Completed		158
RCA with Burlington City	Regional Contribution Agreement	Completed		52
Masonic Charitable Foundation	Assisted Living	Completed		33
Granville	Assisted Living	Completed		4
Fountain Avenue Spectrum Way @ Burlington	Family Rental	Approved		29
TJC/Rancocas Road Rancocas Pointe	Family Rental	Under Construction		28
Bromley Tract Jefferson Apartment Group	Family Rental	Under Construction		100
BCCAP/MEND	Age Restricted Rental	Completed	17	-
Burlington Heights/Courts at Woodshire	Family For-Sale	Completed	9 of 20	11 of 20
Various Locations: Refer to Third Round Plan	Supportive and Special Needs Bedrooms	Completed	16	-
Habitat for Humanity	100% Affordable	Completed	1	-

Table 2: Status of Third Round Proposed Projects

Program/Project	Unit Type	Status	Surplus to the 4 th Round	3 rd Round Units
1 Baird Avenue	Family For-Sale			
Habitat for Humanity 1409 Beverly Road	100% Affordable Family For-Sale	Completed	1	-
Springside School	100% Affordable Age-Restricted Rental	Completed	19 of 60	41 of 60
The Place @ Burlington	100% Affordable Family Rental	Completed	28	-
1013 Jardin Court	Market to Affordable Family Rental	Completed	1	-
819 Henri Court	Market to Affordable Family Rental	Completed	1	-
Total			93	456

The projects that are contributing to the surplus credits were originally counted toward the Third Round micro-requirements including total family, family rental and total rental units. After a recalculation of the Third Round micro-requirements, the surplus credits associated with the projects that will be utilized to satisfy the Fourth Round obligation do not leave a deficit in any of the micro-requirement categories (minimum rental units, minimum family units, minimum family rental units). The other projects (non-surplus units) from the Third Round satisfy the Third Round micro-requirements.

SATISFACTION OF THE AFFORDABLE HOUSING OBLIGATION

The Township is addressing its Fourth Round affordable housing obligation through a variety of mechanisms that include a rehabilitation program, surplus credits from the Third Round, 100% family and age-restricted rental projects, special needs bedrooms and extension of expiring controls.

Present Need (Rehabilitation) Obligation: 132 Units

Burlington Township’s rehabilitation obligation is 132 units. The Township will address this obligation through the continuation of a Township run rehabilitation program and participation in the Burlington County Homeowner Housing Rehabilitation Program, which provides a no-interest loan to income-eligible homeowners to repair major systems in their home. This County program is funded by the federal Community Development Block Grant (“CDBG”) program.

All rehabilitated units will comply with the definition of a substandard unit in N.J.A.C. 5:93-5.2(b), which states, “a unit with health and safety code violations that require the repair or replacement of a major system.” Major systems include weatherization, roofing, plumbing, heating, electricity, sanitary plumbing, lead paint abatement and/or load bearing structural systems. All rehabilitated units shall meet the applicable construction code. Additionally, all rehabilitated units shall be occupied by low- or moderate-income households and subject to 10-year affordability controls, which shall be placed on the property in the form of a lien or deed restriction. The average hard cost will be at least \$10,000.

Prospective Need (New Construction) Obligation: 235 Units

The Township’s proposed compliance mechanisms are summarized in Table 3, Summary of Credits for the Fourth Round, 2025-2035.

Table 3: Summary of Credits for the Fourth Round (2025-2035)					
Project/Program	Unit Type	Status	Units	Bonus Credits	Total Credits
Surplus Credits from Third Round					
BCCAP/MEND	Age Restricted Rental	Occupied	17	-	17
Burlington Heights/Courts at Woodshire	Family For-Sale	Occupied	9 of 20	-	9 of 20
Various Locations: Refer to Third Round Plan	Supportive and Special Needs Bedrooms	Occupied	16	-	16
Habitat for Humanity 1 Baird Avenue	100% Affordable Family For-Sale	Occupied	1	-	1
Habitat for Humanity 1409 Beverly Road	100% Affordable Family For-Sale	Occupied	1	-	1

Table 3: Summary of Credits for the Fourth Round (2025-2035)					
Project/Program	Unit Type	Status	Units	Bonus Credits	Total Credits
Springside School	100% Affordable Age-Restricted Rental	Occupied	19 of 60	-	19 of 60
The Place @ Burlington	100% Affordable Family Rental	Occupied	28	-	28
1013 Jardin Court	Market to Affordable Family Rental	Occupied	1	-	1
819 Henri Court	Market to Affordable Family Rental	Occupied	1	-	1
Proposed/Existing Fourth Round Projects					
<u>Route 130</u> <u>Block 98, Lot 6.03</u>	100% Affordable Housing Family Rental	Proposed	80	58.5	138.5
Existing Special Needs Various Locations	Supportive and Special Needs	Existing	7	-	7
Extensions of Controls Courts @ Woodshire 62 Manor Drive	Extensions of Controls	Proposed	21	-	21
Total			201	59.5	260.5
				Surplus	25.5

The affordable housing rules require municipalities to designate sites that are “suitable, approvable, available and developable”, as defined in N.J.A.C. 5:93-1. These terms are defined as follows:

- **Suitable site** means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4.
- **Approvable site** means a site that may be developed for low- and moderate-income housing in a manner consistent with the rules and regulations of all agencies with jurisdiction over the site. A site may be approvable although it is not currently zoned for low- and moderate-income housing.
- **Available site** means a site with clear title, free of encumbrances which preclude development for low- and moderate-income housing.
- **Developable site** means a site that has access to appropriate water and sewer infrastructure and is consistent with the applicable areawide water quality management plan (including the waste management plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by the NJ Department of Environmental Protection.

Fourth Round Project Descriptions

EXTENSIONS OF CONTROLS – PROPOSED

Burlington Township proposes to satisfy 21 of its Round 4 obligation through extensions of deed restriction. The table below identifies the initial date of the 30 year deed restriction and the final date that restriction would expire before June 30, 2035. The restriction initially imposed on the 21 units will expire between June 30, 2025 and July 1, 2035 if the restrictions are not extended.

<u>Address</u>	<u>Start Date of Deed</u>	<u>End Date</u>
<u>6 Knightwood Rd</u>	<u>12/17/2002</u>	<u>12/17/2032</u>
<u>12 Knightwood Rd</u>	<u>12/17/2002</u>	<u>12/17/2032</u>
<u>16 Knightwood Rd</u>	<u>12/17/2002</u>	<u>12/17/2032</u>
<u>20 Knightwood Rd</u>	<u>5/27/2003</u>	<u>5/27/2033</u>
<u>28 Knightwood Rd</u>	<u>6/06/2003</u>	<u>6/06/2033</u>
<u>30 Knightwood Rd</u>	<u>5/27/2003</u>	<u>5/27/2033</u>
<u>32 Knightwood Rd</u>	<u>5/27/2003</u>	<u>5/27/2033</u>
<u>70 Guilford Place</u>	<u>12/19/2002</u>	<u>12/19/2032</u>
<u>72 Guilford Place</u>	<u>12/19/2002</u>	<u>12/19/2032</u>
<u>73 Guilford Place</u>	<u>12/22/2003</u>	<u>12/22/2033</u>
<u>74 Guilford Place</u>	<u>12/20/2002</u>	<u>12/20/2032</u>
<u>75 Guilford Place</u>	<u>12/22/2003</u>	<u>12/22/2033</u>

<u>Address</u>	<u>Start Date of Deed</u>	<u>End Date</u>
<u>76 Guilford Place</u>	<u>12/17/2002</u>	<u>12/17/2032</u>
<u>79 Guilford Place</u>	<u>12/22/2003</u>	<u>12/22/2033</u>
<u>80 Guilford Place</u>	<u>12/19/2002</u>	<u>12/19/2032</u>
<u>81 Guilford Place</u>	<u>2/02/2004</u>	<u>2/02/2034</u>
<u>82 Guilford Place</u>	<u>12/19/2002</u>	<u>12/19/2032</u>
<u>83 Guilford Place</u>	<u>12/23/2003</u>	<u>12/23/2033</u>
<u>85 Guilford Place</u>	<u>12/19/2003</u>	<u>12/19/2033</u>
<u>87 Guilford Place</u>	<u>12/19/2003</u>	<u>12/19/2033</u>
<u>62 Manor Drive</u>	<u>1/16/2000</u>	<u>1/16/2030</u>

The new Uniform Housing Affordability Controls adopted on November 6, 2025 and signed by Governor Murphy on December 15, 2025 provide as follows:

If the municipality has not received notice of any intent by the owner to make an exit sale, the municipality notifies the owner, by certified mail and, if known, by email, of its election to extend affordability controls no earlier than one year and no later than 180 days before the execution of a new deed restriction extending affordability controls, during which time the owner shall have the opportunity to seek and provide notice of intent for an exit sale and/or obtain an appraisal of the value of their unit as if it were not subject to UHAC;

[N.J.A.C. 5:80-26.6(h) 4]

Accordingly, the Township will notify the households residing in the units "no earlier than one year and no later than 180 days before the execution of a new deed restriction extending affordability controls". The Township will send a certified letter notifying the household that the Township is exercising its right under the owner's deed to extend the restriction. In addition, the Township will adopt a resolution identifying the 21 units and seek to record the resolution further putting all would be purchasers on notice that the unit is an affordable unit for a total of 60 years.

Burlington Township currently requires a Certificate of Occupancy to resell a residential unit. The Seller must not only provide a Certificate of Occupancy, but also must produce the State mandated smoke detector/carbon monoxide inspection certificate, and install a prescribed fire extinguisher. The Township will offer to inspect the units owned the low or moderate income households listed above and to pay all reasonable expenses the household may incur to obtain a Certificate of Occupancy, and to comply with State laws on smoke /carbon monoxide detectors and to install a prescribed fire extinguisher.

The UHAC regulations require the use of new forms of deed restrictions for units under the extension of controls program. Accordingly, when extending deed restrictions on the 21 units set forth above, the Township will use the form of deed restriction required by the new regulations.

In addition, the new UHAC regulations include the following language:

iii. If the restricted unit is governed by a deed restriction executed prior to November 6, 2025, extends affordability controls pursuant to the terms of the governing deed restriction, provided that a new deed restriction is executed according to the requirements of this subchapter.

[N.J.A.C. 5:80-26.6(h) 6 (iii)]

The deeds for the 21 units do not require Burlington to pay anything to extend restrictions. Nevertheless, the Township will pay \$10,000 to extend the deed restriction on each unit provided the household provides access to inspect the unit and otherwise cooperates with the Township's efforts to extend the deed restriction.

SUPPORTIVE AND SPECIAL NEEDS HOUSING – EXISTING

Various Locations (7 total credits)

The Township has three (3) group homes that were not credited during the Third Round. The homes are located at 1504 Oxmead Road (3 bedrooms and operated by The ARC), 323 Cannes Court (1 bedroom) and 22 Yubas Drive (3 bedrooms). The Township will provide the required information per N.J.A.C. 5:97-6.10 in order to claim credit for these existing special needs units.

100% AFFORDABLE DEVELOPMENT – PROPOSED

Route 130 Township Owned Parcel: 80 family rental units

The Township will work with an experienced affordable housing provider of 100% affordable family rental housing to construct a 100% affordable housing family rental community containing up to 80 family rental units located on a Township owned parcel with access to Route 130 (Block 98, Lot 6.03).

COAH's Second Round rules at N.J.A.C. 5:93-1.3 and N.J.A.C. 5:93:5.5 for 100% affordable projects are addressed as follows:

- ✓ Site Control – The Township owns the site.
- ✓ Suitable Site – The site is suitable as defined in COAH's regulations at N.J.A.C. 5:93-1.3, which indicates that a suitable site is one in which it is adjacent to compatible uses, has access to appropriate streets and is consistent with environmental policies in N.J.A.C. 5:93-4.
 - The site has a clear title and is free of encumbrances that preclude development of affordable housing. To our knowledge, the site has a clear title and no legal encumbrances that would preclude its development for affordable family rental housing.

- The site is adjacent to compatible land uses and has access to appropriate streets. Single-family detached homes are located to the north and east, a commercial use to the south, and a religious institutional use to the west and south. The site has access to Route 130 via a 75 foot wide access easement that runs between lot 6.01 and 6.04. Route 130 is a major state highway and is an appropriate road to provide access to a 100% AH project.
- Adequate sewer and water capacity is available. The site is within the Burlington Township sewer service area (Central Avenue Wastewater Treatment).
- The site can be developed in accordance with R.S.I.S. Development of the site will be consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21-1 et seq.
- The site is located in a "Smart Growth Planning Area." The 2001 Adopted State Plan Map and the proposed updated Preliminary State Plan Map, which is currently in the cross acceptance process, designates the property as being in Metropolitan Planning Area (PA 1). Among the intentions of the Metropolitan Planning Area are to provide for much of the state's future redevelopment; promote growth in compact forms; and redesign areas of sprawl. It is a preferred location for affordable housing development.
- The development is not within the jurisdiction of a Regional Planning Agency or CAFRA. The site is outside of the Pinelands, Highland, CAFRA and Meadowlands planning areas.
- The site will comply with all applicable environmental regulations. There are no Category One streams or known contaminated sites located on the property. There are wetlands along the northeast corner property line but will not impede the development of affordable housing.
- The site will not affect any historic or architecturally important sites and districts. There are no historic or architecturally important sites or buildings on the property or in the immediate vicinity that will affect the development of affordable housing.
- ✓ Developable Site – In accordance with N.J.A.C. 5:93-1.3, a developable site has access to appropriate sewer and water infrastructure and is consistent with the area wide water quality management plan. According to the Township Engineer, the site is in the Burlington Township sewer service area (Central Avenue Wastewater Treatment Plan) and water and sewer mains exist in the vicinity of the site. The Township Engineer confirmed that the Township's sewer plant has sufficient capacity and is unaware of any water capacity issues.
- ✓ Approvable Site – Pursuant to N.J.A.C. 5:93-1.3, an approvable site may be developed for low- and moderate-income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. The site will be zoned for an 80-unit 100% family rental affordable project providing the zoning necessary for the proposed affordable housing development.

- ✓ Administrative Entity – The future developer will own and operate the affordable units pursuant to the applicable state regulations. For the proposed Fourth Round affordable units, the developer will affirmatively market the units, income qualify applicants, place a minimum of 40-year affordability control deed restrictions on the units and provide long-term administration of the units in accordance with COAH’s rules at N.J.A.C. 5:93 and 5:99 et seq. and UHAC rules per N.J.A.C. 5:80-26.1, or any successor regulation, with the exception that in lieu of 10% affordable units in rental projects being required to be at 35% of median income, 13% of affordable units in such projects shall be required to be at 30% of median income.
- ✓ Low/Moderate Income Split – At least half of all the affordable units developed at the site will be affordable to low-income households (13% of all affordable units will be very low-income) and an odd number of affordable units will always be split in favor of the low-income unit per N.J.A.C. 5:80-26.1.
- ✓ Affirmative Marketing – The developer will affirmatively market the units in accordance with UHAC per N.J.A.C. 5:80-26 et seq..
- ✓ Controls on Affordability – The Township’s developers agreement and zoning ordinance will require a minimum 40-year affordability control deed restrictions on the units in accordance with N.J.A.C. 5:93 and 5:99 et seq. and N.J.A.C. 5:80-26 et seq..
- ✓ Bedroom Distribution – The units will be required to be developed in accordance with UHAC bedroom distribution requirements in accordance with N.J.A.C. 5:80-26 et seq..
- ✓ Funding –The developer will pursue funding from Federal, State, and County agencies, including Low Income Housing Tax Credits from the Housing, Mortgage, Finance Agency for support in the funding of the project. In addition, the municipality will utilize Affordable Housing Trust Funds to aid in a gap in funding, if necessary.
- ✓ Construction Schedule – The developer will begin construction of the affordable family rental units within two (2) years of the Township receiving a Compliance Certificate from Superior Court. The developer will be responsible for monitoring the construction and over all development activity.

MICRO-REQUIREMENTS

Per the FHA, the Township must address a variety of minimum or maximum credits in satisfying its Fourth Round fair share obligation. The Township must meet a rental obligation, total family unit obligation, the very low-income obligation and not exceed the maximum senior unit cap.

Maximum Bonus Credits = 58.5 units

.25 (Obligation) = 58.5 units | .25 (235) = 58.75, round down to 58.5

The Township does not exceed the maximum number of bonus credits and is applying bonus credits for the **Route 130** 100% family rental project. The FHA permits one full bonus credit for each unit within 100% affordable housing project provided the municipality provide the land or a minimum of 3% of the project costs. The Township will donate the land to the developer and commit to providing a minimum of 3% of the project cost.

Minimum Rental = 59 units

.25 (Obligation) = 59 units | .25 (235) = 58.75, round up to 59 units

This obligation is satisfied with 170 credits associated with The Place (29), Special Needs (23), Market to Affordable (2), MEND (17), Springside School (19), **Route 130** (80).

Maximum Senior = 70 units

.30 (Obligation) = 70 units | .30 (235) = 70.5, round down to 70 units

This maximum number of senior units is not exceeded as there are 36 senior credits associated with MEND (17) and Springside School (19).

Minimum Family = 89 units

.50 (Obligation-bonus) = 89 units | .50 (235-58.5) = 88.25, round up to 89 units

This obligation is satisfied with 134 associated with The Place (29), Market to Affordable (2), **Route 130** (80), Habitat (2), Extensions of Controls (21).

Minimum Family Rental: 30 units

.50 (rental obligation) = 30 units | .50 (59) = 29.5, round up to 30 units

This obligation is satisfied with 111 credits associated with The Place (29), Market to Affordable (2) and **Route 130** (80)

Minimum Very Low Income = 23 units

.13 (AH units)= 23 units | .13 (176.5) = 22.9, round up to 23 units

This obligation is satisfied with credits including 27 units from sixteen (16) Supportive and Special Needs bedrooms and eleven (11) units from the Route 130 100% Affordable project.

Consideration of Affordable Housing Options

As part of this Plan, the Township has considered land that is appropriate for the construction of low- and moderate-income housing. To date, the Township has not received any development proposals that include affordable housing units.

The Township believes that the projects, programs and mechanisms proposed in this Plan represent the best options to enable the Township to satisfy its affordable housing obligation. While the Township recognizes that developers may, in the future, present sites that possess characteristics that could lend themselves to affordable housing development, additional sites are not needed to satisfy the obligation at this time.

PRESERVATION OF MULTIGENERATIONAL FAMILY CONTINUITY

The FHA requires an analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission (“Commission”), adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c. 273 (C.52:27D-329.20). As of the date of this Housing Plan, there have been no recommendations by the Commission in which to provide an analysis.

However, it is understood that the Commission has the primary goal of enabling senior citizens to reside at the homes of their extended families, thereby preserving and enhancing multigenerational family continuity. A review of the Township’s ordinances indicates that there are none which prevent the Township from meeting the Commission’s goal of enabling senior citizens to reside at the homes of their extended families. In fact, the Township defines a family that is permitted to live in a single family dwelling in such a way that a senior citizen may live in that single family dwelling unit with their extended family which is a permitted use in the residential zoning districts. The Burlington ordinances advance the multigenerational family continuity goal.

STATE DEVELOPMENT AND REDEVELOPMENT PLAN CONSISTENCY

The Fourth Round Housing Element and Fair Share Plan is consistent with the **2025 State Development and Redevelopment Plan ("SDRP")** as the existing units and proposed project will provide a realistic opportunity for the construction of affordable housing as the projects are located in State Planning area designated as PA1, which is the Metropolitan Planning Area. Pursuant to the SDRP, PA1 is the preferred location for redevelopment for compact growth. The development of affordable housing in PA1 is consistent with the overall State Development and Redevelopment Plan goal to direct redevelopment and growth into PA1 areas as the intentions of the Metropolitan Planning Area are to provide for much of the state's future redevelopment; promote growth in compact forms; and redesign areas of sprawl. The Township's Fourth Round Plan is consistent with the 2001 SDRP and the proposed SDRP.

AFFORDABLE HOUSING ADMINISTRATION & AFFIRMATIVE MARKETING

Burlington Township adopted an Affordable Housing Ordinance in accordance with COAH's substantive rules and current UHAC regulations. The Affordable Housing Ordinance governs the establishment of affordable units in the Township as well as regulating the occupancy of such units. The Township's Affordable Housing Ordinance covers the phasing of affordable units, the low/moderate income split, bedroom distribution, occupancy standards, affordability controls, rents and prices, affirmative marketing, income qualification, etc.

The Township has established the position of the Municipal Housing Liaison and has appointed a staff member to the position. The Township relies on a consultant as the affordable housing administrator to conduct the administration and affirmative marketing of its affordable housing sites. However, the Township will permit developers who demonstrate the appropriate experience and expertise to administer their own units. The affirmative marketing plans are designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age or number of children to the affordable units located in the Township. Additionally, the affirmative marketing plan is intended to target those potentially eligible persons who are least likely to apply for affordable units and who reside in the Township's housing region, Region 5, consisting of Burlington, Camden and Gloucester counties.

The affirmative marketing plans include regulations for qualification of income eligibility, price and rent restrictions, bedroom distribution, affordability control periods, and unit marketing in pursuant to N.J.A.C. 5:80-26.1 et seq. All newly created affordable units will comply with the 30-year affordability control required by N.J.A.C. 5:80-26.5 and 5:80-26.11. This plan must be adhered to by all private, non-profit, and municipal developers of affordable housing units and must cover the period of deed restriction or affordability controls on each affordable unit.

AFFORDABLE HOUSING TRUST FUND

Portions of Burlington Code § 330-62 were last amended in 2022 to assure compliance with the Townships' Third Round obligation to provide-a dedicated revenue source for affordable housing.

The Spending Plan included hereinafter, discusses anticipated revenues, collection of revenues, and the use of revenues, was prepared in accordance with COAH's applicable substantive rules. All collected revenues will be placed in the Township's Affordable Housing Trust fund and may be dispensed for the use of eligible affordable housing activities including, but not limited to:

- Rehabilitation program;
- New construction of affordable housing units and related development costs;
- Extensions or improvements of roads and infrastructure directly serving affordable housing development sites;
- Acquisition and/or improvement of land to be used for affordable housing;
- Purchase of affordable housing units for the purpose of maintaining or implementing affordability controls,
- Maintenance and repair of affordable housing units;
- Repayment of municipal bonds issued to finance low- and moderate-income housing activity; and
- Any other activity as specified in the approved spending plan.

The Township expressly recognizes that it is required to fund eligible programs only in accordance with a Court-approved Housing Element and Fair Share Plan, as well as funding affordability assistance.

At least 30% of collected development fees, excluding expenditures made since July 17, 2008, when affordability assistance became a statutory requirement, shall be used to provide affordability assistance to low- and moderate-income households in affordable units included in a municipal Fair Share Plan. At least one-third (1/3) of the affordability assistance must be expended on very-low income units. Additionally, no more than 20% of the revenues collected from development fees each year, shall be expended on administration, including, but not limited to, salaries and benefits for municipal employees or consultant fees necessary to prepare or implement a rehabilitation program, a new construction program, preparation and implementation of a housing element and fair share plan, and/or an affirmative marketing program and defending any challenges to same.

MONITORING

The Township will comply with monitoring provisions consistent with those required by the FHA. The monitoring requires regular tracking of progress toward meeting the Township's affordable housing obligation and ensuring the affordable units and the Affordable Housing Trust fund are administered properly as follows:

- On or before February 1st of each year, the Township will provide annual reporting of the status of all affordable housing activity within the municipality and the Affordable Housing Trust fund accounting through posting on the municipal website and on the DCA website.
- Midpoint Review. The Township will post on the municipal website and submit to the DCA website, a status report as to its implementation of its Plan and an analysis of whether any unbuilt sites or unfulfilled mechanisms continue to present a realistic opportunity. Such posting shall invite any interested party to submit comments to the Program and Superior Court, regarding whether any sites no longer present a realistic opportunity and should be replaced. Any interested party may by motion request a hearing before the Court regarding these issues.

COST GENERATION

The Land Development Ordinance has been reviewed to eliminate unnecessary cost generating standards. As a matter of consistent policy the Township has expedited affordable housing applications scheduling of pre-application conferences, special monthly public hearings, and devoting the services of the Township Engineering and other departments of municipal government. Furthermore, development applications containing affordable housing shall be reviewed for consistency with the Land Development Ordinance, Residential Site Improvement Standards (N.J.A.C. 5:21-1 et seq.) and the mandate of the FHA regarding the elimination of unnecessary cost generating features. Burlington Township will continue to comply with COAH's requirements for eliminating unnecessary cost generating requirements, N.J.A.C. 5:93-10.1, procedures for development applications containing affordable housing, N.J.A.C. 5:93-10.4, and requirements for special studies and escrow accounts where an application contains affordable housing.

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DEMOGRAPHIC ANALYSIS

The population of Burlington rose steadily over the course of the twentieth century. During the 1940s, the number of people living in the township expanded by 10.5%, which was followed by a 5.3% increase in the 1950s (Table 1). The population increases abruptly ended in the 1960s, when the population sank by 16.4%. The 1960s proved to be an outlier, with the population increasing in every subsequent decade. The number of residents rebounded in the 1970s, with an 8.6% gain, followed by a similar 8.0% increase in the 1980s. The biggest population jump came in the 1990s when the population increased by 63.0% to 20,294 persons, almost doubling. This expansion in residents was followed by an 11.3% increase in the 2000s and a more modest 6.1% rise in the 2010s. As of 2020, 23,983 persons lived in Burlington Township.

It is important to note that, while the total population data in Table 1 is drawn from the Decennial U.S. Census survey, all subsequent Census Bureau data was obtained from the 2019-2023 American Community Survey (ACS), a 5-year estimate of results from annual surveys that are averaged together.

Table 1: Population Trends (1940-2020)

Year	Burlington Township		Burlington County		New Jersey	
1940	10,905	--	97,013	--	4,160,165	--
1950	12,051	10.5%	135,910	40.1%	4,835,329	16.2%
1960	12,687	5.3%	224,499	65.2%	6,066,782	25.5%
1970	10,612	-16.4%	323,132	43.9%	7,171,112	18.2%
1980	11,527	8.6%	362,542	12.2%	7,365,011	2.7%
1990	12,454	8.0%	395,066	9.0%	7,730,188	5.0%
2000	20,294	63.0%	423,394	7.2%	8,414,350	8.9%
2010	22,594	11.3%	448,734	6.0%	8,791,894	4.5%
2020	23,983	6.1%	461,860	2.9%	9,288,944	5.7%

Source: Census Bureau, Decennial Census; NJ Dept. of Labor and Workforce Development

According to the American Community Survey, 23,981 persons lived in Burlington as of 2023 (Table 2). Women outnumber men, making up 52.8% of total residents, compared to 47.2% for men. The largest age group is composed of persons 35 to 54 years of age, with 25.8% of the population. Younger adults, those 20 to 34 years of age, comprise 18.7% of the population. Persons between 5 and 19 years of age make up 16.7% of the population while children under the age of 5 account for 5.4% of residents. Approximately a third of the population is 55 years of age and older, 33.3% in all. More specifically, 16.3% of Burlington residents are age 65 or older while 17.0% are between 55 and 64 years of age. The median age in Burlington is 42.8, with a median age of 40.0 for men and 44.5 for women.



Table 2: Population by Age and Sex

Age Group	Total Population		Male		Female	
	Number	% of Population	Number	% of Population	Number	% of Population
Under 5 years old	1,287	5.4%	616	5.4%	671	5.3%
5 to 19 years of age	4,016	16.7%	2,144	18.9%	1,872	14.8%
20 to 34 years of age	4,496	18.7%	2,200	19.4%	2,296	18.1%
35 to 54 years of age	6,185	25.8%	2,980	26.3%	3,205	25.3%
55 to 64 years of age	4,079	17.0%	1,817	16.1%	2,262	17.9%
65+ years of age	3,918	16.3%	1,558	13.8%	2,360	18.6%
Total	23,981	100.0%	11,315	100.0%	12,666	100.0%
Median age	42.8		40.0		44.5	

Source: Census Bureau, 2019-2023 5-Year American Community Survey

Between 2013 and 2023, the community grew markedly older, with the median age rising from 38.2 to 42.8 years of age (Table 3). During this span, the cohort whose population increased by the most were those 65 years of age and older, increasing by 1,501 residents, a 62.1% rise. The cohort with the second largest increase were those between the ages of 55 and 64 years of age, which grew by 55.8%. In contrast, the number of persons between the ages of 5 and 19 shrank by 22.5%. The number of children less than 5 years of age also declined, by 9.0%. The population of those between the ages of 35 and 54 fell by 12.4% though the number of younger adults between 20 and 34 years of age increased by 15.6%. The growth of the latter age group, who are in prime child-bearing age, should prove some hope that the child-age population will increase again. Still, should the other trends persist, the community will progressively age in the years to come, resulting in fewer children and a rising senior population.

Table 3: Population Change by Age, 2013 to 2023

Age Group	2013		2023		Change, 2013 to 2023	
	2013	% Total Population	2023	% Total Population	Total Change	% Change
Under 5 years old	1,414	6.3%	1,287	5.4%	-127	-9.0%
5 to 19 years of age	5,181	22.9%	4,016	16.7%	-1,165	-22.5%
20 to 34 years of age	3,889	17.2%	4,496	18.7%	607	15.6%
35 to 54 years of age	7,060	31.3%	6,185	25.8%	-875	-12.4%
55 to 64 years of age	2,618	11.6%	4,079	17.0%	1,461	55.8%
65+ years of age	2,417	10.7%	3,918	16.3%	1,501	62.1%
Total	22,579	--	23,981	--	1,402	6.2%
Median Age	38.2		42.8		4.6	

Source: 2009-2013, 2019-2023 5-Year American Community Survey



The average household size in Burlington Township, 2.63 persons, eclipses the equivalent figures for Burlington County and New Jersey, 2.58 and 2.61 persons, respectively (Table 4). One- and two-person households make up 28.5% and 25.2% of total households, respectively, or 53.7%. By contrast, one- and two-person households make up 62.6% of households in Burlington County and 57.5% in New Jersey. Households comprised of 5 persons or more make up a significant portion of the community, 13.9%, compared to the county and state, 11.6% and 10.2%, respectively. The township also has a relatively high number of three-person households, 20.2%, compared to 17.1% and 16.5% in the state and county. Four-person households, however, are relatively less common, comprising just 12.3% of all households in the township, compared to 14.7% in Burlington County and 15.3% in New Jersey.

Table 4: Household Size

Household Siz	Burlington Township		Burlington County		New Jersey	
	Total	%	Total	%	Total	%
1-person household	2,547	28.5%	46,962	26.7%	918,897	26.4%
2-person household	2,249	25.2%	57,994	32.9%	1,081,842	31.1%
3-person household	1,807	20.2%	29,079	16.5%	594,946	17.1%
4-person household	1,098	12.3%	25,903	14.7%	530,520	15.3%
5-person household	851	9.5%	10,883	6.2%	218,492	6.3%
6-person household	247	2.8%	3,609	2.1%	79,678	2.3%
7+-person household	143	1.6%	1,616	0.9%	53,980	1.6%
Total households	8,942	--	176,046	--	3,478,355	--
Average Household Size	2.63		2.58		2.61	

Source: 2019-2023 5-Year American Community Survey

Family households account for 69.1% of all households in Burlington Township (Table 5). In contrast, family households constitute a slightly lower figure statewide, 67.8% of households. Family households in the township comprise an average of 3.24 persons on average, surpassing the state- and countywide averages, 3.19 and 3.15 persons. The average household size for nonfamily households is 1.09 persons, though, significantly below the average nonfamily household size in the county and state, 1.20 and 1.22 persons.



Table 5: Family and Nonfamily Households

Household Type	Burlington Township	Burlington County	New Jersey
Total family households	69.1%	68.2%	67.8%
Total nonfamily households	30.9%	31.8%	32.2%
Average household size, family households	3.24	3.15	3.19
Average household size, nonfamily households	1.09	1.20	1.22

Source: 2019-2023 5-Year ACS

The rates of educational attainment in Burlington are below those for Burlington County and New Jersey. Of all residents at least 25 years of age, 37.2% have at least a bachelor’s degree while 12.5% possess a graduate or professional degree (Table 6). By contrast, 42.0% of residents in Burlington County have a bachelor’s degree or higher while 15.2% have a graduate or professional degree. A sizable number of Burlington Township residents, 7.2%, do not have a high school diploma, compared to 5.6% for Burlington County as a whole.

Table 6: Educational Attainment

Highest level of education	Burlington Township	Burlington County	New Jersey
Less than 9th grade	2.1%	1.9%	4.6%
9th to 12th grade, no diploma	5.1%	3.7%	4.7%
High school graduate (includes equivalency)	24.3%	26.1%	25.7%
Some college, no degree	23.3%	18.2%	15.3%
Associate's degree	7.9%	8.1%	6.7%
Bachelor's degree	24.7%	26.8%	25.8%
Graduate or professional degree	12.5%	15.2%	17.1%
High school graduate or higher	92.8%	94.4%	90.7%
Bachelor's degree or higher	37.2%	42.0%	42.9%

Source: 2019-2023 5-Year ACS

Burlington Township is a very diverse community. White residents who are not Hispanic comprise 43.3% of the population, below the comparable shares for New Jersey and Burlington County, 51.9% and 63.7% (Table 7). In all, 43.9% of the overall population is white. Over a third of the population is black, 36.7%, more than twice the percentage countywide and well above the statewide share, 13.0%. For their part, Asian-Americans constitute 9.5% of residents, close to the percentage statewide, 9.8%. The Hispanic population is relatively small, accounting for just 6.0% of the population, well below the share in New Jersey as a whole, 21.9%. An additional 7.4% is of multiple races.



Table 7: Race and Ethnicity

Race and Ethnicity	Burlington Township	Burlington County	New Jersey
<i>Non-Hispanic</i>	93.7%	90.8%	78.1%
White	43.3%	63.7%	51.9%
Black	35.4%	15.8%	12.3%
Asian	9.5%	5.6%	9.8%
Other Race Alone	0.2%	0.7%	0.8%
Two or more Races	5.4%	5.0%	3.2%
<i>Hispanic (All Races)</i>	6.3%	9.2%	21.9%
Hispanic, White	0.6%	2.4%	5.0%
Hispanic, Black	0.7%	0.7%	0.7%
Hispanic, Other	3.0%	2.9%	8.9%
Hispanic, Two or More Races	2.0%	3.3%	7.4%

Source: 2019-2023 5-Year ACS



SOCIOECONOMIC ANALYSIS

The distribution of household incomes in Burlington Township is similar to the distribution statewide. According to the most recent American Community Survey, 17.0% of households have an income of at least \$200,000, the same share as the state overall (Table 8). The median household income is \$96,955, barely edging the median for Burlington County, \$96,333, while falling short of the median statewide, \$101,050. All told, 49.4% of Burlington Township households have an income of \$100,000 or higher. Over a quarter of households have an income under \$50,000, 25.3% in all. This is close to the comparable figure at the state level, 25.2%, but exceeds the percentage for Burlington County, 20.9%. As for those with the lowest incomes, 14.5% of households in the community have an income of less than \$25,000.

Table 8: Household Income

Household Income	Burlington Township	Burlington County	New Jersey
Less than \$25,000	14.5%	8.4%	11.9%
\$25,000-\$50,000	10.8%	12.5%	13.3%
\$50,000-\$100,000	25.4%	26.2%	24.3%
\$100,000-\$200,000	32.4%	33.6%	29.7%
More than \$200,000	17.0%	19.2%	20.7%
Median Household Income	\$96,955	\$96,333	\$101,050
Mean Household Income	\$116,261	\$138,732	\$140,299

Source: 2019-2023 5-Year ACS

Given that Burlington has a larger number of low-income households, the poverty rate in the township is somewhat elevated, 9.1% overall (Table 9). Poverty among seniors, though, is especially severe, with 14.8% of persons 65 years of age and older living in poverty, well in excess of the share statewide, 9.5% and twice the percentage for Burlington County. The child poverty rate is 11.5%, slightly lower than the child poverty rate for New Jersey as a whole, 13.3%.

Table 9: Poverty Rate

Indicator	Burlington Township	Burlington County	New Jersey
Poverty Rate, Overall	9.1%	6.8%	9.8%
Poverty Rate, Under 18 years old	11.5%	9.4%	13.3%
Poverty Rate, Seniors	14.8%	7.0%	9.5%

Source: 2019-2023 5-Year ACS

Over the past decade, Burlington workers have fared better than those in the county and state as a whole (Table 10). Since 2016, the township’s unemployment rate has largely stayed below 5%, reaching a low of



3.0% in 2019. The exception was the pandemic year of 2020, when the unemployment rate shot up to 7.9% before tapering back down to 5.5% in 2021 and 3.4% in 2022.

Table 10: Unemployment Rate

Year	Burlington Township	Burlington County	New Jersey
2013	7.6%	7.9%	8.4%
2014	6.3%	6.4%	6.7%
2015	5.2%	5.3%	5.7%
2016	4.2%	4.4%	4.9%
2017	3.6%	4.0%	4.5%
2018	3.3%	3.6%	4.0%
2019	3.0%	3.2%	3.5%
2020	7.9%	7.9%	9.4%
2021	5.3%	5.7%	6.7%
2022	3.4%	3.5%	3.9%
2023	4.0%	3.9%	4.4%

Source: NJ Dept. of Labor and Workforce Development

For-profit companies employ 70.1% of the township’s working population (Table 11). This eclipses the figure for Burlington County but falls short of the figure for New Jersey. The municipality also has a relatively high percentage of government workers, 19.2%. Presumably, many of these workers are State of New Jersey employees. In contrast, just 5.3% of employed residents in New Jersey are self-employed. Similarly, a mere 5.5% of residents are not-for-profit employees.

Table 51: Class of Worker

Class of Worker	Burlington Township	Burlington County	New Jersey
For-profit company employee	70.1%	65.7%	69.2%
Not-for-profit employee	5.5%	7.9%	7.6%
Government Worker	19.2%	18.3%	14.2%
Self-employed, business owner	1.3%	3.8%	3.9%
Self-employed, contractor	4.0%	4.3%	5.1%

Source: 2019-2023 5-Year ACS

Employees working in management, business, science, and arts occupations comprise a similar portion of the employed population, 46.5%, as they do statewide, 46.9% (Table 12). As mentioned previously, Burlington appears to have a highly skilled workforce. A similar number of township residents work in white-collar sales and office occupations, 21.0%, as in Burlington County and New Jersey as a whole, 21.3%



and 20.0%. In contrast, a relatively low percentage of residents have service occupations, 12.2%, compared to 13.1% and 14.8% for the county and state overall. A large number of residents have jobs in production, transportation, and moving, 15.5%, well surpassing the share statewide, 11.3%. A smaller percentage of residents work in natural resources, construction, and maintenance, 4.8% overall, below the percentage in New Jersey, 6.9%.

Table 62: Occupation

Occupation	Burlington Township	Burlington County	New Jersey
Management, business, science, and arts	46.5%	48.9%	46.9%
Service occupations	12.2%	13.1%	14.8%
Sales and office occupations	21.0%	21.3%	20.0%
Natural resources, construction, and maintenance occupations	4.8%	6.6%	6.9%
Production, transportation, and material moving	15.5%	10.1%	11.3%

Source: 2019-2023 5-Year ACS

Residents are employed in all the major industrial sectors, but retail and arts, entertainment, and recreation sector workers are especially numerous. Respectively, these two sectors comprise 17.1% and 6.9% of the employed population (Table 13). The township is also home to a large percentage of transportation, warehousing, and utilities workers, who comprise 8.6% of the employed population. The community also has a large population of public administration workers, who comprise 7.9% of the community, outstripping the percentage statewide, 5.3%. Given its proximity to Trenton, a significant number of people who live in Burlington work in public administration, accounting for 8.9% of the employed population countywide.

Table 73: Industry

Industry	Burlington Township	Burlington County	New Jersey
Agriculture, forestry, fishing and hunting, and mining	0.0%	0.4%	0.3%
Construction	4.1%	6.0%	6.4%
Manufacturing	8.5%	9.1%	9.8%
Wholesale trade	2.0%	3.3%	3.4%
Retail trade	17.1%	8.9%	8.7%



Industry	Burlington Township	Burlington County	New Jersey
Transportation and warehousing, and utilities	8.6%	6.6%	6.9%
Information	2.2%	2.7%	2.9%
Finance and insurance, and real estate and rental and leasing	6.6%	9.7%	10.3%
Professional, scientific, and management, and administrative and waste management services	9.8%	13.4%	15.4%
Educational services	9.9%	9.8%	8.9%
Health care and social assistance	13.4%	14.6%	13.3%
Arts, entertainment, and recreation, and accommodation and food services	6.9%	3.9%	4.8%
Other services except public administration	2.9%	2.8%	3.5%
Public administration	7.9%	8.9%	5.3%

Source: 2019-2023 5-Year ACS

As of 2023, 10,576 persons worked in Burlington, according to the US Department of Labor’s Quarterly Census of Employment and Wages (Table 14). Of this, 9,977 persons worked for private sector employers while 599 persons worked in the public sector, the bulk of whom work for local schools and government. The transportation and warehousing sector accounts for a considerable portion of jobs in the township, totaling 4,654 workers in all, or 44%. These jobs pay an estimated annual income of \$40,043. The wholesale and retail sectors are responsible for a large number of jobs as well, with 865 and 761 workers, respectively. Meanwhile, there are an estimated 863 jobs in the health care and social assistance sector. The administrative, support, and waste services sector provides 592 jobs in the segment while 512 jobs in the manufacturing industry are based in the township.

**Table 14: Quarterly Census of Employment and Wages**

Sector	Total Workers	Average Annual Income
FEDERAL GOVT TOTALS	78	\$79,366
STATE GOVT TOTALS	6	\$113,479
LOCAL GOVT TOTALS	515	\$73,900
LOCAL GOVT EDUCATION	353	\$79,133
Utilities	.	.
Construction	89	\$121,772
Manufacturing	512	\$67,502
Wholesale Trade	865	\$80,297
Retail Trade	761	\$48,267
Transportation/Warehousing	4,654	\$40,043
Information	.	.
Finance and Insurance	.	.
Real Estate	.	.
Professional, Scientific, and Technical Services	404	\$102,026
Management	.	.
Administrative, Support, and Waste Services	592	\$33,451
Education	.	.
Health Care and Social Assistance	863	\$52,500
Arts and Entertainment	17	\$72,308
Accommodations and Food	324	\$31,128
Other Services	105	\$48,428
Unclassified	.	.
PRIVATE SECTOR TOTALS	9,977	\$53,655

Wherever they work, Burlington residents tend to get there by car. Almost three-quarters of the working population, 74.6%, drive to work alone (Table 15). A further 6.3% carpool, which means that 80.9% of the working population travels to work by car. Some workers use public transportation to get to work, 2.3%, but less than in Burlington County as a whole, 5.2%. The percentage of residents working from home, 14.8%, is close to the percentage in New Jersey as a whole, 15.0%. A relative handful of workers walk or ride a bike to work, 0.8% and 0.1%, respectively. In contrast, 3.5% of the employed population in Burlington County walks to work while 0.7% commutes by bicycle.



Table 15: Means of Transport to Work

Means of Transport	Burlington Township	Burlington County	New Jersey
Drove alone	74.6%	61.5%	63.7%
Carpooled	6.3%	9.2%	7.7%
Public transportation	2.3%	5.2%	8.5%
Walked	0.8%	3.5%	2.6%
Bicycle	0.1%	0.7%	0.3%
Taxicab, motorcycle, or other means	1.0%	2.1%	2.1%
Worked from home	14.8%	17.8%	15.0%

Source: 2019-2023 5-Year ACS

Burlington residents who commute have an average trip to work of 31.5 minutes, surpassing the average for New Jersey residents, 30.9 minutes, and above the average for Burlington County, 29.3 minutes (Table 16). Overall, 49.1% of Burlington Township commuters have a commute of at least a half hour. A comparatively low percentage of Burlington residents have a commute of less than 15 minutes, 15.0%, less than in either Burlington County or New Jersey. Another 24.4% of Burlington have a commute of between 20 and 30 minutes while a further 27.1% have a commute lasting between 30 and 45 minutes. About 1 in 9 Burlington commuters have a trip to work that lasts between 45 and 59 minutes, or 24.7%, while 10.9% of commuters have a trip to work of an hour or more.

Table 16: Travel Time to Work

Travel Time	Burlington Township	Burlington County	New Jersey
Less than 10 minutes	6.2%	9.9%	9.9%
10 to 14 minutes	8.8%	10.7%	11.5%
15 to 19 minutes	11.4%	14.2%	13.1%
20 to 29 minutes	24.4%	20.9%	19.6%
30 to 44 minutes	27.1%	23.9%	21.9%
45 to 59 minutes	11.1%	9.2%	9.9%
60 or more minutes	10.9%	11.1%	14.2%
Mean travel time to work (minutes)	31.5	29.3	30.9

Source: 2019-2023 5-Year ACS

Almost half of households, or 48.5%, have three motor vehicles or more, compared to just 30.3% statewide (Table 17). Another 35.7% of households have two automobiles. In other words, 84.2% of households have at least two automobiles. One-car households comprise just 13.4% of households, less than the 16.9% in the county overall and 23.3% statewide. Relatively few households, 2.4%, do not have



a car altogether, albeit a higher percentage than in Burlington County, where 1.9% of households do not have a car.

Table 17: Total Vehicles Available

Total Vehicles	Burlington Township	Burlington County	New Jersey
No vehicle	2.4%	1.9%	6.4%
1 vehicle	13.4%	16.9%	23.3%
2 vehicles	35.7%	43.4%	39.9%
3 or more vehicles	48.5%	37.8%	30.3%

Source: NJ 2019-2023 5-Year ACS

HOUSING ANALYSIS

Burlington is a community of homeowners. To be specific, 84.9% of residents live in owner-occupied housing. The remaining 15.1% of residents live in rentals (Table 18). Owner-occupied housing is somewhat more prevalent compared to Burlington County overall, where 79.5% of residents living in owner-occupied housing. Statewide, 63.7% of housing units are owner-occupied, with 36.3% of rentals.

Table 18: Tenure

Tenure	Burlington Township	Burlington County	New Jersey
Owner-Occupied	84.9%	79.5%	63.7%
Renter-Occupied	15.1%	20.5%	36.3%

Source: 2019-2023 5-Year ACS

Vacant housing is relatively uncommon as only 5.2% of housing units in the township are vacant (Table 19). This is somewhat below the rate countywide, where 6.1% of housing units are vacant. Statewide, the rate is even higher, with 7.9% of units vacant.

Table 19: Occupancy Status

Occupancy Status	Burlington Township	Burlington County	New Jersey
Occupied	94.8%	93.9%	92.1%
Vacant	5.2%	6.1%	7.9%

Source: 2019-2023 5-Year ACS



Of the housing units that are vacant, about a third are either available for rent (15.7%) or for sale (18.3%) (Table 20). A further 7.0% of vacant units have been sold, but are not yet occupied. Interestingly, 15.5% of vacant homes are used for recreational or other part-time purposes, about three times the percentage in Burlington County overall. The remainder of vacant units, totaling 44.1% of vacant housing, is vacant for other reasons, a classification that could refer to anything from home damage to property abandonment.

Table 20: Vacancy Status

Vacancy Status	Burlington Township	Burlington County	New Jersey
For rent	15.7%	16.4%	16.0%
Rented, not occupied	0.0%	7.4%	2.7%
For sale only	18.3%	12.7%	6.4%
Sold, not occupied	6.5%	7.7%	4.1%
For seasonal, recreational, or occasional use	15.5%	5.9%	43.7%
For migrant workers	0.0%	0.0%	0.0%
Other vacant	44.1%	50.0%	27.1%

Source: 2019-2023 5-Year ACS

Single-family residences account for roughly three in four homes in the township, or 75.6% (Table 21). Most of these units are detached houses, totaling 62.3% of all units in the community, while a sizable segment of one-family homes are attached residences, composing 13.3% of all homes. In the wider state, single-family housing, detached and attached unit alike, accounts for 62.7% of the housing stock. Two-family residences account for just 0.2% of homes while three- and four-unit buildings comprise 3.6% of housing units. Over a fifth of housing units in Burlington Township, 20.6% overall, are in multifamily buildings, those with 5 housing units or more. Buildings with 5 to 9 units comprise 1.7% of the housing stock while 7.9% of homes are in buildings with 10 to 19 units. Another 4.2% of units are in buildings of 20 to 49 units while 6.9% are in buildings with 50 units or more.

Table 21: Units in Structure

Housing Type	Burlington Township	Burlington County	New Jersey
1, detached	62.3%	64.4%	52.7%
1, attached	13.3%	14.5%	10.0%
2	0.2%	1.7%	8.6%
3 or 4	3.6%	3.9%	6.1%
5 to 9	1.7%	4.3%	4.7%
10 to 19	7.8%	4.6%	4.9%
20 to 49	4.2%	2.5%	4.2%



Housing Type	Burlington Township	Burlington County	New Jersey
50 or more	6.9%	2.9%	7.9%
Mobile home	0.0%	1.1%	0.9%
Boat, RV, van, etc.	0.0%	0.0%	0.0%

Source: 2019-2023 5-Year ACS

Burlington homeowners overwhelmingly reside in one-family detached residences, totaling 82.1% of owner-occupied housing units (Table 20). One-family attached homes comprise another 16.0% of owner-occupied units while two-family residences make up 1.1%. A tiny segment of the owner-occupied stock, 0.3%, is composed of two-, three-, and four-unit dwellings while the remaining 1.6% of owner-occupied units are in multifamily developments.

One-family residences account for 7.4% of rental units, of which most are attached homes, or 5.00% of all rentals. Two-family residences comprise 0.5% of rentals while three and four-family dwellings make up 15.2% of renter-occupied housing. Multifamily housing accounts for over half of the rentals in Burlington. Buildings of 5 to 9 units provide 7.7% of rental units while 25.7% of units are in buildings of 10 to 19 units. Buildings with 50 or more units are the most common building typology for rental housing, constituting 28.3% of units, while buildings of 20 to 49 units contribute 15.2% of rentals in the township.

Table 82: Units in Structure by Tenure

Housing Type	Burlington Township		Burlington County		New Jersey	
	Owner-Occupied	Renter-Occupied	Owner-Occupied	Renter-Occupied	Owner-Occupied	Renter-Occupied
1, detached	82.1%	2.4%	81.4%	15.6%	77.1%	11.7%
1, attached	16.0%	5.0%	13.5%	16.9%	10.2%	8.4%
2	0.1%	0.5%	0.3%	5.6%	4.6%	15.5%
3 or 4	0.2%	15.2%	0.8%	13.8%	1.7%	13.8%
5 to 9	0.0%	7.7%	1.3%	13.1%	1.4%	10.6%
10 to 19	1.0%	25.7%	1.0%	14.5%	1.2%	11.4%
20 to 49	0.6%	15.2%	0.3%	8.9%	1.0%	9.7%
50 or more	0.0%	28.3%	0.3%	11.0%	1.8%	18.4%
Mobile home	0.0%	0.0%	1.1%	0.6%	1.1%	0.4%
Boat, RV, van, etc.	0.0%	0.0%	0.0%	0.1%	0.0%	0.1%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: 2019-2023 5-Year ACS



As previously mentioned, most of Burlington’s population growth occurred in the second half of the twentieth century. Only 7.7% of housing units were constructed before 1940 while 12.5% overall were built prior to 1950 (Table 23). Housing construction accelerated during the 1950s, when 10.6% of units were built, after which development occurred at a steady clip. Another 11.9% of units were developed during the 1960s while 10.8% were constructed during the 1970s and 5.8% were built in the 1980s. The heyday of residential construction came in the 1990s when 31.0% of present-day homes were built while a further 12.2% and 5.2% of units were put up during the 2000s and 2010s.

Table 93: Year Structure Built

Year Structure Built	Burlington Township	Burlington County	New Jersey
Built 2020 or later	0.0%	0.8%	0.6%
Built 2010 to 2019	5.2%	4.8%	5.8%
Built 2000 to 2009	12.2%	11.2%	9.1%
Built 1990 to 1999	31.0%	14.0%	9.1%
Built 1980 to 1989	5.8%	13.5%	11.9%
Built 1970 to 1979	10.8%	17.5%	12.4%
Built 1960 to 1969	11.9%	13.7%	13.0%
Built 1950 to 1959	10.6%	10.9%	14.1%
Built 1940 to 1949	4.8%	3.0%	6.7%
Built 1939 or earlier	7.7%	10.7%	17.5%

Source: 2019-2023 5-Year ACS

The housing stock is well-suited for families. More than two-thirds of homes in Burlington Township, 67.7%, have three bedrooms or more (Table 23). This mirrors Burlington County, where 67.7% of homes also have three or more bedrooms. In all, three-bedroom units constitute 38.8% of the township’s housing stock while four-bedroom units total 26%.2 of homes overall. A further 2.9% of houses have five bedrooms or more. Just under a third of homes, 32.3%, have two bedrooms or less. More specifically, two-bedroom homes comprise just 12.3% of units while one-bedroom homes make up 17.2% of residences while 2.8% of the housing stock is comprised of units that lack a separate bedroom.

Table 24: Number of Bedrooms, Housing Stock

Total Bedrooms	Burlington Township	Burlington County	New Jersey
No bedroom	2.8%	1.2%	3.0%
1 bedroom	17.2%	9.8%	14.2%
2 bedrooms	12.3%	21.2%	25.5%
3 bedrooms	38.6%	34.4%	31.8%
4 bedrooms	26.2%	28.1%	19.7%



Total Bedrooms	Burlington Township	Burlington County	New Jersey
5 or more bedrooms	2.9%	5.2%	5.9%

Source: 2009-2013 5-Year ACS

While the Census found no Burlington homes that lack complete plumbing facilities, a small percentage of homes, 0.2%, lack kitchen facilities (Table 25). The community also has a small segment of homes that lack telephone service, 0.6%. More households in Burlington Township are plagued by overcrowded conditions, 3.0%, than in Burlington County overall, 1.5%. At the same time, about 0.8% of homes lack fuel to heat their home, a percentage that is also double the countywide rate. Natural gas supplied by a utility is used in three-fourths of homes while electricity is used in 21.5% of residences.

Table 25: Housing Quality Indicators

Home Heating Fuel	Burlington Township	Burlington County	New Jersey
Utility gas	75.3%	70.0%	73.3%
Bottled, tank, or LP gas	0.8%	2.1%	2.5%
Electricity	21.5%	19.1%	15.6%
Fuel oil, kerosene, etc.	0.8%	7.2%	6.8%
Coal or coke	0.0%	0.0%	0.0%
Wood	0.0%	0.4%	0.3%
Solar energy	0.5%	0.3%	0.2%
Other fuel	0.3%	0.4%	0.5%
No fuel used	0.8%	0.4%	0.8%
Lacking facilities			
Lacking complete plumbing facilities	0.0%	0.2%	0.3%
Lacking complete kitchen facilities	0.2%	0.4%	0.8%
No telephone service available	0.4%	0.5%	0.9%
Occupants Per Room			
1.00 or less	97.0%	98.5%	96.3%
1.01 to 1.50	2.0%	1.0%	2.4%
1.51 or more	1.0%	0.4%	1.3%

Source: 2019-2023 5-Year ACS

Most householders moved into their home during the twenty-first century. In total, 72.1% of householders moved into their home since the beginning of 2000 (Table 26). More than a quarter of householders, 25.8%, have moved into their dwelling since 2017. An additional 26.8% moved in between 2010 and 2017 while 19.4% moved in between 2000 and 2009. The community has more long-time