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July 1, 2025

**VIA ECOURTS**

**Honorable Thomas C. Miller, A.J.S.C. (ret.)**

**Program Chair**

Richard J. Hughes Justice Complex

25 Market Street

P.O. Box 37

Trenton, New Jersey 087625-00373

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

Dear Judge Miller:

As Your Honor is aware, this office represents the Township of Burlington. On June 13, 2025, we filed with you the adopted Round 4 Housing Element and Fair Share Plan and Appendix (“HEFSP”). The Township’s Governing Body subsequently endorsed the Plan at its June 24, 2025 meeting as noted in our June 25, 2025 letter to you.

Since June 25<sup>th</sup> letter, it has come to our attention that the Appendix filed with the Plan inadvertently omitted the board resolution. To avoid any confusion, we are resubmitting the Plan originally filed on June 13, 2025 with the complete appendix inclusive of the resolution.

We apologize for any confusion this may have caused and thank the Court for its attention to this matter.

Respectfully submitted,

*Jeffrey R. Surenian*

Jeffrey R. Surenian

cc: All attorneys of record (*via ecourts*)



## **FOURTH ROUND**

# **HOUSING ELEMENT AND FAIR SHARE PLAN**

BURLINGTON TOWNSHIP | BURLINGTON COUNTY, NEW JERSEY

June 2025



## FOURTH ROUND

## HOUSING ELEMENT AND FAIR SHARE PLAN

ADOPTED BY THE PLANNING BOARD:

ENDORSED BY THE MAYOR & TOWNSHIP COUNCIL:

PREPARED BY:

A handwritten signature in black ink, appearing to be 'KL' or 'KLE', 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**

Delbert Rife, Chairperson  
Julio Collazo, Vice Chairperson  
Mayor E.L. "Pete" Green  
Daniel Carducci, Councilman  
Matthew Tomaszewski, Fire Official  
Lisa Hodnett, School Board Representative  
Emerson A. Cooper  
Celeste Niles  
Alan Warner  
Ross Kownatsky, Alternate #1  
Larry Gaines, Alternate #2

Jennifer Field, Planning Board Secretary  
Kevin Aberant, Esq., Planning Board Attorney  
Scott Hatfield, PE, Planning Board Engineer  
Joseph Augustyn, PP, Board Planner

### **BURLINGTON TOWNSHIP MAYOR & COUNCIL**

Honorable E.L. "Pete" Green, Mayor  
Patricia "Trish" Siboczy, Council President  
Carl M. Schoenborn, Councilman  
George M. Kozub, Councilman  
Robert W. Jung, Councilman  
Daniel Carducci, Councilman  
Prabhdeep Pandher, Councilman  
Joyce R. Howell, Councilwoman

Mary E. Field, RMC/CMR, Township Clerk  
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.

## **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.

<b>Table 1: 2024 Income Limits for Region 5</b>					
<b>Household Income Levels</b>	<b>1-Person Household</b>	<b>2-Person Household</b>	<b>3-Person Household</b>	<b>4-Person Household</b>	<b>5-Person Household</b>
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
<i>Source: 2025 Income Limits prepared by NJHMFA</i>					

## **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.

<b>Table 2: Status of Third Round Proposed Projects</b>				
<b>Program/Project</b>	<b>Unit Type</b>	<b>Status</b>	<b>Surplus</b>	<b>Units</b>
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

**Table 2: Status of Third Round Proposed Projects**

Program/Project	Unit Type	Status	Surplus	Units
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	17
Burlington Heights/Courts at Woodshire	Family For-Sale	Completed	8 of 20	20
Various Locations: Refer to Third Round Plan	Supportive and Special Needs Bedrooms	Completed	16	16
Habitat for Humanity 1 Baird Avenue	100% Affordable Family For-Sale	Completed	1	1
Habitat for Humanity 1409 Beverly Road	100% Affordable Family For-Sale	Completed	1	1
Springside School	100% Affordable Age-Restricted Rental	Completed	19 of 60	60
The Place @ Burlington	100% Affordable Family Rental	Completed	28	28
1013 Jardin Court	Market to Affordable Family Rental	Completed	1	1
819 Henri Court	Market to Affordable Family Rental	Completed	1	1

The projects that are contributing 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.

<b>Table 3: Summary of Credits for the Fourth Round (2025-2035)</b>					
<b>Project/Program</b>	<b>Unit Type</b>	<b>Status</b>	<b>Units</b>	<b>Bonus Credits</b>	<b>Total Credits</b>
<b>Surplus Credits from Third Round</b>					
BCCAP/MEND	Age Restricted Rental	Occupied	17	-	17

**Table 3: Summary of Credits for the Fourth Round (2025-2035)**

Project/Program	Unit Type	Status	Units	Bonus Credits	Total Credits
Burlington Heights/Courts at Woodshire	Family For-Sale	Occupied	8 of 20	-	8 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
Springside School	100% Affordable Age-Restricted Rental	Occupied	19 of 60	-	19 of 60
The Place @ Burlington	100% Affordable Family Rental	Occupied	29		29
1013 Jardin Court	Market to Affordable Family Rental	Occupied	1		1
819 Henri Court	Market to Affordable Family Rental	Occupied	1		1
<b>Proposed/Existing Fourth Round Projects</b>					
Sunset Road Block 105, Lot 5	100% Affordable Housing Family Rental	Proposed	80	58.5	138.5
Existing Special Needs Various Locations	Supportive and Special Needs	Existing	7	-	7

Table 3: Summary of Credits for the Fourth Round (2025-2035)					
Project/Program	Unit Type	Status	Units	Bonus Credits	Total Credits
Extensions of Controls Courts @ Woodshire 62 Manor Drive	Extensions of Controls	Proposed	21	-	21
Total			200	59.5	259.5
Surplus					24.5

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 Heights/Courts at Woodshire Family For-Sale (20 units)*

*62 Manor Drive (1 unit)*

Courts at Woodshire is an existing inclusionary family for sale development consisting of 30 affordable housing units. The initial certificates of occupancy were issued between 2002 and 2004. Ten (10) of the units had 20-year affordability controls of which three (3) units were extended for credit in the Third Round. Twenty (20) of the units had 30-year affordability controls in place and the Township is proposing to extend those expiring controls in accordance with the only standards that exist at the time we are required to submit this plan: the emergency regulations adopted by the NJHMFA in December 2024 establishing new UHAC standards. In addition, 62 Manor Drive is in the Prior Round development known as Steeplechase/Burlington Manor/Manor Drive which was a inclusionary family for sale development. The initial certificate of occupancy was issued in 2000 with 30-year affordability controls in place. The Township will also extend the expiring controls on this unit in accordance with the only standards that exist at the time we are required to submit this plan: the emergency regulations adopted by the NJHMFA in December 2024 establishing new UHAC standards.

### **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**

*Sunset Road: 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 rental complex containing up to 80 family rental units located on Sunset Road (Block 105, Lot 5). The Township is actively pursuing the purchase of the 12.8-acre site and anticipates site control (ownership or contract of sale) of the site prior to June 30, 2025.

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 is actively pursuing purchase of the property.

- ✓ 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 south and east, a commercial and religious institutional use to the north, and office uses to the northwest of the site. The site has approximately 1,300 feet of frontage on Sunset Road. Sunset Road is a County road and classified as a minor arterial road. It 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 Sewerage Authority’s 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 southeast 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 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 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. 5:80-26.1.
- ✓ **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 et seq. and N.J.A.C. 5:80-26.1.
- ✓ **Bedroom Distribution** – The units will be required to be developed in accordance with UHAC bedroom distribution requirements in accordance with N.J.A.C. 5:80-26.3.
- ✓ **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 Final Judgment of Compliance from Superior Court. The developer will be responsible for monitoring the construction and overall 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 Sunset Road 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), Sunset Road (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), Sunset Road (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 Sunset Road (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 Sunset Road 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 2001 State Development and Redevelopment Plan ("SDRP") and the proposed SDRP that is currently in the cross acceptance process 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 in the Fair Housing Act, 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 1<sup>st</sup> 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%
<b>Total</b>	<b>23,981</b>	<b>100.0%</b>	<b>11,315</b>	<b>100.0%</b>	<b>12,666</b>	<b>100.0%</b>
<b>Median age</b>	<b>42.8</b>		<b>40.0</b>		<b>44.5</b>	

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

*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%
<b>Total households</b>	<b>8,942</b>	<b>--</b>	<b>176,046</b>	<b>--</b>	<b>3,478,355</b>	<b>--</b>
<b>Average Household Size</b>	<b>2.63</b>		<b>2.58</b>		<b>2.61</b>	

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%
<b>High school graduate or higher</b>	<b>92.8%</b>	<b>94.4%</b>	<b>90.7%</b>
<b>Bachelor's degree or higher</b>	<b>37.2%</b>	<b>42.0%</b>	<b>42.9%</b>

*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%
<i>Source: 2019-2023 5-Year ACS</i>			



## **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%
<b>Median Household Income</b>	<b>\$96,955</b>	<b>\$96,333</b>	<b>\$101,050</b>
<b>Mean Household Income</b>	<b>\$116,261</b>	<b>\$138,732</b>	<b>\$140,299</b>

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	.	.
<b>PRIVATE SECTOR TOTALS</b>	<b>9,977</b>	<b>\$53,655</b>

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%
<b>Mean travel time to work (minutes)</b>	<b>31.5</b>	<b>29.3</b>	<b>30.9</b>

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%
<i>Source: 2019-2023 5-Year ACS</i>			

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%
<b>Lacking facilities</b>			
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%
<b>Occupants Per Room</b>			
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



residents than other Burlington County municipalities. In all, 27.9% of householders moved into their home more than a quarter century ago, more than the 25.5% of householders in the county as a whole. Only a small percentage of householders, 7.6%, moved into their residence prior to the 1990s.

**Table 26: Year Moved In**

Year Moved In	Burlington Township	Burlington County	New Jersey
Moved in 2021 or later	5.7%	7.4%	8.3%
Moved in 2018 to 2020	20.1%	20.7%	20.6%
Moved in 2010 to 2017	26.8%	25.8%	28.6%
Moved in 2000 to 2009	19.4%	20.5%	19.2%
Moved in 1990 to 1999	20.3%	12.8%	11.4%
Moved in 1989 and earlier	7.6%	12.7%	11.9%

*Source: 2019-2023 5-Year ACS*

## HOUSING MARKET ANALYSIS

About three in four homeowners in Burlington Township have a mortgage, or 74.4% (Table 27). In contrast, only about two-thirds of homeowners in Burlington County have a mortgage. In other words, 25.6% of homeowners in the community do not have a mortgage. By comparison, 33.4% of homeowners in Burlington County and 35.6% in the Garden State overall do not have a mortgage.

**Table 27: Mortgage Status**

Mortgage Status	Burlington Township	Burlington County	New Jersey
With a mortgage	74.4%	66.6%	64.4%
Without a mortgage	25.6%	33.4%	35.6%

*Source: 2019-2023 5-Year ACS*

Home values in Burlington Township are marginally higher than those for Burlington County overall. Just over half of homes in the township have a value of at least \$300,000, but less than \$500,000 (Table 28). The median home value in Burlington is \$331,900, surpassing the Burlington County median of \$326,700, but falling short of the median statewide, \$427,000. Interestingly, the Census found no homes in the community valued at or above \$750,000. The survey did estimate that 8.9% of homes have a value between \$500,000 and \$749,999. In comparison, 18.7% of homes in Burlington County and 38.2% in New Jersey have a value of \$500,000 or more. The remaining 39.4% of owner-occupied residences have a value below \$300,000. Over a third of units, 35.5% have a value of at least \$100,000 and below \$300,000, but only 3.9% are valued at under \$100,000.

**Table 28: Home Values**

Home Value	Burlington Township	Burlington County	New Jersey
Less than \$100,000	3.9%	4.2%	4.4%
\$100,000 to \$299,999	35.5%	39.8%	23.6%
\$300,000 to \$499,999	51.6%	37.3%	33.8%
\$500,000 to \$749,999	8.9%	13.7%	23.0%
\$750,000 to \$999,999	0.0%	3.1%	8.6%
\$1,000,000 or more	0.0%	1.9%	6.6%
<b>Median home value</b>	<b>\$331,900</b>	<b>\$326,700</b>	<b>\$427,600</b>

*Source: 2019-2023 5-Year ACS*

Between 2015 and 2020, the average price of homes sold Burlington Township remained remarkably stable. During this time, price levels stayed within a narrow range, between \$231,578 and \$262,767 (Table 29). Average prices in Burlington County remained in an especially tight range, hovering between \$260,777 and \$271,440. As with the rest of the state, the pandemic and mass adoption of telecommuting shifted the dynamics of the housing market and prices began to take off. In three consecutive years, from 2020 to 2022, the number of homes rose and reaching a peak in when 339 homes were sold. In the last two years, however, home sales have fallen. This is not owing to lack of demand as prices have skyrocketed. Instead, fewer homeowners appear to be putting their homes on the market. Overall, the average sales price in Burlington reached \$392,575 in 2024, a 65.1% rise since 2019.

**Table 29: Home Sales**

Year	Burlington Township		Burlington County	
	Total Sales	Avg Sales Price	Total Sales	Avg Sales Price
2015	139	\$237,754	3,345	\$263,111
2016	153	\$251,796	3,902	\$260,777
2017	60	\$231,378	4,157	\$264,260
2018	219	\$261,493	4,850	\$264,488
2019	224	\$258,472	4,905	\$267,927
2020	244	\$262,767	4,844	\$271,440
2021	322	\$286,620	6,673	\$296,597
2022	339	\$329,531	7,160	\$330,008
2023	228	\$367,190	5,532	\$361,077
2024	171	\$392,575	4,156	\$402,733

*Source: NJ Division of Taxation, NJ Treasury*



The rise in home values has not yet affected residential tax assessments (Table 30). The average home assessment, which was \$228,799 in 2016, had grown to \$235,095 in 2024, a modest increase. Average home assessments generally remained steady throughout Burlington County. Whereas, in 2016, the average Burlington County home had an assessed value of \$234,512, by figure, it had climbed to \$240,373.

**Table 30: Residential Tax Assessments**

Year	Total Lots, Burlington Township	Average Assessment	Total Lots, Burlington County	Average Assessment
2016	6,807	\$228,799	145,927	\$234,512
2020	6,959	\$234,925	146,985	\$239,003
2024	7,011	\$235,095	146,791	\$240,373

*Source: NJ Division of Taxation, NJ Treasury*

Given the rise in home values, the cost of housing may become of increasingly serious concern in the years to come. Housing is generally considered to be affordable if the amount of rent, mortgage, and other essential costs consume less than 30% of a household's income. If a household spends more than 30% of its income on housing, it is considered cost-burdened. ACS data show that almost a third of Burlington households, 32.0%, spend 30% or more of their income on housing (Table 31). This share of cost-burdened households is above the share for Burlington County as a whole, 30.2%. In the township, an additional 28.6% of households spend between 20% and 29% of income on housing costs. As for households that can better afford housing, 37.0% of households spend less than 20% of their income on housing.

**Table 31: Burden of Housing Costs, All Households**

Housing Costs as % of Household Income	Burlington Township	Burlington County	New Jersey
Less than 20% of household income	37.0%	43.9%	39.3%
20 to 29% of household income	28.6%	24.3%	22.9%
30% or more of household income	32.0%	30.2%	35.7%
Zero or negative income	2.1%	0.9%	1.1%
No cash rent	0.3%	0.7%	1.1%

*Source: 2019-2023 5-Year ACS*

Homeowners are generally better able to cope with housing costs than renters. Nevertheless, an estimated 29.4% must set aside at least 30% of their income to pay for housing (Table 32). This surpasses the respective percentages for the county and state, 24.2% and 28.5%. Just under half of homeowners, 44.4%, spend less than 20% of their income on housing while over a quarter, 25.8%, allocate between 20% and 29% of their income towards the cost of housing.

**Table 102: Burden of Housing Costs, Owner-Occupied Housing**

Housing Costs as % of Household Income	Burlington Township	Burlington County	New Jersey
Less than 20% of household income	44.4%	51.2%	48.1%
20 to 29% of household income	25.8%	23.9%	22.7%
30% or more of household income	29.4%	24.2%	28.5%
Zero or negative income	0.4%	0.6%	0.6%
Source: 2019-2023 5-Year ACS			

In terms of monthly costs, 29.2% of households with a mortgage pay \$3,000 or more on housing (Table 33). This is above the comparable rate for Burlington County, 27.2%. The median monthly cost of housing, \$2,481, eclipses the countywide median, \$2,375. In absolute terms, housing costs tend to be steeper in other parts of the state, as the median monthly cost statewide for homeowners without a mortgage is \$2,787.

**Table 33: Monthly Costs, Homeowners with a Mortgage**

Monthly housing costs	Burlington Township	Burlington County	New Jersey
Less than \$500	0.0%	0.4%	0.4%
\$500 to \$999	2.6%	1.9%	1.8%
\$1,000 to \$1,499	6.3%	11.0%	6.6%
\$1,500 to \$1,999	19.1%	20.5%	13.7%
\$2,000 to \$2,499	22.9%	21.7%	17.7%
\$2,500 to \$2,999	19.9%	16.8%	17.0%
\$3,000 or more	29.2%	27.8%	42.7%
<b>Median monthly housing cost</b>	<b>\$2,481</b>	<b>\$2,375</b>	<b>\$2,787</b>
Source: 2019-2023 5-Year ACS			

Monthly housing costs are necessarily lower for those households without a mortgage. Still, housing-related spending is high for these households as well, with a median monthly cost of \$1,024 (Table 34). In total, 51.1% of households without a mortgage spend \$1,000 on housing. These expenditures go towards taxes, insurance payments, utilities, and other fees. In comparison, 55.4% of households without a mortgage in Burlington County spend more than \$1,000. In the township, just under half of homeowners without a mortgage have monthly housing costs of less than \$1,000. A little over a fifth, 21.1%, have monthly housing costs of between \$800 and \$999 while 16.4% have monthly housing costs of between \$600 and \$799. The remaining 11.4% of households spend less than \$600 a month on housing. This exceeds Burlington County as a whole, where 9.2% of households spend less than \$600 a month on housing.



**Table 34: Monthly Costs, Homeowners without a Mortgage**

Monthly housing costs	Burlington Township	Burlington County	New Jersey
Less than \$250	0.0%	0.7%	1.9%
\$250 to \$399	0.5%	2.4%	2.6%
\$400 to \$599	10.9%	6.1%	5.0%
\$600 to \$799	16.4%	15.1%	8.8%
\$800 to \$999	21.1%	20.2%	14.6%
\$1,000 or more	51.1%	55.4%	67.1%
<b>Median monthly housing costs</b>	<b>\$1,024</b>	<b>\$1,050</b>	<b>\$1,205</b>

*Source: 2019-2023 5-Year ACS*

Housing costs put a greater financial strain on renters, with 40.5% of households in renter-occupied housing spending at least 30% of their income on housing (Table 35). While renters in Burlington are more likely to be cost-burdened than their homeowner neighbors, they are comparatively less cost-burdened than renters in Burlington County overall, where 48.9% of households that rent set aside at least 30% of their income towards housing costs. In the community, approximately three in eight households in renter-occupied housing, 37.1%, spend between 20% and 29% of their income on housing while 13.5% spend less than 20% of their income on housing. It's important to note that 7.5% of households in renter-occupied housing have zero or negative income and, presumably, use savings to pay for the cost of housing.

**Table 35: Burden of Housing Costs, Renter-Occupied Housing**

Housing Costs as % of household Income	Burlington Township	Burlington County	New Jersey
Less than 20% of household income	13.5%	21.1%	23.8%
20 to 29% of household income	37.3%	25.4%	23.1%
30% or more of household income	40.5%	48.9%	48.3%
Zero or negative income	7.5%	1.6%	1.9%
No cash rent	1.2%	3.0%	2.9%

*Source: 2019-2023 5-Year ACS*

The median gross rent in Burlington, \$1,258, is low relative to the median rent in the larger county and state, \$1,669 and \$1,653, respectively (Table 36). A small number of units, 7.6%, have a rent of at least \$2,000 while 13.8% of units have a rent between \$1,500 and \$1,999. The bulk of rentals, 56.0%, have a rent between \$1,000 and \$1,499 while the remaining 22.7% of rental units have a rent of less than \$1,000. Interestingly, 19.7% of rental units in Burlington Township have a gross rent technically below \$500, far outstripping the respective percentages for New Jersey and Burlington County, 6.3% and 2.9%.

**Table 36: Gross Rent**

Gross Rent	Burlington Township	Burlington County	New Jersey
Less than \$500	19.6%	2.9%	6.3%
\$500 to \$999	3.1%	8.3%	8.7%
\$1,000 to \$1,499	56.0%	28.9%	26.3%
\$1,500 to \$1,999	13.8%	29.4%	28.5%
\$2,000 to \$2,499	2.0%	19.0%	15.9%
\$2,500 to \$2,999	2.0%	7.3%	6.7%
\$3,000 or more	3.6%	4.3%	7.6%
<b>Median rent</b>	<b>\$1,258</b>	<b>\$1,669</b>	<b>\$1,653</b>

*Source: 2019-2023 5-Year ACS*

## DEVELOPMENT TRENDS

In the last 20 years, the Township approved building permits on average for the construction of 31 housing units annually (Table 35). Permitting has increased somewhat in the last decade. During this span, the Township has approved building permits on average for 36 housing units per year.

**Table 37: Total Housing Permits Issued Per Year, 2004-2023**

Year	Burlington Township	Burlington County	New Jersey
2004	11	1,658	39,238
2005	10	1,471	39,688
2006	36	1,157	32,048
2007	45	877	25,948
2008	24	867	16,338
2009	18	661	11,145
2010	6	418	11,885
2011	0	546	11,882
2012	47	488	15,270
2013	52	553	18,795
2014	75	977	22,896
2015	52	748	19,503
2016	45	634	24,170
2017	90	832	25,961



Year	Burlington Township	Burlington County	New Jersey
2018	34	1,207	26,048
2019	8	2,394	30,770
2020	2	1,011	26,680
2021	51	1,594	30,044
2022	1	1,487	31,792
2023	4	1,257	21,682
<b>10-Year Average</b>	<b>36</b>	<b>1,214</b>	<b>25,955</b>
<b>20-Year Average</b>	<b>31</b>	<b>1,042</b>	<b>24,089</b>

*Source: NJ Dept. of Community Affairs*

Altogether, 611 housing units have been permitted in Burlington since 2004 while 20,837 units have been permitted countywide over that span (Table 36). Save for one mixed-use unit, all of the housing units permitted in the last two decades have been one- and two-family residences. Housing construction has tailed off in recent years, with only 11 one- and two-family homes permitted yearly since 2019.

**Table 38: Total Housing Permits Issued by Type, 2004-2023**

Year	Burlington Township			Burlington County			New Jersey		
	1-2 Units	Multifamily	Mixed-Use	1-2 Units	Multifamily	Mixed-Use	1-2 Units	Multifamily	Mixed-Use
2004	11	0	0	1,359	278	21	27,103	11,383	752
2005	10	0	0	1,230	224	17	26,715	12,687	286
2006	36	0	0	881	267	9	20,090	11,760	198
2007	45	0	0	710	160	7	14,235	11,553	160
2008	23	0	1	507	355	5	8,960	7,102	276
2009	18	0	0	356	301	4	6,776	4,309	60
2010	6	0	0	327	90	1	6,934	4,733	218
2011	0	0	0	282	261	3	6,236	5,184	462
2012	47	0	0	374	111	3	6,700	8,527	43
2013	52	0	0	396	156	1	9,666	8,998	131
2014	75	0	0	476	500	1	10,678	11,909	309
2015	52	0	0	441	303	4	9,470	9,989	44
2016	45	0	0	386	247	1	8,885	15,217	68
2017	90	0	0	544	287	1	9,201	16,146	614
2018	34	0	0	465	741	1	9,026	16,811	211
2019	8	0	0	407	1,982	5	8,954	21,762	54



Year	Burlington Township			Burlington County			New Jersey		
	1-2 Units	Multifamily	Mixed-Use	1-2 Units	Multifamily	Mixed-Use	1-2 Units	Multifamily	Mixed-Use
2020	2	0	0	420	591	0	8,673	17,950	57
2021	51	0	0	792	799	3	10,479	19,471	94
2022	1	0	0	544	937	6	9,163	21,913	716
2023	4	0	0	617	635	5	9,552	11,538	592
<b>Total</b>	<b>610</b>	<b>0</b>	<b>1</b>	<b>11,514</b>	<b>9,225</b>	<b>98</b>	<b>227,496</b>	<b>248,942</b>	<b>5,345</b>
<b>10-Year Average</b>	<b>36.2</b>	<b>0.0</b>	<b>0.0</b>	<b>509</b>	<b>702</b>	<b>3</b>	<b>9,408</b>	<b>16,271</b>	<b>276</b>
<b>20-Year Average</b>	<b>30.5</b>	<b>0.0</b>	<b>0.1</b>	<b>576</b>	<b>461</b>	<b>5</b>	<b>11,375</b>	<b>12,447</b>	<b>267</b>

*Source: NJ Dept. of Community Affairs*

A similar pattern can be seen in the certificate of occupancy data, with a decline in certified units after 2018. As with building permits, certificates of occupancy were issued only for one- and two-family homes (Table 39). Countywide, 48.4% of certificates of occupancy for homes were for one- and two-family home while 51.6% were for multifamily developments and mixed-use units.

**Table 39: Certificates of Occupancy, 2014-2023**

Year	Burlington Township			Burlington County			New Jersey		
	1-2 Units	Multifamily	Mixed-Use	1-2 Units	Multifamily	Mixed-Use	1-2 Units	Multifamily	Mixed-Use
2014	68	0	0	365	172	1	8,158	5,042	55
2015	69	0	0	471	665	0	8,308	7,010	72
2016	45	0	0	328	250	2	7,912	7,073	38
2017	87	0	0	408	138	5	7,511	8,955	259
2018	54	0	0	388	176	1	7,164	9,861	293
2019	18	0	0	189	396	6	5,309	11,097	389
2020	0	0	0	159	379	0	5,716	9,755	54
2021	1	0	0	342	627	0	4,818	12,801	24
2022	0	0	0	240	113	2	5,167	10,545	66
2023	0	0	0	342	501	5	6,983	11,568	17
<b>10-Year Average</b>	<b>34</b>	<b>0</b>	<b>0</b>	<b>323</b>	<b>342</b>	<b>2</b>	<b>6,705</b>	<b>9,371</b>	<b>127</b>

*Source: NJ Dept. of Community Affairs*



Since 2004, the Township has approved demolition permits for 36 homes (Table 40). This equates to an average of 1.8 units per year. In all, demolition permits were approved for 35 one- and two-family homes as well as for 1 mixed-use home. The rate of demolition permits has slowed over the last decade, with an average of 1.3 units annually.

**Table 40: Demolition Permits, 2004-2023**

Year	1-2 Family	Multifamily	Mixed-Use
2004	2	0	0
2005	7	0	0
2006	2	0	0
2007	3	0	0
2008	0	0	0
2009	1	0	0
2010	1	0	0
2011	3	0	0
2012	0	0	0
2013	3	0	1
2014	0	0	0
2015	0	0	0
2016	4	0	0
2017	1	0	0
2018	3	0	0
2019	0	0	0
2020	2	0	0
2021	0	0	0
2022	3	0	0
2023	0	0	0
<b>Total</b>	<b>35</b>	<b>0</b>	<b>1</b>
<b>10-Year Average</b>	<b>1.3</b>	<b>0</b>	<b>0</b>
<b>20-Year Average</b>	<b>1.75</b>	<b>0</b>	<b>0.05</b>
<i>Source: NJ Dept of Community Affairs</i>			

Adjusting for demolition, the municipality has permitted a net increase of 575 units between 2004 and 2023 (Table 40). Over the last two decades, the municipality has permitted an average of 28.75 housing units annually on net. For the last ten years, the Township has approved a net average of 34.9 homes per year. The net expansion of the housing stock has been comprised entirely of one- and two-family units.

**Table 111: Net Housing Permits, 2004-2023**

Year	1-2 Family	Multifamily	Mixed-Use	Total
2004	9	0	0	9
2005	3	0	0	3
2006	34	0	0	34
2007	42	0	0	42
2008	23	0	1	24
2009	17	0	0	17
2010	5	0	0	5
2011	-3	0	0	-3
2012	47	0	0	47
2013	49	0	-1	48
2014	75	0	0	75
2015	52	0	0	52
2016	41	0	0	41
2017	89	0	0	89
2018	31	0	0	31
2019	8	0	0	8
2020	0	0	0	0
2021	51	0	0	51
2022	-2	0	0	-2
2023	4	0	0	4
<b>Total</b>	<b>575</b>	<b>0</b>	<b>0</b>	<b>575</b>
<b>10-Year Average</b>	<b>34.9</b>	<b>0</b>	<b>0</b>	<b>34.9</b>
<b>20-Year Average</b>	<b>28.75</b>	<b>0</b>	<b>0</b>	<b>28.75</b>

*Source: NJ Dept of Community Affairs*

Since 2004, a sizable amount of office and retail construction has occurred in the community. On average, 10,318 square feet of retail space has been permitted annually in Burlington since 2004 (Table 42). This includes new construction and additions to existing retail spaces. As for offices, the Township approved building permits for 11,609 square feet of office space per year on average. At the same time, an incredible amount of construction for other nonresidential uses has taken place. All told, 628,402 square feet of other nonresidential uses have been permitted in the last two decades. This figure excludes multifamily housing and dormitories, which are classified as nonresidential by NJ DCA.

**Table 122: Building Permits Nonresidential Construction, 2004-2023**

Year	Burlington Township			Burlington County		
	Office	Retail	Other*	Office	Retail	Other*
2004	3,980	18,510	1,565,216	194,489	751,117	5,082,757
2005	3,329	1,344	197,266	67,624	317,729	2,889,987
2006	16,352	0	14,837	16,669	159,087	2,986,516
2007	57,323	5,773	94,603	73,782	211,737	2,013,893
2008	8,106	0	211,266	8,850	366,156	1,093,109
2009	26,172	0	3,829	7,822	96,526	1,064,275
2010	6,800	0	8,778	21,413	34,488	615,323
2011	1,194	0	43,497	27,230	13,576	690,095
2012	0	80,972	17,346	9,328	103,877	1,399,129
2013	1,200	0	7,894	6,680	45,869	1,171,506
2014	31,924	0	1,337,776	84,319	33,375	4,501,205
2015	6,650	0	795,830	15,714	24,212	2,698,514
2016	0	0	195,764	39,150	92,537	3,759,301
2017	11,465	50,403	87,263	48,897	236,421	1,388,386
2018	0	0	2,815,711	20,309	53,240	4,251,682
2019	5,092	29,089	269,771	11,733	141,877	4,363,472
2020	0	0	919,561	75,223	107,548	4,667,458
2021	0	0	740,982	1,766	30,945	7,219,628
2022	596	0	3,225,354	517,996	40,544	8,111,935
2023	52,000	20,268	15,494	68,761	92,925	3,222,906
<b>20-Year Average</b>	<b>11,609</b>	<b>10,318</b>	<b>628,402</b>	<b>65,888</b>	<b>147,689</b>	<b>3,159,554</b>
<i>*Note: Excludes multifamily and dormitory construction</i>						
<i>Source: NJ Dept. of Community Affairs</i>						



## **PLANNING PROJECTIONS**

Burlington County is served by the Delaware Valley Regional Planning Commission (DVRPC), one of New Jersey's three metropolitan planning organizations. DVRPC calculates population and employment projections to anticipate the long-range planning needs of the Greater Philadelphia Region.

The agency expects the population of the township to grow at a slower pace relative to both Burlington County and the greater DVRPC region. Specifically, DVRPC projects that currently forecasts the township's population to rise to 24,119 residents by 2050, a modest 0.57% increase (Table 43). In comparison, DVRPC is forecasting the population of Burlington County to increase by 4.25% while the aggregate population of the nine counties covered by DVRPC will increase by 7.79%.

DVRPC expects household growth in Burlington to be more robust, climbing to 9,095 households, or a 8.03% rise. This is surpassed by the household growth rates forecast for Burlington County, 11.97%, and the DVRPC region, 14.38%. The organization anticipates household sizes to continue their decades-long decline, and the fall will be particularly steep in Burlington County. The relatively fast household growth, should it transpire, will increase the demand for housing, with more households in need of housing units.

According to the MPO, total employment in Burlington Township will increase to 18,686 workers by 2050, a 14.06% increase. Again, the growth projected for the community is less than the growth anticipated for Burlington County, where employment is expected to grow by 11.91% by 2050. The municipal growth rate is also less than that forecast for DVRPC nine-county jurisdiction, 10.05%.

**Table 43: Long-term Population, Household and Employment Forecasts**

<b>Metric</b>	<b>Burlington Township</b>	<b>Burlington County</b>	<b>DVRPC</b>
<b>2020 Population</b>	23,983	461,860	5,893,110
<b>2050 Population</b>	24,119	481,500	6,351,894
<b>% Population Change, 2020-2050</b>	<b>0.57%</b>	<b>4.25%</b>	<b>7.79%</b>
<b>2020 Household</b>	8,419	174,560	2,269,002
<b>2050 Household</b>	9,095	195,453	2,595,287
<b>% Household Change 2020-2050</b>	<b>8.03%</b>	<b>11.97%</b>	<b>14.38%</b>
<b>2020 Employment</b>	17,161	272,361	3,546,295
<b>2050 Employment</b>	18,686	304,810	3,902,846
<b>% Employment Change, 2020-2050</b>	<b>8.89%</b>	<b>11.91%</b>	<b>10.05%</b>

Source: NJTPA



## **Appendix B**





**SUNSET ROAD**  
**BLOCK 105, LOT 5**

TOWNSHIP OF BURLINGTON |  
BURLINGTON COUNTY

*DATA SOURCES: Basemap, Google Earth; Flood  
Hazard Areas, FEMA; Other GIS Data, NJ DEP*



0 250 500 ft



## **Appendix C**

**RESOLUTION NO. 2025-06**

**RESOLUTION OF THE PLANNING BOARD FOR THE TOWNSHIP OF  
BURLINGTON ADOPTING THE HOUSING ELEMENT AND FAIR SHARE PLAN  
ATTACHED HERETO**

WHEREAS, on March 20, 2024, the Legislature promulgated 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”), which set forth the framework for a municipality to provide a realistic opportunity for its fair share of their housing region’s present and prospective needs for affordable housing for very low-, low- and moderate-income households; and

WHEREAS, on January 21, 2025, the Burlington Township Council adopted Resolution 2025-R-022 asserting that FHA II supports a Round 4 Prospective Need number of 201 rather than the 308 proposed by the New Jersey Department of Community Affairs as reported in its October 18, 2024 Report; and

WHEREAS, on January 22, 2025, in accordance with FHA II, the Township filed a Complaint for Declaratory Judgment captioned In the Matter of Burlington Township, Superior Court of New Jersey, Burlington County, Civil Part, Docket No.: BUR-L- 164-25 (hereinafter “Declaratory Action”) seeking a Compliance Certification as defined by FHA II and immunity while seeking said certification; and

WHEREAS, in February 2025, Fair Share Housing Center, Inc. (“FSHC”) filed an Answer and opposition to the Round 4 Prospective Need number asserted by the Township in Resolution 2025-R-022; and

WHEREAS, in March 2025, a mediation was conducted by the Honorable Thomas Brogan, P.J.Cv. (Ret.), the retired judge from the Affordable Housing Dispute Resolution Program (“Program”), between the Township and FSHC over the Township’s Round 4

Prospective Need number, with the assistance of Special Adjudicator Art Bernard, PP, which culminated in an agreement that the Township's Round 4 Prospective Need is 235; and

WHEREAS, on April 8, 2025, the Township Council adopted Resolution 2025-R-094 accepting the Round 4 Prospective Need obligation at 235 and authorizing Special Counsel to take all necessary actions to conclude the proposed settlement; and

WHEREAS, on April 17, 2025, Judge Terrence R. Cook, A.J.S.C., Designated Mt. Laurel Judge – Burlington Vicinage, entered an Order fixing the Township's present need at 132 units and its Prospective Need at 235 units, and directing the Township to adopt its Fourth Round Housing Element and Fair Share Plan ("HEFSP") in accordance with the June 30, 2025 deadline set forth in the FHA II;

WHEREAS, the Township asked its affordable planning consultant, Kendra Lelie, PP/AICP, LLA, to prepare a HEFSP for the Planning Board's consideration; and

WHEREAS, Ms. Lelie PP/AICP, LLA, has prepared the HEFSP, attached hereto; and

WHEREAS, the Township wishes for the Planning Board to consider adopting the HEFSP so that it may be filed in the Declaratory Action; and

WHEREAS, accordingly, in accordance with the provisions of N.J.S.A. 40:55D-13, the Planning Board scheduled a public hearing on the HEFSP for June 12 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 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 June 12, 2025 meeting, Kendra Lelie, PP/AICP, LLA, after being sworn in and recognized as an expert in Professional Planning, presented the Township's HEFSP titled "Fourth Round Housing Element and Fair Share Plan", dated June, 2025, and described how 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 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, but there were none, at which point the public hearing was 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 HEFSP is consistent with the goals and objectives of the Township's Master Plan and that the adoption and implementation of 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 HEFSP prepared by Kendra Lelie, PP, AICP, L.L.A., titled "Fourth Round Housing Element and Fair Share Plan," 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 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 that the Burlington Township Planning Board hereby asks Affordable Housing Counsel for Burlington Township to file the duly adopted HEFSP with the Program within 48 hours of adoption of the Plan.

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

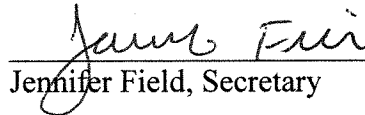
  
 \_\_\_\_\_  
 Delbert Rife, Chairman

ATTEST:

  
 \_\_\_\_\_  
 Jennifer Field, Secretary

DATE ADOPTED: June 12, 2025  
DATE MEMORIALIZED: June 12, 2025  
FOR ADOPTION: Carducci, Colazzo, Cooper, Kownatsky, Niles, Chairman Rife,  
Warner  
AGAINST: Gaines, Hodnett  
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 June 12, 2025

  
\_\_\_\_\_  
Jennifer Field, Secretary



## **Appendix D**

### **§ 330- Residential Multi-family Affordable III (R-MFA-III)**

- A. Purpose. The purpose of this R-MFA-III Zone is to allow for a multifamily rental project that partially addresses the Township's affordable housing obligation by allowing a 100% affordable, noninclusionary development of up to 80 family rental apartments and accessory uses described herein.
- B. Permitted principal uses. In this zone, no premises shall be used, and no structure shall be erected, altered or occupied, for any purposes except the following:
  - (1) Up to 80 multifamily apartments.
  - (2) One management or maintenance staff apartment.
- C. Permitted accessory uses. Accessory uses may be provided but shall not be required as a condition of approval:
  - (1) Parking areas and electric vehicle charging stations intended to serve the staff, residents, and guests.
  - (2) Interior amenities, including, but not limited to, community room, wellness and health room(s), library, meeting rooms, lobbies, laundry areas, mail centers, fitness rooms, and other traditional ancillary spaces intended to serve the residents.
  - (3) Interior accessory spaces, including, but not limited to, management and leasing offices, maintenance areas, and other traditional ancillary spaces intended to serve the management and operations of the development.
  - (4) Exterior amenities and recreational facilities and structures, including, but not limited to, open space, gathering space, bicycle parking, benches and walkways intended to serve the residents.
  - (5) Patios, balconies, and porches intended to serve the residents.
  - (6) Community garden, greenhouse, and garden shed intended to serve the residents.
  - (7) Private and public utility structures, including standby generators intended to serve the building.
  - (8) Trash and recycling enclosures intended to serve the building.
  - (9) Signage.
  - (10) Stormwater management facilities.
  - (11) Fences and walls.
  - (12) Utility shed for equipment storage.
  - (13) Temporary construction trailers.
  - (14) Accessory uses customarily incidental to a permitted principal use as approved by the Township Zoning Officer, provided they are in conformance with all Township ordinances.

- D. Compliance with site plan standards, subdivision standards and regulations. Unless provided to the contrary herein, applications for development in this zone shall follow and be subject to the applicable procedures, regulations, standards and guidelines required for preliminary and final site plan and/or subdivision review of this chapter and other applicable ordinances which are incorporated herein by reference.
- E. Maximum regulations. Development in the zone shall be subject to the following maximum regulations:
- (1) Density. The gross density of the overall tract shall be no more than 80 affordable units and one caretaker/management unit.
  - (2) Impervious surfaces. The maximum total impervious surface shall not exceed 45% of the developable area of the tract.
  - (3) Building coverage. The maximum total lot coverage by buildings shall be 20% of the total area of the tract.
  - (4) Principal building length. The maximum principal building length for multifamily buildings shall be 300 feet. Where two walls intersect at an angle greater than 90°, the maximum building length shall be determined as the sum of both individual wall lengths.
  - (5) Building height. Each multifamily building shall be a maximum of three (3) stories and 36 feet as measured from the average proposed finished grade at each building corner.
- F. Minimum regulations. Development in the zone shall be subject to the following minimum regulations:
- (1) Overall tract requirements:
    - (a) Minimum principal building setback from external tract lines other than external roads:
      - [1] One hundred (100) feet from residential property, used or zoned for detached single-family dwellings.
      - [2] Seventy-five (75) feet from property lines of all other uses or zones.
    - (b) Minimum principal building front yard setback: 50 feet.
    - (c) Minimum building setback from parking, parking aisles, or internal circulation roadways: 15 feet.
    - (d) Accessory buildings shall not be permitted within the front yard area and shall have a minimum rear and side yard setback of 50 feet.
  - (2) Minimum recreational facilities shall be as follows:
    - (a) A minimum of 1,500 square feet of interior fitness/community room space.
    - (b) A minimum of 750 square feet of patio/garden area.
    - (c) Walking paths.

G. Buffer and landscape areas.

- (1) Buffer location. Except as otherwise permitted by the approving authority, where the overall tract abuts an existing single-family detached residential use or zone, a landscaped buffer strip at least 50 feet in width shall be permanently maintained along the property line abutting such zone or use. Where the overall tract abuts a nonresidential zone or a property zoned for multifamily or townhome development uses, a landscaped buffer strip at least fifteen (15) feet in width shall be established and permanently maintained along the property line abutting such zone or use. Existing vegetation may serve as the landscaped buffer strip.
- (2) Buffer areas shall consist of massed evergreen and deciduous trees and shrubs planted in such a manner that will provide a continuous visual screen throughout the entire year within a period of two full growing seasons following the planting of the buffer. Evergreen coniferous trees shall have a minimum height of six (6) feet when planted. Deciduous trees shall have a minimum caliper of 2 1/2 inches when planted. All plant material shall conform to the current American Standard for Nursery Stock sponsored by the American Association of Nurseryman, Inc.
- (3) Use of buffer areas. Required buffers shall be used for no other purpose than as a buffer. The only structures which may be erected within a buffer area are fences and retaining walls, except that walkways and ingress or egress driveways may be permitted within the required buffer in areas within fifteen (15) feet of a front property line. Buffers shall not be required in any required sight triangle.
- (4) Wooded areas. Where an area required for a buffer is already wooded, it may be left in its natural state to create the buffer, and the existing growth shall be supplemented with additional plant material where necessary as required by the approving authority.
- (5) All mechanical equipment, trash enclosures, and related accessory structures shall be screened from public view.

H. Other regulations. Developments in the zone shall be subject to the following regulations, requirements, and standards:

- (1) All new utilities shall be installed underground.
- (2) All dwelling units shall be served by public water and sanitary sewer systems.
- (3) Garbage refuse storage and recyclable collection areas suitable for containerized collection shall be provided.
- (4) New Jersey Residential Site Improvement Standards at N.J.A.C. 5:21 (RSIS) shall govern all design requirements for this zone, including, but not limited to, parking, roadways, and pavement, and shall take precedence over anything to the contrary contained in the Land Use and Development Regulations.
- (5) Parking.
  - (a) Parking shall be pursuant to RSIS.
  - (b) Parking stalls shall be a minimum of nine feet by 18 feet, including overhang areas.

Handicapped parking stalls shall be provided in accordance with the Americans with Disabilities Act.

- (c) All parking spaces shall be of sufficient size to allow parking in one maneuver. Parking spaces, ramps, etc., shall be provided for the physically handicapped, in accordance with the Americans with Disabilities Act.<sup>1</sup>
  - (d) Back-up areas with a minimum depth of five feet shall be provided in all parking lots where there are dead ends.
- (6) Section 140-252, Building design requirements, of this chapter shall be replaced with the following requirements for this zone:
- (a) All buildings shall be located with proper consideration of their orientation and relationship to other buildings, both existing and proposed in terms of light, air and usable open space, access to public right-of-way and off-street parking; height and bulk; drainage and existing topography; trees and vegetation; and other natural features and land forms.
  - (b) Elevators, vestibules and corridors of new buildings shall be designed so as to accommodate the gurneys used by the Township Emergency Services Department and the Township's volunteer first-aid squads.
  - (c) New building construction shall be required to incorporate any communications equipment necessary to insure the proper operation of the mobile communications equipment utilized by the Police Department, such as satellite receivers or frequency enhancers, as determined by the Chief of Police or his designate.
  - (d) Exterior appearance and treatment.
    - [1] All major entrances to buildings shall be properly identified with architectural elements such as recessed entranceways, projected overhangs, and porticoes.
    - [2] Window and door openings shall include appropriate trim and either recesses or overhangs to promote a harmonious variety of light and shade on the facade of the building.
    - [3] Appurtenances, such as, but not limited to, tanks, condenser units and other equipment, shall be fully screened from view.
    - [4] All roof planes or caps meeting the exterior facade shall have overhangs or appropriate cornice and trim details.
    - [5] Buildings shall be designed to be attractive from all vantage points, including fences, storage areas and rear entrances.
    - [6] Colors, materials and finishes shall be coordinated in all exterior elevations of buildings to achieve continuity of expression.
    - [7] Exterior materials shall include appropriate texture and trim to prevent large undifferentiated facades of the same material.
    - [8] Buildings shall be designed to avoid long straight, unbroken, and

uninterrupted lines.

- [9] The entrance and exit access drives shall be combined in one location, if possible, and the entrance and exit approaches shall be separated by a decorative, landscaped island that shall be planted with year-round and seasonal plantings to enhance the appearance of the property's frontage.
- [10] All buildings shall provide architectural elements such as wall articulations and roofline variations. Box-like building shapes that offer minimal articulation of the walls and roofline shall be prohibited.
- [11] Facades shall be articulated with horizontal divisions to reflect the traditional building elements of cap, wall and base. The cap shall feature either pitched roofs or articulated cornices and a change of color and material. The wall may include a horizontal division for the top of the ground story. Architectural divisions shall have sufficient reveal to promote shadows on the facade of the building.
- [12] Primary building materials shall feature earth-tone colors. For the purposes of this chapter, earth-tone colors are defined as colors that draw from a palette of muted or weathered colors in an emulation of the predominant natural coloration of brown and gray soils, tree bark, leafy vegetation and rocks. The preferred earth tones on buildings shall be tans, beiges, sands, browns, warm grays, and soft greens. In addition, creams, pale peach, pale yellows, soft blues, cool grays, white, off-whites, and soft red colors are also acceptable. Accent colors may be used, provided that they appear as secondary visual elements to the primary materials. Bold, disjointed or recognizable color combinations or color patterns that form a corporate or commercial identity or logo shall be considered a sign for the purposes of this section and shall be prohibited.
- [13] Retaining walls shall be constructed of durable masonry materials that complement the site design and building architecture.

(e) Lighting.

- [1] All outdoor lighting shall be aimed, located, designed, fitted and maintained so as not to present a disabling glare hazard to drivers or a nuisance to neighboring properties.
- [2] Shoebox-type lighting fixtures shall be used.
- [3] Building-mounted directional fixtures, such as floodlights and spotlights, may be permitted, provided they do not present a disabling glare hazard to drivers or a nuisance to neighboring properties.
- [4] Glare shall be controlled through the use of sharp cutoff fixtures, the appropriate application of mounting height, wattage, aiming, fixture placement, and fixture design, etc., and the addition of shields and baffles as necessary.

[5] LED lighting shall not exceed 3,500 degrees Kelvin.

[6] Lighting shall be dark sky compliant.

I. Affordable housing development requirements.

- (1) Article VIII of this chapter shall not apply if the project qualifies for and receives federal low-income housing tax credits. Pursuant to N.J.A.C. 5:80-26.1 ("UHAC"), UHAC does not apply to units qualifying for the federal low-income housing tax credit under Section 42 of the Internal Revenue Code. However, the affordable rental units shall comply with Subsection K(2)(a) through (d), below, as applicable. In addition, the affordable rental units shall have an affordability average as defined in UHAC, which is no more than 52% of median income.
  - (a) All affordable units shall be subject to deed restrictions on income limits for a period of not less than 40 years from the date that a certificate of occupancy issued for each of the affordable units. If this project is financed with low-income housing tax credits, then the HMFA required deed restriction shall be provided.
  - (b) The affordable dwelling units shall be split between moderate-income units and low-income units. Pursuant to N.J.S.A. 52:27D-329.1, no less than 13% of the affordable housing units of each bedroom type shall be reserved as very-low-income housing units, as such term is defined in N.J.S.A. 52:27D-304 and the UHAC. No less than 37% of the affordable housing units of each bedroom type shall be available as low-income housing units and no less than 50% of the affordable housing units shall be available as moderate-income housing units, as such terms are defined in N.J.S.A. 52:27D-304 and the UHAC.
  - (c) In the event that an equal split of the affordable dwelling units between low- and moderate-income units results in a fraction of a unit, the additional unit shall be reserved for low-income households.
  - (d) All affordable units shall be subject to the bedroom distribution required by the UHAC, N.J.A.C. 5:80-26.3, or any successor regulation. All new construction affordable housing units shall be adaptable in conformance with N.J.S.A. 52:27D-311a through 52:27D-311b, P.L. 2005, c. 350, and all other applicable laws. All affordable units will be administered by a qualified administrative agent, which could be the Township's administrative agent.



## **Appendix E**