

TOWNSHIP OF DELRAN,
BURLINGTON COUNTY, NEW JERSEY

Housing Plan Element & Fair Share Plan

Fourth Round (2025 – 2035)

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The original document was appropriately signed and sealed in accordance with the Chapter 41 Title 13 of the State Board of Professional Planners.

Adopted by the Planning Board on _____

Endorsed by the Township Council on _____

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INTRODUCTION

Location and Context

Delran Township is located in Burlington County New Jersey, along the banks of the Delaware River and the Rancocas Creek in southwestern New Jersey. The Township is located approximately halfway between Center City Philadelphia and the City of Trenton on the Delaware River. Delran is surrounded by the Delaware River to the west, and the Rancocas Creek to the north, as well as Riverside Township to the immediate north, and Delanco Township, and Willingboro Township to the north across Rancocas Creek. Moorestown Township is located to the east and southeast of Delran, and Cinnaminson Township lies to the southwest. Across the Delaware River is the northeast neighborhoods of the City of Philadelphia of Torresdale and Holmesburg. Within Delran is the village of Bridgeboro, an unincorporated community at the crossroads of Bridgeboro Road and Hartford Road.

The Township is approximately 7.25 square miles (4,640 acres) in size, and is made up of relatively flat low lying lands. The majority of the Township is developed as a suburban residential community, with small pockets of light industrial uses and a commercial corridor along US Route 130, the major transportation artery that bisects the Township and provides north/south connections along the Delaware River.

The Township of Delran was established in 1880 after separating from Cinnaminson Township. Prior to this, the first European settlers in Delran established the village of Bridgeboro near a crossing over the Rancocas Creek near its confluence with the Delaware River. The Township derives its name from a mixing of the two streams Del for the Delaware, and Ran for the Rancocas Creek, for Del-Ran. In addition to the village of Bridgeboro, Delran was primarily an agricultural community for many decades. However, development of the highway system in the middle of the 20th century brought suburban expansion, and the Township has developed into a primarily suburban residential community.

2020 Decennial Census counts place the Township's population at 17,882 persons, which is an increase of approximately 1,000 people since the 2010 count. Like many suburban communities in New Jersey, Delran's population has stabilized after rapid expansion from the 1940's through the 1970's, where the population rose from under 2,000 people in 1940 to nearly 15,000 people by 1980. Much of the Township's former farm lands were built out with single-family residential subdivisions at this time, while the Route 130 corridor was built out with strip mall and shopping center commercial uses.

Affordable Housing

In 1975 the New Jersey Supreme Court determined, in *Southern Burlington County NAACP v. Township of Mount Laurel* ("Mount Laurel I") that every developing municipality in New Jersey had an affirmative obligation to provide a "realistic opportunity" for its fair share of low and moderate income housing. In 1983, frustrated with the lack of voluntary compliance, the Supreme Court sought to create an incentive for voluntary compliance in its "Mount Laurel II" decision. In this decision, the Court exposed municipalities that refused to comply voluntarily to the possibility of builder's remedy relief. The Court also called for the state legislature to enact legislation that would save municipalities from the inefficiency of having the courts determine their affordable housing needs.

First and Second Rounds

In 1985 the Legislature adopted the Fair Housing Act (N.J.S.A. 52:27D-301 et. seq.) (“FHA”). The FHA created the New Jersey Council on Affordable Housing (COAH) and charged COAH with the responsibility of adopting regulations by which municipalities could determine their fair share responsibilities and the means by which they could satisfy those responsibilities. The Legislature also sought to promote voluntary compliance and empowered municipalities to submit to COAH’s jurisdiction and voluntarily comply under the protections of the COAH process.

Pursuant to the FHA, COAH adopted regulations for the first housing cycle in 1986; which covered the years 1987 through 1993 (“First Round”) and for the second housing cycle in 1994; which covered the years 1993 through 1999 (“Second Round”). Under both the First and Second Rounds, COAH utilized what is commonly referred to as the “fair share” methodology. COAH utilized a different methodology, known as “growth share,” beginning with its efforts to prepare Third Round housing-need numbers.

Third Round

COAH first adopted the Third Round rules in 2004; which were to cover the years 1999 through 2014. The “growth share” approach created a nexus between the production of affordable housing and future residential and non-residential development within a municipality, based on the principle that municipalities should provide affordable housing opportunities proportionate to their market rate residential growth, and that along with employment opportunities there should be proportionate opportunities for affordable housing. Each municipality was required to project the amount of residential and nonresidential growth that would occur during the period 2004 through 2014 and prepare a plan to provide proportionate affordable housing opportunities. The regulations were challenged and in January 2007, the New Jersey Appellate Division invalidated key aspects of COAH’s third round rules and ordered COAH to propose and adopt amendments to its rules to address the deficiencies it had identified.

COAH adopted new Third Round rules in May of 2008 and subsequently adopted amendments that became effective on October 20, 2008. Changes to the Fair Housing Act were also adopted in July of 2008 (P.L. 2008 c. 46 on July 17, 2008). The COAH rules and regulations adopted in 2008 were subsequently challenged, and in an October 2010 decision the Appellate Division invalidated the “Growth Share” methodology, and also indicated that COAH should adopt regulations pursuant to the “Fair Share” methodology utilized in the First and Second Rounds. The Supreme Court affirmed this decision in September 2013, invalidating the third iteration of the Third Round regulations and sustaining the invalidation of growth share, and directing COAH to adopt new regulations pursuant to the methodology utilized in the First and Second Rounds. In October of 2014 COAH was deadlocked and failed to adopt their newly revised Third Round regulations. Fair Share Housing Center, who was a party in the earlier cases, responded by filing a motion in aid of litigants’ rights with the New Jersey Supreme Court. On March 20, 2015, the Court ruled that COAH was effectively dysfunctional, and consequently returned jurisdiction of affordable housing issues back to the trial courts as it had been prior to the creation of COAH in 1986.

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Since the 2015 Mt. Laurel IV decision, municipalities turned to the courts to seek a declaratory judgement of their Third Round housing plans to determine whether they met their constitutional affordable housing obligations, and were granted immunity from any “builder’s remedy” lawsuits. With no COAH functioning and providing guidance to municipalities to determine their municipal fair share of statewide and regional obligations, a number of independent groups produced their own reports to determine individual obligations across the state. In several court decisions in 2016 and 2018, judges in Middlesex and Mercer County developed a methodology following closely one proposed by Fair Share Housing Center to determine municipal obligations. In the 2018 decision by Judge Jacobson, it was further determined that the initial period of the Third Round which had not been addressed (1999 – 2015) known as the “gap period” is to be included in each municipality’s Third Round fair share calculations.

To achieve Third Round Compliance, municipalities addressed the obligations of the period from 1999 – 2015 through the courts, and through private settlement agreements with Fair Share Housing Center, ultimately leading to a judgement of compliance and repose from the courts for municipalities that could demonstrate full compliance with the requirements of the Fair Housing Act. Due to the ongoing litigation throughout the Third Round, many municipalities achieved this substantive certification from the courts well into the period.

Fourth Round

In March of 2024, P.L. 2024, c.2 was signed into law establishing new procedures for determining statewide needs and municipal obligations for low and moderate income housing. This new law formally abolished COAH and established a new “Program” for resolving affordable housing disputes, as well as the authority to review and certify municipal fair share housing plans. The law required municipalities to determine their own fair share obligations by applying the methodology of the Jacobsen decision in Mercer County as it related to the Third Round, and adopt a binding resolution setting those obligation numbers. The law also provided revisions to the crediting structures for affordable units, with changes to the types of affordable units that are permitted to be granted bonus credits. The law established timelines for submission of documents to demonstrate compliance with the Fair Housing Act.

In addition to the revisions to low and moderate income housing crediting, the amended law established a new Affordable Housing Alternative Dispute Resolution Program. The Program is intended adjudicate any disputes in affordable housing, and function as the administrative body responsible for reviewing and certifying municipal compliance with the Fair Housing Act. Through the Program and the Administrative Office of the Courts, municipalities seeking a judgment of compliance with Affordable Housing regulations must submit a motion for a declaratory judgment from the Program to retain immunity from any potential builders remedy lawsuits.

Deiran’s Compliance History

Township of Deiran has had a long history of providing affordable housing throughout the Township. In the case of Southern Burlington County NAACP v. the Township of Mount Laurel (commonly known as Mount Laurel I), the New Jersey Supreme Court established the doctrine that developing municipalities in New Jersey have a constitutional obligation to provide a realistic opportunity for the construction of

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low and moderate income housing in their communities. In its Mount Laurel decision, decided on January 20, 1983 (Mount Laurel II), the Supreme Court expanded the Mount Laurel doctrine by stating that this constitutional responsibility extended to all municipalities in New Jersey. The Court also established various remedies, including the “builder remedy” or court imposed zoning, to ensure that municipalities actually addressed this obligation. Affordable Living Corporation, Inc. and Creekford, a partnership of the State of New Jersey, instituted Mount Laurel litigation against the Township of Delran and the Delran Sewerage authority in 1984. The Court entered a Final Judgment of Compliance and Repose on March 21, 1986, implementing the recommendations by the Court Master.

In response to the Mount Laurel II decision, the New Jersey Legislature adopted the Fair Housing Act in 1985 (Chapter 222, Laws Of New Jersey, 1985). The Fair Housing Act established a Council on Affordable Housing (COAH) as an administrative alternative to the courts. COAH was also given the responsibility of establishing various housing regions in the state, determining regional and municipal fair share affordable housing obligations and adopting regulations establishing the guidelines and approaches that municipalities may use in addressing their affordable housing need.

COAH’s 1994 regulations (N.J.A.C. 5:93-1.1 et seq.) recalculated a portion of the 1987-1993 affordable housing obligation for each municipality and computed the additional municipal housing need from 1993 to 1999. This 12 year cumulative period from 1987 through 1999 is referred to as the “Prior Round.” At that time, COAH assigned Delran a Prior Round affordable housing new construction obligation of 208 units.

On February 11, 1999, the Township filed a motion with the Superior Court of New Jersey seeking confirmation of validity and constitutional compliance of the Township’s Housing Element and Fair Share Plan. In 2000, COAH recognized that the second round numbers had expired and that the third round obligation numbers would be released upon review of the 2000 census data. As the Township had filed its application with the Court prior to June 6, 2000, it sought a six-year Judgment of Repose. The Township of Delran Planning Board adopted the Housing Plan Element and Fair Share Plan on August 7, 2003. A Judgment of Repose was granted on October 13, 2003, which certified the adopted Plan as being fully compliant with all legal and regulatory criteria and that the Township was shielded and granted absolute immunity from all Mount Laurel litigation for a period of six (6) years beginning June 13, 2001.

Following this, COAH adopted the third round rules which became effective on September 22, 2008 and the Affordable Housing Reform Statute, P.L. 2008, c46 which became effective on July 17, 2008. Delran Township prepared and adopted its Housing Element and Fair Share Plan December 2008. The Plan was endorsed by the Township Council and forwarded to COAH. Prior to any action by COAH, the third round regulations were challenged and held unconstitutional. In its October 8, 2014 decision, the Appellate Division determined, among other things, that the growth share methodology was invalid and that COAH should adopt regulations utilizing methodologies similar to the ones utilized in prior round i.e. 1987-1999.

Due to failure of COAH to prepare valid methodology, on March 10, 2015, the New Jersey Supreme Court divested COAH of jurisdiction of municipal housing plans. Towns must now file declaratory judgement actions in the Superior Court of New Jersey to obtain approval of their housing plans.

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Builders, developers and other interested parties may intervene in such proceedings and FSHC is an interested party in every municipality declaratory judgement action by order of the New Jersey Supreme Court.

Delran filed In the Matter of the Application of Delran, County of Burlington, Docket No. BUR-L-1602-15 on July 6, 2015 seeking a declaration of its compliance with the Mount Laurel doctrine and Fair Housing Act of 1985, N.J.S.A. 52:27-301 et seq. In June, 2016 Delran adopted a revised Housing Element and Fair Share Plan reflecting the Township's obligation compliance at that time. The 2016 plan acknowledged the 208 Prior Round obligation while leaving the Third Round obligation open to negotiation.

On January 18, 2017, the New Jersey Supreme Court decided on Declaratory Judgment Actions Filed by Various Municipalities, 227 N.J. 508, 531 (2017). The Court held that "in determining municipal fair share obligations for the Third Round, the trial courts must employ an expanded definition of present need." Following that decision, the Township and FSHC agreed to fully and finally settle the litigation and to present their Settlement Agreement to the trial Court.

On October 23, 2018, a Settlement Agreement was finalized between the Township, Fair Share Housing Center and three other intervenors; Chester Avenue Developers, LLC, Delran Land Investments, LLC, and Atlantic Delta Corporation at Montgomery, Inc., detailing how the Township would comply with its Third Round obligations.

A copy of the Settlement Agreement can be found in Appendix B-1

The Township's Third Round Housing Plan Element and Fair Share Plan was adopted by the Planning Board on June 27, 2019. On January 9, 2020, the Township was granted a final judgment of compliance and repose, certifying its Third Round Plan.

A copy of the Third Round Judgment of Compliance can be found in Appendix B-2

In January of 2025, the Township Council adopted Resolution 2025-41 establishing its Fourth Round obligation numbers in accordance with the amended Fair Housing Act adopted by the Legislature and signed by the Governor in March of 2024. The resolution establishing Fourth Round obligation numbers was submitted to the Program through a declaratory judgment action, beginning the process of demonstrating and certifying the Township's compliance with the Fourth Round of affordable housing obligations. On April 8, 2025, the court signed an order fixing the Township's municipal obligations for the fourth round.

A copy of Resolution 2025-41 can be found in Appendix A-1.

A copy of the Court Order Fixing the Township's obligation numbers can be found in Appendix A-2.

The Township has prepared this Housing Plan Element and Fair Share Plan in accordance with all requirements of the Municipal Land Use Law, and the Amended Fair Housing Act.

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HOUSING PLAN ELEMENT

According to the Municipal Land Use Law (MLUL) (40:55D-28.b(3)), a municipality is required to adopt a Housing Plan Element of the Master Plan, as well as a Fair Share Plan for addressing its low and moderate income housing obligations in accordance with the Fair Housing Act (FHA).

The Amended Fair Housing Act defines a “Housing Element” as:

“that portion of a municipality’s master plan consisting of reports, statements, proposals, maps, diagrams, and text designed to meet the municipality’s fair share of its region’s present and prospective housing needs, particularly with regard to low- and moderate-income housing, and which shall contain the municipal present and prospective obligation for affordable housing, determined pursuant to subsection f. of section 3 of P.L.2024, c. 2.”

[N.J.S.A.52:27D-304.1]

Pursuant to the Fair Housing Act, Section 10 of P.L. 1985, c. 222 (C. 52:27D-310), a municipality’s housing plan element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with attention to low- and moderate-income housing. This updated Housing Plan Element and Fair Share Plan for the Township of Delran has been prepared in a manner that is consistent with the FHA and MLUL requirements, and contains the following, as spelled out in the FHA:

- a. *An inventory of the municipality’s housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low- and moderate-income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor’s office, including but not limited to the property record cards;*
- b. *A projection of the municipality’s housing stock, including the probable future construction of low- and moderate-income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;*
- c. *An analysis of the municipality’s demographic characteristics, including but not necessarily limited to, household size, income level and age;*
- d. *An analysis of the existing and probable future employment characteristics of the municipality;*
- e. *A determination of the municipality’s present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing, as established pursuant to section 3 of P.L.2024, c. 2 (C.52:27D-304.1);*
- f. *A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing;*

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- 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. For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, established pursuant to section 4 of P.L.2004, c. 120 (C.13:20-4), an analysis of compliance of the housing element with the Highlands Regional Master Plan of lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands-conforming municipalities. This analysis shall include consideration of the municipality's most recent Highlands Municipal Build Out Report, consideration of opportunities for redevelopment of existing developed lands into inclusionary or 100 percent affordable housing, or both, and opportunities for 100 percent affordable housing in both the Highlands Planning Area and Highlands Preservation Area that are consistent with the Highlands regional master plan; and*
- i. 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.*

[N.J.S.A.52:27D-310]

This Housing Plan Element and Fair Share Plan will address the Township's obligations to provide a realistic opportunity for the construction of low- and moderate-income housing in accordance with the Fair Housing Act, and the MLUL for the Fourth Round period of 2025 – 2035. The preparation of a Housing Plan Element and Fair Share Plan is the first step in petitioning the court for Substantive Certification and Judgement of Repose.

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Analysis of Demographic, Housing, and Employment Characteristics

As required by N.J.S.A. 52:27D-310, all housing elements must contain a discussion of the municipality's demographic, housing, and economic characteristics. The following subsections fulfill this requirement by providing a profile of the Township's demographic, housing and employment characteristics based on information from the US Census Bureau, and the New Jersey Department of Labor and Workforce Development.

*Delran Demographics***Population**

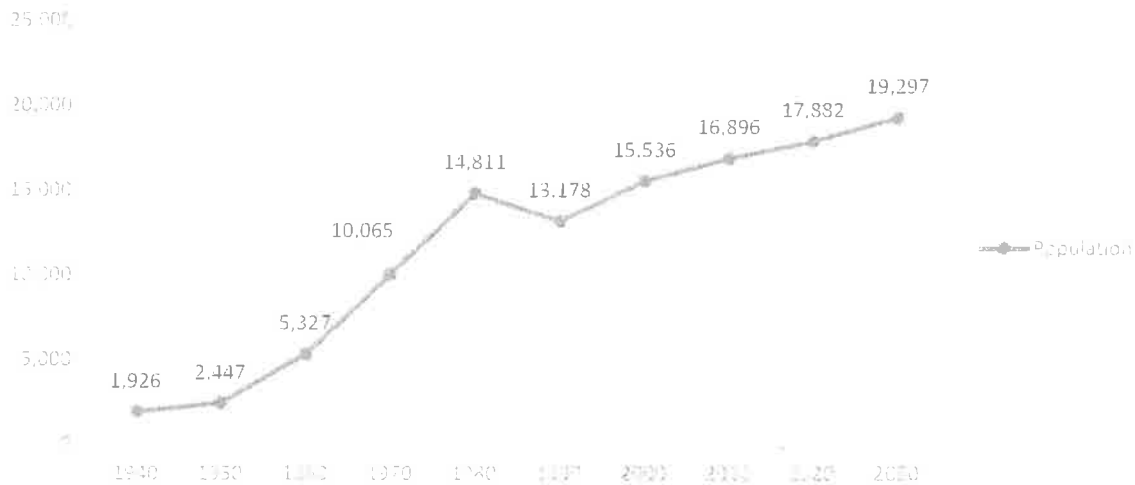
The Township of Delran has experienced steady increases in population over the past few decades. According to the 2020 U.S Census, the Township population stood at 17,882 residents, marking a 5.84 % increase from the 16,896 residents recorded in 2010. In comparison, the Township's population rose a bit more sharply between 2000 and 2010, increasing 8.75 % from the 15,536 residents recorded by the 2000 Census. In comparison, Burlington County's population increased at a slower rate during this time period, increasing 5.98 % between 2000 and 2010, and by 2.93 % between 2010 and 2020. Table 1 below illustrates the population growth trends for both Delran Township and Burlington County from 2000 through 2020.

Table 1: Population Trends, 2000 - 2010					
	2000	2010	2020	Percent Change 2000-2010	Percent Change 2010-2020
Delran Township	15,536	16,896	17,882	8.75%	5.84%
Burlington County	423,394	448,734	461,860	5.98%	2.93%
<i>Source: US Census Bureau Decennial Census (Table DP-1)</i>					

Delran's population growth and decline between 1940 – 2050 (actual and estimated) is illustrated in Figure 1 below. The largest population growth occurred between 1950 (when the Township had 2,447 residents) to 1960 when population increased by 117.7 % to 5,327 residents. The largest numerical increase occurred between 1970 and 1980, when population increased from 10,065 residents to 14,811 residents, representing an increase of 4,746 Township residents. While the Township's population decreased to 13,178 residents by 1980, population totals rebounded in the next decade, reaching 15,536 people by 2000. It is projected that Delran's population will continue to increase between 2020 and 2050.

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Population over time in Delran, NJ



Source: US Census Bureau, Decennial Census, Source: US Census Bureau, Decennial Census, Delaware Valley Regional Planning Commission Population & Employment Forecasts

Population Composition by Age

The age composition of Delran has shifted slightly between age cohorts since 2000, as illustrated in Table 2 below. According to the U.S. Census Bureau's Decennial Census Estimates, most age cohorts increased within the Township, with the exception of 5-9 years (7.92 % decrease), 25-34 years (1.04 % decrease) and 35-44 years (8.92 % decrease). In general, these increases for most cohorts is reflective of the overall population growth experienced by the Township over this time period.

Table 2: Population by Age Cohort, Delran Township, 2000 - 2020

Population and Cohort Type	2000		2020		Percent Change 2000-2020
	Number	Percent	Number	Percent	
Total population	15,536	100%	17,882	100%	15.10%
Under 5 years	970	6.24%	978	5.47%	0.82%
5 to 9 years	1,124	7.23%	1035	5.79%	-7.92%
10 to 14 years	1,043	6.71%	1,344	7.52%	28.86%
15 to 19 years	1,044	6.72%	1217	6.81%	16.57%
20 to 24 years	861	5.54%	1,035	5.79%	20.21%
25 to 34 years	2,307	14.85%	2,283	12.77%	-1.04%
35 to 44 years	2,611	16.81%	2,378	13.30%	-8.92%
45 to 54 years	2,374	15.28%	2,563	14.33%	7.96%
55 to 59 years	852	5.48%	1,315	7.35%	54.34%
60 to 64 years	678	4.36%	1,114	6.23%	64.31%
65 to 74 years	1,003	6.46%	1593	8.91%	58.82%

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Table 2: Population by Age Cohort, Delran Township, 2000 - 2020

Population and Cohort Type	2000		2020		Percent Change 2000-2020
	Number	Percent	Number	Percent	
75 to 84 years	537	3.46%	744	4.16%	38.55%
85 years and over	132	0.85%	283	1.58%	114.39%

Source: US Census Bureau, Decennial Census (Table DP-1)

The age composition of Burlington County has shifted in different manner that that of the Township, as illustrated in Table 3 below. With the exception of the 15-19- and 20-24-year-old cohorts, all other cohorts under the age of 44 decreased, while those aged 45 and above increased percentage-wise.

Table 3: Population by Age Cohort, Burlington County, 2000 - 2020

	2000		2020		Percent Change 2000-2020
	Number	Percent	Number	Percent	
Total population	423,394	100%	461,860	100%	9.09%
Under 5 years	27,172	6.42%	22,728	4.92%	-16.36%
5 to 9 years	30,391	7.18%	25,827	5.59%	-15.02%
10 to 14 years	31,219	7.37%	29,574	6.40%	-5.27%
15 to 19 years	26,859	6.34%	28,476	6.17%	6.02%
20 to 24 years	22,436	5.30%	28,794	6.23%	28.34%
25 to 34 years	57,677	13.62%	57,000	12.34%	-1.17%
35 to 44 years	75,817	17.91%	57,421	12.43%	-24.26%
45 to 54 years	60,060	14.19%	61,528	13.32%	2.44%
55 to 59 years	21,755	5.14%	35,952	7.78%	65.26%
60 to 64 years	16,790	3.97%	32,959	7.14%	96.30%
65 to 74 years	29,037	6.86%	46,714	10.11%	60.88%
75 to 84 years	18,690	4.41%	24,436	5.29%	30.74%
85 years and over	5,491	1.30%	10,451	2.26%	90.33%

Source: US Census Bureau, Decennial Census (Table DP-1)

The median age of Delran residents was 39.2 as of the 2020 census, which is a 6.81 % increase from the median age of 36.7 as of 2020, as indicated in Table 4 below. In contrast, Burlington County's median age rose from 37.1 in 2000 to 41.6 in 2020, a 12.13 % increase. In addition to the median age of Delran residents being less than the County, it is also lower than the statewide median age of 39.9, which increased at a rate of 8.72 %, also slightly higher than that of the Township. While it appears that the broader trend on both the County and State level is reflective of the Baby Boomer generation continuing to age and are not being replaced by younger cohorts, the trend within Delran is more reflective of continued population growth among the various age cohorts within the Township.

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Table 4: Median Age, 2000 – 2020

	2000	2020	Percent Change
Delran Township	36.7	39.2	6.81%
Burlington County	37.1	41.6	12.13%
New Jersey	36.7	39.9	8.72%

Source: US Census Bureau, Decennial Census (Table DP-1)

Households

Table 5 provides number of households and household sizes within Delran Township and Burlington County. A household is defined as one or more individuals, related or not, living together in a single housing unit. According to the 2023 ACS 5-Year estimates, there were approximately 6,828 households in Delran. Of these, 33.33 % were households of two people, the largest percentage, followed by 24.4 % with one person, 24.43 % with 4 or more people, and 17.84 % with three people.

In comparison, the County recorded 32.94 % two-person households, 26.68 % one-person households, 23.86 % four-person households, and 16.52 % three-person households. Delran's average household size was 2.62 people, which is slightly more than both the County's average of 2.58 and New Jersey's average of 2.61, according to the ACS estimates.

Table 5: Household Characteristics in Delran, Burlington and New Jersey

	Delran Township		Burlington County		New Jersey	
	Number	Percent	Number	Percent	Number	Percent
Total Households	6,828	100%	176,046	100%	3,478,355	100%
1-person	1,666	24.40%	46,962	26.68%	918,897	26.42%
2-persons	2,276	33.33%	57,994	32.94%	1,081,842	31.10%
3-persons	1,218	17.84%	29,079	16.52%	594,946	17.10%
4 or more persons	1,668	24.43%	42,011	23.86%	882,670	25.38%
Average Household Size	2.62 people		2.58 people		2.61 people	

Source: US Census Bureau, ACS 5-year Estimates 2019 to 2023 (Table S2501& B25010)

Family households are defined as two or more individuals living together in the same residence, related by blood, marriage, or adoption. Of the total 6,828 households within Delran, a total of 4,841 (70.90 %) are family households, while 1,987 (29.10 %) are non-family households. In contrast, Burlington County has 68.24 % family households and 31.76 % non-family households, which are similar ratios to that of the Township.

Within Delran, approximately 80.25 % of family households consist of married couple householders. Among the remaining family households, 8.06 % are headed by a single male householder, and 11.69 % are headed by a single female householder. The average family size in Delran is 3.18 persons. In comparison, Burlington County consists of 76.73 % married couples, with 6.12 % male householders and

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17.15 % female householders. Further, 11.1 % of the households in Delran are comprised of individuals aged 65 or older, totaling 758 households, whereas in comparison, 12.4 % Burlington County households are headed by individuals aged 65 or older.

Table 6: Household by Type, Delran and Burlington County				
	Delran Township		Burlington County	
	Number	Percent	Number	Percent
Total Households	6,828	100.00%	176,046	100.00%
Average Household Size	2.62 people		2.58 people	
Total Families	4,841	70.90%	120,137	68.24%
Average Family Size	3.18 people		3.15 people	
Married Couple Family	3,885	80.25%	92,183	76.73%
With own children under 18 years	1,763	45.38%	35,933	38.98%
No children under 18 years	2,122	54.62%	56,250	61.02%
Male householder, no wife present	390	8.06%	7,355	6.12%
With own children under 18 years	137	35.13%	3,210	43.64%
No own children under 18 years	253	64.87%	4,145	56.36%
Female householder, no husband present	566	11.69%	20,599	17.15%
With own children under 18 years	159	28.09%	9,809	47.62%
No own children under 18 years	407	71.91%	10,790	52.38%
Nonfamily Households	1,987	29.10%	55,909	31.76%
65 years and over	758	11.1%	21,830	12.4%

Source: US Census Bureau, American Community Survey 5-year Estimates 2019 to 2023 (Table S1101)

Housing Conditions

Existing Housing Units

Delran's housing stock is predominantly occupied, as indicated in Table 7. According to 2023 ACS estimates, the Township has a total of 7,068 housing units, of which 6,828 units (96.60 %) are occupied, and 240 (3.40 %) are vacant. Among the occupied units, the majority (4,924 or 72.26 %) are owner-occupied, while 1,894 (or 27.74 %) are renter-occupied.

Table 7: Housing Units in Delran Township		
	Number	Percent
Total Housing Units	7,068	100.00%
Occupied Housing Units	6,828	96.60%
Owner Occupied	4,934	72.26%
Renter Occupied	1,894	27.74%
Vacant Housing Units	240	3.40%
For rent	53	22.08%
Rented, not occupied	0	0.00%
For sale only	0	0.00%

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Table 7: Housing Units in Delran Township

Sold, not occupied	44	18.33%
For seasonal, recreational, or occasional use	0	0.00%
For migrant workers	0	0.00%
Other vacant	143	59.58%

Source: US Census Bureau, ACS 5-year Estimates 2019 to 2023 (Tables DP04 and B25004)

As indicated in Figure 2 below, 1,733 housing units (24.52 % of existing housing stock) within Delran was built between 1970-1979, which represents the largest amount of housing stock within the Township.

Figure 2: Age of Housing Stock Delran Township

Source: US Census Bureau, ACS 5-year Estimates 2019 to 2023 (Table DP04)

Housing Type and Size

Delran's housing stock is predominantly comprised of one-unit detached homes, making up an estimated 63.65 % of the Township's total housing units as indicated in Table 8 below. The next highest housing type is those consisting of 1-unit attached homes, which makes up 9.27 % of all housing units. More than one-third (34.03 %) of Delran's housing inventory is made up of 3-bedroom homes, followed by 4-bedroom homes at 28.78 %.

Table 8: Housing Units by Type: Delran Township

	Number	Percent
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Table 8: Housing Units by Type: Delran Township

Total Housing Units	7,068	100.00%
1-unit detached	4,499	63.65%
1-unit, attached	655	9.27%
2 units	117	1.66%
3 or 4 units	623	8.81%
5 to 9 units	383	5.42%
10 to 19 units	552	7.81%
20 or more units	239	3.38%
Mobile home	0	0.00%
Boat, RV, Van etc	0	0.00%
Bedrooms		
No bedroom	28	0.40%
1 bedroom	1348	19.07%
2 bedrooms	934	13.21%
3 bedrooms	2,405	34.03%
4 bedrooms	2,034	28.78%
5 or more bedrooms	319	4.51%

Source: US Census Bureau, ACS 5-year Estimates 2019 to 2023 (Tables DP04)

Housing Values and Contract Rents

According to the ACS 5-Year Estimates, almost half (49.94 %) of housing units in Delran are valued between \$ 300,000 - \$ 499,999, as compared to Burlington County, in which 37.31 % of housing units are within this price range. Table 9 provides a detailed breakdown of home values for owner-occupied units within the Township and the County. 0.73 % and 1.86 % of housing units within Delran were valued at less than \$ 50,000 and between \$50,000 - \$99,999, respectively, as compared to the County's 2.86 % and 1.33 %. The median value of an owner-occupied home in Delran was \$ 326,000, which is almost identical to the County's median, which was \$ 326,700.

Table 9: Value of Owner-Occupied Housing Units, 2019 -2023

	Delran Township		Burlington County	
	Number	Percent	Number	Percent
Total	4,934	100.00%	133,325	100.00%
Less than \$50,000	36	0.73%	3,817	2.86%
\$50,000 to \$99,999	92	1.86%	1,778	1.33%
\$100,000 to \$149,999	125	2.53%	5,486	4.11%
\$150,000 to \$199,999	360	7.30%	12,658	9.49%
\$200,000 to \$299,999	1415	28.68%	34,881	26.16%
\$300,000 to \$499,999	2,464	49.94%	49,746	37.31%
\$500,000 to \$999,999	336	6.81%	22,389	16.79%
\$1,000,000 and greater	106	2.15%	2,570	1.93%
Median Value	\$326,600		\$326,700	

Source: US Census Bureau, ACS 5-year Estimates 2019 to 2023 (Tables DP04)

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Almost half of the rental prices in Delran (48.34 %) are between \$1,000 to \$ 1,499. Table 10 provides a detailed breakdown of gross rent paid within the Township. According to the ACS 5-Year Estimates, the median gross rent in Delran was \$1,464, which is lower than the County median of \$1,669. Delran had no units with rents under \$500 per month, while ACS estimates indicate the 2.92 % of County units had rents below this threshold. Additionally, an estimated 26 Delran units did not require cash rent payments, compared to 1,280 such units across the County.

Table 10: Gross Rent Paid, 2019 - 2023				
	Delran Township		Burlington County	
	Number	Percent	Number	Percent
Total	1,868	100.00%	41,441	100.00%
Less than \$500	0	0.00%	1,210	2.92%
\$500 to \$999	150	8.03%	3,431	8.28%
\$1,000 to \$1,499	903	48.34%	11,958	28.86%
\$1,500 to \$1,999	416	22.27%	12,181	29.39%
\$2,000 to \$2,499	316	16.92%	7,886	19.03%
\$2,500 to \$2,999	83	4.44%	3,009	7.26%
\$3,000 or more	0	0.00%	1,766	4.26%
No rent paid	26		1,280	
Median Contract Rent	\$1,454		\$1,669	

Source: US Census Bureau, ACS 5-year Estimates 2019 to 2023 (Tables DP04)

Housing Conditions

Overcrowding is minimal in Delran, with approximately 0.59 % (29 units) of owner-occupied units and 1.48 % (28 units) renter-occupied units exceeding one person per room. As outlined in Table 11 below, no units within the Township lack complete plumbing and kitchen facilities. Housing deficiencies are often key factors in assessing overall housing conditions and determining municipal rehabilitation needs.

Table 11: Housing Deficiency Characteristics, Delran Township 2023		
Housing Units with 1.01 or More Persons Per Room		
	Count	Percent
Owner-Occupied	29	0.59%
Renter-Occupied	28	1.48%
Plumbing Facilities		
Total Occupied Housing Units	6,828	100.00%
Lacking complete plumbing facilities	0	0.00%
Kitchen Equipment		
Total Occupied Housing Units	6,828	100%
Lacking complete kitchen facilities	0	0.00%

Source: US Census Bureau, ACS 5-year Estimates 2019 to 2023 (Tables B25014, S2504)

Housing Stock

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Delran issued building permits for 575 new residential units between January 2013 and December 2023 as indicated in Table 12 below, which is based upon data provided by the NJ Department of Consumer Affairs. A total of 41 residential demolition permits were issued during this time period. Subtracting the demolition permits from the construction permits reveals a net increase of 534 residential units over the same timeframe. Of the 575 permits, 303 were for 1 & 2 family homes and 272 were for multi-family units. The two years with the highest number of permits issued were 2022 (308 permits) and 2021 (162 permits). In comparison, the amount of permits issues was much lower for all other years, and no permits were issued at all 2014. In general, excluding 2021 and 2022, this data indicates that Township has seen slow growth in housing stock during this time period.

Table 12: Building Permits and Demolition Permits Issued 2013 - 2023						
Year	1&2 Family	Multi Family	Mixed Use	Total New Construction	Total Residential Demolitions	Net Units Added
2013	2	0	0	2	2	0
2014	0	0	0	0	0	0
2015	3	0	0	3	1	2
2016	15	0	0	15	3	12
2017	22	0	0	22	21	1
2018	20	0	0	20	3	17
2019	5	0	0	5	1	4
2020	26	0	0	26	0	26
2021	82	80	0	162	6	156
2022	116	192	0	308	3	305
2023	12	0	0	12	1	11
Total	303	272	0	575	41	534

Source: NJ DCA, Construction Reporter 2013 to 2023

*Economic Data***Employment Status**

ACS estimates provide data on the work activity of residents aged 16 and older. Delran's working-age population was 14,282, with approximately 10,369 residents in the labor force as indicated in Table 13 below. Approximately 27.40% of the City's working-age residents were not participating in the labor force at the time of the 5-year ACS estimates, which is lower than the County's 33.43 % non-participation rate. 72.22 % of Delran's labor force (10,315 people) were employed in civilian jobs, with 54 residents (0.38 % of the Township's labor force) reported as members of the armed forces. Delran's 2.73 % unemployment rate is lower than that of the County, which stood at 3.34 %.

Table 13: Employment Status, 2023				
	Delran Township		Burlington County	
	Number	Percent	Number	Percent
Population 16 years and over	14,282	100.00%	380,584	100.00%
In labor force	10,369	72.60%	253,351	66.57%

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Table 13: Employment Status, 2023

	Delran Township		Burlington County	
	Number	Percent	Number	Percent
Civilian Labor Force	10,315	72.22%	247,803	65.11%
Employed	9,925	69.49%	235,108	61.78%
Unemployed	390	2.73%	12,695	3.34%
Armed Forces	54	0.38%	5,548	1.46%
Not in Labor Force	3,913	27.40%	127,233	33.43%

Source: US Census Bureau, ACS 5-year Estimates 2019-2023 (Table DP03)

Worker Classification

Approximately 80.88 % of Delran's workers were employed in private wage and salary positions, while 3.06 % were self-employed as indicated in Table 14 below. Government employees made up 16.02 % of the workforce, with unpaid family workers representing 0.04 %.

Table 14: Classification of Workers, Delran Township, 2023

	Number	Percent
Total	9,925	100.00%
Private Wage and Salary Worker	8,027	80.88%
Government Worker	1,590	16.02%
Self-Employed Worker	304	3.06%
Unpaid Family Worker	4	0.04%

Source: US Census Bureau, ACS 5-year Estimates 2019-2023 (Table DP03)

Workforce by Sector

An analysis of employed individuals over the age of 16 by economic sector reveals while there is a diverse range of industries in which Delran's working-age population is engaged, three (3) sectors comprise almost half (49.43 %) of the overall total: educational services, healthcare, and social assistance (28 %), professional, scientific, management, administrative, and waste management services (10.90 %), and Finance and insurance, and real estate and rental and leasing (10.53 %).

Table 15: Workforce by Sector, Delran Township, 2023

Industry	Number	Percent
Civilian employed population 16 years and over	9,925	100.00%
Agriculture, forestry, fishing and hunting and mining	27	0.27%
Construction	742	7.48%
Manufacturing	951	9.58%
Wholesale trade	152	1.53%
Retail trade	859	8.65%
Transportation and warehousing, and utilities	586	5.90%
Information	157	1.58%

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Table 15: Workforce by Sector, Delran Township, 2023

Industry	Number	Percent
Finance and insurance, and real estate and rental and leasing	1,045	10.53%
Professional, scientific, and management, and administration and waste management services	1,082	10.90%
Educational services, health care and social assistance	2,779	28.00%
Arts, entertainment, and recreation, and accommodation and food services	542	5.46%
Other services, except public administration	518	5.22%
Public administration	485	4.89%

Source: US Census Bureau, ACS 5-year Estimates 2019-2023 (Table DP03)

Occupations by Type

Table 16 presents a breakdown of occupations by type within the Delran's employed civilian labor force. The largest segment is engaged in management, business, science, and arts occupations (51.27 %), followed by sales and office occupations (20.54 %). Production, transportation, and material moving occupations account for 11.16 % of the total workforce. The sectors with the smallest share are service occupations (9.01 %) and natural resources, construction, and maintenance occupations (8.01 %).

Table 16: Occupations by Type, Delran Township, 2023

	Number	Percent
Employed Civilian population 16 years and over	9,925	100.00%
Management, business, science, and arts occupations	5,089	51.27%
Service occupations	894	9.01%
Sales and office occupations	2,039	20.54%
Natural resources, construction, and maintenance occupations	795	8.01%
Production, transportation, and material moving occupations	1,108	11.16%

Source: US Census Bureau, ACS 5-year Estimates 2019-2023 (Table DP03)

Commuting to Work

As shown in Table 17 below, the vast majority of residents (79.08 %) commute to work alone by private vehicle, which is slightly higher than the County's 74.61%. Those who carpool represent 6.30 % of the workforce, followed by those who rely on public transportation (excluding taxicabs) at 2.20 % and by those who commute by other means (1.8 %). No one in Delran's workforce was recorded as walking to work, as compared to the County rate of 0.83 %.

Table 17: Means of Commute, Delran Township, 2023

	Delran Township		Burlington County	
	Number	Percent	Number	Percent
Workers 16 years and over	9,714	100.00%	235,859	100.00%
Car, truck, van - Drove Alone	7,682	79.08%	175,986	74.61%

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Table 17: Means of Commute, Delran Township, 2023

	Delran Township		Burlington County	
	Number	Percent	Number	Percent
Car, truck, van - Carpooled	612	6.30%	14,911	6.32%
Public transportation (excluding taxicab)	214	2.20%	5,388	2.28%
Walked	0	0.00%	1,969	0.83%
Other means	175	1.80%	2,632	1.12%
Worked from home	1,031	10.61%	34,973	14.83%

Source: US Census Bureau, ACS 5-year Estimates 2019-2023 (Table DP03)

As indicated in Table 18 below, 41.98% % of residents have a commute of more than 30 minutes, which is lower than the County's rate of 44.27 %. In contrast, 35.37 % of residents have a commute of less than 20 minutes, slightly more than the County rate of 34.85 %.

Table 18: Travel Time to Work, 2023

	Delran Township		Burlington County	
	Number	Percent	Number	Percent
Less than 10 minutes	910	10.48%	19,988	9.95%
10 to 19 minutes	2,161	24.89%	50,025	24.90%
20 to 29 minutes	1,967	22.65%	41,950	20.88%
30 to 44 minutes	1,931	22.24%	48,087	23.94%
45 to 59 minutes	1,044	12.02%	18,483	9.20%
60 to 89 minutes	319	3.67%	15,638	7.78%
90 or more minutes	351	4.04%	6,715	3.34%
Mean travel time to work (minutes)	28.5		29.3	

Source: US Census Bureau, ACS 5-year Estimates 2019-2023 (Table DP03, B08303)

State Plan

The State Development and Redevelopment Plan promotes the strategic application of investment and regulatory policy to repair and maintain infrastructure in developed areas, to reestablish adequate levels of service in over-burdened communities and to protect the agricultural, natural and cultural resources of the state. The Policy Map of the State Development and Redevelopment Plan places Delran Township almost entirely within the Metropolitan Planning Area (PA-1) classification. The Metropolitan Planning Area (PA1) provides for much of the states' future redevelopment opportunities. According to the 2001 State Plan, the goals of the Metropolitan Planning Area are to: revitalize cities and towns; promote growth in compact forms; stabilize older suburbs; redesign areas of sprawl; and protect the character of existing stable communities. Additionally, the Metropolitan Planning Area contains large tracts of open space, often in the form of county and state parks and preserves, significant natural areas, and extensive waterfronts.

Delran Township's Housing Plan and Master Plan elements are substantially consistent with the policy goals of the State Development and Redevelopment Plan.

FAIR SHARE PLAN

A Fair Share Plan has been defined by the Amended Fair Housing Act at N.J.S.A. 52:27D-304 as:

“Fair Share Plan” means the plan or proposal that is in a form which may readily be adopted, with accompanying ordinances and resolutions, pursuant to subsection f. of section 3 of P.L.2024, c.2 (C.52:27D-304.1), by which a municipality proposes to satisfy its obligation to create a realistic opportunity to meet its fair share of low- and moderate-income housing needs of its region and which details the affirmative measures the municipality proposes to undertake to achieve its fair share of low- and moderate-income housing, as provided in the municipal housing element, and addresses the development regulations necessary to implement the housing element, including, but not limited to, inclusionary requirements and development fees, and the elimination of unnecessary housing cost-generating features from the municipal land use ordinances and regulations.

The Fair Share Plan for the Township of Delran is broken up into four sections; a Present Need or Rehabilitation Obligation, the Prior Round / First and Second Round (1987-1999) Prospective Need Obligation, the Third Round (1999-2025) Prospective Need Obligation, and the Fourth Round (2025-2035) Prospective Need Obligation.

The Township’s Fair Share Plan specifically describes the completed and proposed mechanisms to address the present need (rehabilitation) obligation, First and Second Round (Prior Round) obligation, Third Round obligation, and Fourth Round obligation.

The Township’s Prior Round obligations were determined by COAH, and the Third Round obligation was a negotiated settlement with Fair Share Housing Center which was approved by the Court. The Township’s Fourth Round obligation numbers were determined using calculations provided by the New Jersey Department of Community Affairs (NJDOH) in a report dated October 2024, and adopted by the Township Council through a binding resolution in accordance with the requirements of the Fair Housing Act.

See Appendices A-1 and A-2 for the resolution adopting the obligation numbers, and the court order fixing the Fourth Round obligation numbers for Delran.

Consideration of Lands Suitable for Affordable Housing

The New Jersey Fair Housing Act (N.J.S.A. 52:27D-310(f)) requires that the Housing Element provide a narrative that includes “a consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.”

As a nearly built-out suburban community, the areas in Delran that are most suitable for development with new inclusionary affordable housing are limited to the few tracts of land that are vacant and available, and are not severely encumbered by wetlands, or located within the Flood Hazard Area along the Delaware River or Rancocas Creek. These areas include primarily the few vacant but developable

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tracts in the immediate vicinity of the Hunters Glen apartment complex in the southern end of the township on Route 130.

All properties in the Township where a developer has approached Township staff or officials and expressed an interest in building affordable housing have been considered, and are included in the plan as potential sites for affordable housing. The Township remains open to additional opportunities for providing housing in the event that any new developers express interest in any particular property or tract of land.

In evaluating opportunities for affordable housing, the Township has used the “presumptive” densities and set asides that were previously established through Mount Laurel litigation and COAH’s rulemaking as a reference and guide, but has sought to apply densities and set asides that meet not only the affordable housing objectives, but also objectives related to the Township’s municipal planning objectives, and site specific context. The previous “presumptive” density for affordable was 6 units per acre. The Township has considered densities of 8 to 12 units per acre for tracts that are currently available, as that density is consistent with existing multi-family projects in Delran, and based on the sizes of the available properties, can yield substantial affordable housing when proposed projects include a 20% set aside of affordable units.

Properties that were considered but at this time are not included in the Township’s Housing Plan as recommended sites for inclusionary development include the following:

Harbor District

The properties located on the north side of St. Mihiel Drive along the Delaware River have been proposed for development as a redevelopment of the existing harbor and boat dock use of the site. A development of condominiums along the waterfront has been proposed to the Township by the current owners of several of the properties that are currently a marina. While some development on these properties may be possible, virtually the entirety of these lands are located within the Flood Hazard Area, and their proximity to the Delaware River and Swedes Run Creek make them prone to flooding. The Township’s current zoning and master plan call for waterfront recreation uses in this area rather than new housing.

While the Township remains open to considering redevelopment of this area due to the high vacancy rate of the marina and boat slips, the Township feels that other sites are more suitable for multi-family development at this time.

Site Suitability

As per previous COAH regulations, the Fair Share Plan must demonstrate site suitability for proposed new units that are not yet fully approved, as required by N.J.A.C. 5:93 -5.3.

A. An “available site” is a site with clear title, and that is free of encumbrances which preclude development for low- and moderate-income housing.

- All sites in the compliance plan are “available”.

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- B. A “developable site” is a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable area-wide water quality management plan and wastewater management plan.
- All sites in the compliance plan are “developable”. All sites are within the sewer service area and will be served by the Township’s Municipal Utilities Authority (MUA).
- C. A “suitable site” is 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 (not in wetlands, flood hazard areas, steep slopes).
- All sites in the compliance plan are “suitable”.
- D. An “approvable site” is a site that 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. A site may be approvable although not currently zoned for low and moderate income housing.
- All sites in the compliance plan are “approvable”. All projects noted in the Prior Round and Third Round plans are either completed, have been approved, or have appropriate zoning regulations in place to make them completely approvable.
 - Projects for the Fourth Round are proposed at this time, and appropriate zoning regulations or redevelopment plans will be adopted to implement the recommendations of this Housing Plan.

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Fair Share Obligation

The Township has the following cumulative affordable housing obligations:

- Rehabilitation / Present Need = 40 Units
- Prior Round / First and Second Round (1987-1999) Prospective Need = 208 Units
- Third Round (1999-2025) Prospective Need = 365 Units
- Fourth Round (2025-2035) Prospective Need = 96 Units

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Present Need (Rehabilitation) Obligation

The Township has a rehabilitation, or present need obligation of 40 units.

The Township currently participates in Burlington County's owner-occupied rehabilitation program, and will continue to participate in the program, making all Township residents who are income qualified eligible for home improvements through the County's CDBG funded program.

The Township will establish and fund a municipal rehabilitation program sufficient to address its 40 unit rehabilitation obligation.

Through both the Municipal and County rehabilitation programs, the Township will satisfy its 40 unit present need obligation.

Delran Township reserves the right to conduct a further analysis of its existing housing stock and adjust the obligation if based on field observations it can be demonstrated that there are less than 40 homes in the Township that are deficient and in need of rehabilitation.

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Prior Round Obligation (1987-1999)

The Township has a requirement of 208 units in order to satisfy its Prior Round (1987 – 1999) obligation. In accordance with previous COAH rules found at N.J.A.C. 5:93, the Township must meet the following minimum and maximum requirements in addressing the 534 total unit obligation.

- **Age Restricted Units:** a municipality may receive credits for age-restricted affordable housing at up to 25 percent of the obligation, minus any RCA contributions.
 - $208 \times 0.25 = 52$
 - The Township may claim a maximum of 52 credits through age-restricted units.
- **Rental Units:** a municipality has an obligation to provide a realistic opportunity for the construction of rental housing of at least 25 percent of the total obligation.
 - $208 \times 0.25 = 52$
 - The Township has an obligation to provide at minimum 52 rental units.
- **Rental Bonus Credits:** A municipality shall be granted a rental bonus for rental units that are constructed and conform to the standards contained in N.J.A.C. 5:93-5.8(d) and 5.9(d) and 5:93-7. A municipality shall receive two units (2.0) of credit for rental units available to the public, but no rental bonuses shall be granted for rental units in excess of the rental obligation. A municipality shall receive one and one-third 1.33 units of credit for age restricted rental units. However no more than 50 percent of the rental obligation shall receive a bonus for age restricted rental units.
 - The Township may claim a maximum of 52 bonus credits from rental units.

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Prior Round Compliance Mechanisms

In accordance with the Township’s Settlement Agreement with Fair Share Housing Center, the Township has addressed its Prior Round Obligation through the development projects listed below. The Township satisfied its Prior Round obligation through several regional contribution agreements (RCA) with other communities within Region 5, as well as through multiple inclusionary family for sale developments, and many special needs housing facilities.

Prior Round Compliance Mechanisms

Project	Type	Credits	Bonus	Total
RCA Burlington City	RCA	43	0	43
Summerhill	Family Sale	69	0	69
Atlantic Delta	Family Rental	5	5	10
Kelsch Associates	Special Needs	5	5	5
Durand Academy	Special Needs	5	5	5
Community Options	Special Needs	6	6	6
Oaks Integrated Care	Special Needs	5	5	5
SERV Properties	Special Needs	5	5	5
Community Options	Special Needs	3	3	3
Garden Club Group Home	Special Needs	4	4	4
Oaks Integrated Care	Special Needs	3	3	3
Oaks Integrated Care	Special Needs	3	3	3
Garden Club Group Home	Special Needs	3	3	3
Garden Club Group Home	Special Needs	3	3	3
Garden Club Group Home	Special Needs	2	2	2
Totals		164	62	216

As the Township more than satisfies its 208 unit obligation with 216 credits, 8 surplus credits from the Summerhill development will be carried into the Third Round.

Descriptions of each prior round project and mechanism are included below:

A map of each of the Prior Round projects can be found in Appendix D-1.

REGIONAL CONTRIBUTION AGREEMENT (RCA)**RCA Burlington City = 43 credits**

In December 2000, the City of Burlington (receiving municipality) and the Township of Delran (sending municipality) entered into a Regional Contribution Agreement. The RCA between Delran and Burlington was 43 units. At \$20,000 per unit, a total of \$860,000 in funds was transferred from Delran Township to the City of Burlington.

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FAMILY FOR SALE***Summerhill Condominiums: 67 credits (61 applied to Prior Round, 6 applied to Third Round)******Block 118.21, Multiple lots******Summerhill Drive******Status: Completed***

The Summerhill development is an extensive inclusionary development located off of Hartford Road known as Block 118.21 Lot 1. This development, formerly known as Creekford, is fully occupied, having been constructed in the mid-1990s. The entire development consists of 669 market rate units and 75 family-for-sale affordable units. Since the time of the initial occupation, 6 affordable units have been lost to foreclosures, and two units have been purchased to be converted to special needs rental units. With some of those foreclosures then extinguishing the affordability controls, and the timing of the affordability controls having been in place for less than 20 years prior to the foreclosure, the Township will apply 67 credits from this development, with 61 being applied to the Prior Round and 6 credits being applied to the Third Round obligation.

FAMILY RENTAL***Atlantic Delta: 5 credits + 5 rental bonus credits******Block 65, Lot 18.01******Route 130******Status: Approved / Permits Issued***

This project was approved by the Township's Planning Board in 2020 for a 240-unit residential apartment development that will consist of 192 market rate units and 48 affordable family rental units. The developer is in the process of obtaining construction permits and sewer connection permits with the Township. Several pre-construction meetings have been held with the Township Engineer's office and construction is anticipated to begin this year.

The Township will apply 5 family rental credits, and 5 bonus credits towards its Prior Round obligation from this project.

SUPPORTIVE HOUSING / SPECIAL NEEDS***Kelsch Associates: 5 credits + 5 rental bonus credits******Block 60, Lot 17******6 Yansick Drive******Status: Completed***

Group Home No. 071 is located on 6 Yansick Drive known as Block 60 Lot 17. This Group Home was established in the 1980s and is operated by Kelsch Associates. The facility is licensed by the DDD. The five bedrooms also qualify for five rental bonus credits which allow Delran Township to count ten (10) affordable credits towards its Prior Round Obligation.

Durand Academy: 5 credits + 5 rental bonus credits***Block 176, Lot 11***

Delran Township – Fourth Round Housing Plan Element & Fair Share Plan

111 Fox Chase Drive**Status: Completed**

Group Home No. 305 is located on 111 Fox Chase Drive known as Block 176 Lot 11. The group home consists of five bedrooms and was initially licensed and established in 1994. The group home is owned and operated by Durand Academy Inc. and is licensed by the DDD. The five bedrooms also qualify for five rental bonus credits which allow Delran Township to count ten (10) affordable credits towards its Prior Round Obligation.

Community Options: 6 credits + 6 rental bonus credits**Block 128.21, Lot 1****106 Wildflower Court, 124 Wildflower Court, 125 Foxglove Drive****Status: Completed**

Group Home No. 718 consists of three condominium units located at 106 Wildflower Court, 124 Wildflower Court, and 125 Foxglove Drive. These condominiums are on Block 118.21 Lot 1. The three condo units each consist of two bedrooms for a total of six (6) bedrooms. The owner and operator of the home, Community Options, Inc., is licensed by the DDD. The six bedrooms also qualify for rental bonus credits which allow the Township to count twelve (12) affordable credits towards its Prior Round Obligation.

Oaks Integrated Care: 5 credits + 5 rental bonus credits**Block 62, Lot 4****35 Moreland Drive****Status: Completed**

Group Home No. 1183 is located on 35 Moreland Drive known as Block 62 Lot 4. The group home consists of five bedrooms. The home is operated by Oaks Integrated Care, Inc., was initially licensed in 2004 and has HUD funding with a 20 year control period (through November 2025). The five bedrooms also qualify for rental bonus credits which allow the Township to count ten (10) affordable credits towards its Prior Round Obligation.

SERV Properties: 5 credits + 5 rental bonus credits**Block 122, Lot 10.04****108C South Bridgeboro Road****Status: Completed**

Group Home No. 1605 is located at 108C South Bridgeboro Road known as Block 122 Lot 10.04. The group home consists of five bedrooms. The owner and operator of the home, SERV Properties & Management, is licensed by the DDD and has a mortgage period through 2031. The five bedrooms also qualify for rental bonus credits which allow the Township to count ten (10) affordable credits towards its Prior Round Obligation.

Community Options: 3 credits + 3 rental bonus credits**Block 24, Lot 5****414 Chestnut Drive**

Delran Township – Fourth Round Housing Plan Element & Fair Share Plan

Status: Completed

Community Options owns and operates an additional group home facility on Fourth Street that has 4 bedrooms available to clients. This facility has a 30 year deed restriction that was put in place in 2018. The Township will claim 4 credits as well as 4 rental bonus credits through this project.

Community Options: 4 credits + 4 rental bonus credits

Block 12, Lot 6.09

83 North Locust Avenue

Status: Completed

Group Home No. 1374 is located on 414 Chestnut Drive known as Block 24 Lot 5. The group home consists of three bedrooms. The owner and operator of the home, Community Options, Inc., is licensed by the DDD. The three bedrooms also qualify for rental bonus credits which allow the Township to count six (6) affordable credits towards its Prior Round Obligation.

Garden Club Group Home: 4 credits + 4 rental bonus credits

Block 118, Lot 4.03

Natalie Road

Status: Completed

Group Home No. 0075 consists of four bedrooms located at Natalie Road and Nicholas Drive. All units are on Block 118 Lot 4.03. The four bedrooms also qualify for rental bonus credits which allow the Township to count eight (8) affordable credits towards its Prior Round Obligation.

There are multiple supportive needs housing facilities all located on this tax parcel, but within separate units.

Kelsch / Garden Club Group Home: 3 credits + 3 rental bonus credits

Block 118, Lot 4.03

178 Natalie Road

Status: Completed

Group Home No. 100 is located at 178 Natalie Road known as Block 118 Lot 4.03. This Group Home was established in 2000 and is operated by Kelsch Associates. The facility is licensed by the DDD. The three bedrooms also qualify for three rental bonus credits which allow Delran Township to count six (6) affordable credits towards its Prior Round Obligation.

There are multiple supportive needs housing facilities all located on this tax parcel, but within separate units.

Garden Club Group Home: 3 credits + 3 rental bonus credits

Block 118, Lot 4.03

127 Natalie Road

Status: Completed

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Group Home No. 2203 is located at 127 Natalie Road known as Block 118 Lot 4.03. This Group Home was established in 2000 and is operated by Kelsch Associates. The facility is licensed by the DDD. The three bedrooms also qualify for three rental bonus credits which allow Delran Township to count six (6) affordable credits towards its Prior Round Obligation

There are multiple supportive needs housing facilities all located on this tax parcel, but within separate units.

Garden Club Group Home: 2 credits + 2 rental bonus credits

Block 118, Lot 4.03

103 Natalie Road

Status: Completed

Group Home No. 1824 is located at 103 Natalie Road known as Block 118 Lot 4.03. The two bedrooms also qualify for two rental bonus credits which allow Delran Township to count four (4) affordable credits towards its Prior Round Obligation.

There are multiple supportive needs housing facilities all located on this tax parcel, but within separate units.

Oaks Integrated Care: 3 credits + 3 rental bonus credits

Block 66, Lot 12

72 Pancoast Boulevard

Status: Completed

Group Home No. 443 is located at 72 Pancoast Boulevard known as Block 66 Lot 12. The group home consists of three bedrooms. The operator of the home, Oaks Integrated Care, Inc., is licensed by the Department of Human Services, and has HUD funding with affordability controls through 2047. The three bedrooms also qualify for rental bonus credits which allow the Township to count six (6) affordable credits towards its Prior Round Obligation.

Oaks Integrated Care: 3 credits + 3 rental bonus credits

Block 110, Lot 17

4303 Bridgeboro Road

Status: Completed

Group Home No. 543 is located at 4303 Bridgeboro Road known as Block 110 Lot 17. The group home consists of three bedrooms. The operator of the home, Oaks Integrated Care, Inc., is licensed by the Department of Human Services, and has HUD funding with affordability controls through 2045. The three bedrooms also qualify for rental bonus credits which allow the Township to count six (6) affordable credits towards its Prior Round Obligation.

Delran Township – Fourth Round Housing Plan Element & Fair Share Plan

Third Round Obligation

The parameters below are based on the Township's Third Round fair share obligation of 365 units under the Settlement Agreement with Fair Share Housing Center, which included the "gap present need" (1999 to 2015) and the "prospective need" (2015-2025). Since the Township is eligible for 92 rental bonus credits, the minimum number of "actual" units required is 273 if all bonuses are utilized. This compliance plan includes 273 "actual" units, as well as the maximum of 91 rental bonus credits being claimed. Additional credits from Third Round projects will be carried into the Fourth Round.

The Township must meet the following minimum and maximum requirements in addressing the 680 total unit obligation:

- **Low/Moderate Income Split:** at least fifty percent (50%) of the units addressing the Third Round Prospective Need shall be affordable to very-low-income and low-income households with the remainder affordable to moderate-income households.
 - $273 \times 0.5 = 136.5$
 - A minimum of 137 units must be affordable to low income households.
- **Very Low Income Units:** Thirteen percent (13%) of all affordable units referenced in the Settlement Agreement, except for those units constructed or approved prior to July 1, 2008, shall be affordable for very low income households, with half of the very-low-income units being available to families.
 - The Township has an obligation to provide at least 26 units for very-low-income households, with at least 13 of those units being available to families.
- **Rental Units:** At least twenty-five percent (25%) of the Third Round Prospective Need shall be met through rental units, including at least half in non-age-restricted rental units available to families.
 - $365 \times 0.25 = 91.25$
 - A minimum of 92 units must be rental units, and at least 41 of those units must be non-age-restricted units that are available to families.
- **Age Restricted Units:** A maximum of 25 percent (25%) of the Township's credits can be from age-restricted senior units.
 - $365 \times 0.25 = 91.25$
 - The Township may claim a maximum of 91 credits from senior units.
- **Family Units:** A minimum of fifty percent (50%) of the units addressing the Third Round Obligation must be non-age restricted affordable units available to families.
 - $273 \times 0.5 = 136.5$

Delran Township – Fourth Round Housing Plan Element & Fair Share Plan

- A minimum of 137 units must be available to families.
- **Rental Bonus Credits:** The Township may claim bonus credits for rental units in accordance with N.J.A.C. 5:93-5.15(d), which states that a municipality shall receive two units (2.0) of credit for rental units available to the public, but no rental bonuses shall be granted for rental units in excess of the rental obligation. A municipality shall receive one and one-third 1.33 units of credit for age restricted rental units. However no more than 50 percent of the rental obligation shall receive a bonus for age restricted rental units. The rental bonus claimed shall not exceed the minimum rental obligation.
 - $365 \times 0.25 = 91.25$ (rental obligation = 92)
 - The Township may claim bonus credits for rental units up to 92 bonus credits

Delran Township – Fourth Round Housing Plan Element & Fair Share Plan

Third Round Compliance Mechanisms

The Township proposes to satisfy its 365 credit Third Round obligation through the following mechanisms:

Third Round Credits				
Project	Type of Unit	Units	Bonus	Total
Surplus Credits (Summerhill)	Family Sale	6	0	6
Stellwag / Foxtail Creek	Senior Sale	20	0	20
Garden Club / Glenbrook	Family Sale	74	0	74
Atlantic Delta / Weiss	Family Rental	43	40	43
Chester Woods	Family Rental	53	48	53
Abrasive Alloy	Family Rental	65	0	65
Salt & Light / Summerhill	Special Needs	2	2	4
Salt & Light / Summerhill	Special Needs	2	2	4
Market to Affordable	Family	8	0	8
Overall Totals		273	92	365

A map of the location of all Third Round projects can be found in Appendix D-2.

A summary of the Township's Third Round compliance mechanisms is below:

FAMILY RENTAL PROJECTS***Atlantic Delta: 43 credits + 40 rental bonus credits******Block 65, Lot 18.01******Route 130******Status: Approved / Permits Issued***

This project was approved by the Township's Planning Board in 2020 for a 240-unit residential apartment development that will consist of 192 market rate units and 48 affordable family rental units. The developer is in the process of obtaining construction permits and sewer connection permits with the Township. Several pre-construction meetings have been held with the Township Engineer's office and construction is anticipated to begin this year.

The Township will apply 43 family rental credits, and 40 bonus credits towards its Third Round obligation from this project, in addition to the 5 credits and 5 bonus credits applied to the Prior Round obligation.

Chester Woods: 53 credits + 48 bonus credits***Block 46, Lot 3******Chester Avenue at Underwood Boulevard******Status: Completed***

Delran Township – Fourth Round Housing Plan Element & Fair Share Plan

This inclusionary multi-family development has been constructed and has been occupied since 2023. The project located on Chester Avenue next to the Holy Cross Academy private school included 265 total apartment units, of which 53 are affordable family rental units. The Township will claim 53 credits and 48 bonus credits from this project.

Abrasive Alloy: 65 credits

Block 125, Lot 14

Rancocas Street

Status: Proposed

Proposed for this site is a 100% affordable family rental development of 65 units. The Township is currently working with the Michaels Organization in developing the property. The lot is owned by the Township and will be donated to the Michaels Organization in support of the project. The remains of a former industrial building remain on the property, and the Township has also committed to funding the demolition of any existing structures on the site in order to facilitate the new development.

As this site is a former aluminum processing facility, some environmental contamination has been identified. The Township is in the process of remediating this environmental contamination. The Township received HDSRF grant funding from the state to prepare environmental investigations into the site. The next steps in this project are for Township and the Michaels Organization to coordinate with NJDEP and prepare a remediation action plan for the site to prepare the site for residential development.

Although no construction has taken place on the site, due to the slow nature of environmental remediation and the process for testing, the site remains viable and the developer has maintained interest in developing the property with a 100% affordable family rental project to be funded primarily by LIHTC 9% credits, and Township assistance.

The Township will claim 65 family rental credits from this project towards its Third Round obligation.

FAMILY FOR SALE PROJECTS

Summerhill Condominiums: 6 credits (61 applied to Prior Round, 6 applied to Third Round)

Block 118.21, Multiple lots

Summerhill Drive

Status: Completed

The Summerhill development is an extensive inclusionary development located off of Hartford Road known as Block 118.21 Lot 1. This development, formerly known as Creekford, is fully occupied, having been constructed in the mid-1990s. The entire development consists of 669 market rate units and 75 family-for-sale affordable units. Since the time of the initial occupation, several affordable units have been lost to foreclosures. With some of those foreclosures then extinguishing the affordability controls, and the timing of the affordability controls having been in place for less than 20 years prior to the foreclosure, 6 units in total were lost. In addition, two condos from this development were purchased and converted into affordable special needs rental projects, leaving

Delran Township – Fourth Round Housing Plan Element & Fair Share Plan

67 of the initial 75 affordable family for sale condos as eligible for credit. The Township will apply 61 credits from this development towards its Prior Round obligation and 6 credits towards its Third Round obligation.

Garden Club / Glenbrook: 74 credits

Block 118, Lot 4.03

Bridgeboro Road

Status: Completed

The Garden Club development is an inclusionary development very similar and proximate to Summerhill located off Bridgeboro Road, known as Block 118 Lot 4.03. This inclusionary development is built and occupied. The entire development consists of 674 market rate units and 75 family-for-sale affordable units. As one of the affordable units within this development was lost to foreclosure less than 20 years after the initial affordability controls were put in place, the Township will claim 74 credits of family for sale housing through this project.

SENIOR FOR SALE

Stellwag / Foxtail Creek: 20 credits

Block 116, Multiple Lots

Bridgeboro Road at Hartford Road

Status: Completed

This project received an amended subdivision and site plan approval from the Township's Planning Board in the Spring of 2022, while it was already under construction. The project is now complete and occupied. The project includes a total of 111 senior for sale units, inclusive of 20 affordable units.

The Township will claim 20 units of age-restricted credits from this project towards its Third Round obligation.

SUPPORTIVE / SPECIAL NEEDS HOUSING

Salt & Light / Summerhill Supportive Housing: 4 credits + 4 bonus credits

Block 13.04, Lot 2

109 Foxglove, 133 Foxglove

Status: Completed

The Salt & Light Corporation purchased two condominium units from the Summerhill Condominium development and has converted each of the 2-bedroom condo into a 2-bedroom special needs housing unit. The purchase of these units was done using Federal NHTF money, and specifically is targeted towards special needs populations making less than 30% of the area median income.

The Township will claim 2 credits from each of these and 2 rental bonus credits, for a total of 4 credits and 4 bonus credits.

Deiran Township – Fourth Round Housing Plan Element & Fair Share Plan

ADDITIONAL COMPLIANCE MECHANISMS

Market to Affordable Program: 8 credits

Location Varies

Proposed

The Market to Affordable Program for For-Sale and Rental units is being established to create opportunities for low- and moderate-income households to buy or rent homes within existing neighborhoods in the Township. The Market to Affordable Program will utilize Affordable Housing Trust Fund Monies to “buy down” the cost of a market rate unit in order to make the unit affordable to a very low, low, or moderate income household for a 30-year restriction period. This program may also be supplemented with the Township’s affordability assistance programs.

This program was initially proposed as a 10 unit program in the previously adopted Third Round Plan, due to changes in the housing market, the Township has adjusted this target to 8 affordable units as a more feasible number.

The Township is committed to achieving the 6 market to affordable conversions. Although a market to affordable program is subject to the market availability of certain properties, the Township will make practical efforts to convert housing as it becomes available into deed restricted affordable units, and has allocated funding in the Affordable Housing Trust Fund Spending Plan to accommodate an average of \$50,000 towards each project.

Delran Township – Fourth Round Housing Plan Element & Fair Share Plan

Fourth Round Obligation

Delran Township has a Fourth Round prospective need (new construction) obligation of 96 affordable housing units. With the potential to claim a maximum of 24 bonus credits, the Township has an obligation to provide for the construction of at least 72 actual affordable units.

The Township must meet the following minimum and maximum requirements in addressing the 96 unit RDP obligation, in accordance with N.J.A.C.52:27D-311.I.

- **Low/Moderate Income Split:** at least fifty percent (50%) of the actual units shall be affordable to very-low-income and low-income households with the remainder affordable to moderate-income households.
 - $72 \times 0.5 = 36$
 - A minimum of 36 units must be affordable to low income households, if only 72 units are constructed. For all units proposed, at least 50% of the units shall be for low income households.
- **Very Low Income Units:** Thirteen percent (13%) of all affordable units must be affordable to very low income households, with half of the very-low-income units being available to families
 - $96 \times 0.13 = 13$
 - $13 \times 0.5 = 6.5$ (7)
 - The Township has an obligation to provide at least 13 units for very-low-income households, with at least 7 of those units being available to families if only 72 units are constructed. For all units proposed, at least 13% of the units shall be for low income households, with half being available to families.
- **Family Units:** A minimum of fifty percent (50%) of the actual units must be non-age restricted affordable units available to families.
 - $72 \times 0.5 = 36$
 - A minimum of 36 units must be available to families if only 72 units are constructed. For all units proposed, at least 50% of the units shall be for available to families with children.
- **Rental Units:** At least twenty-five percent (25%) of the actual units to be constructed shall be met through rental units, including at least half in non-age-restricted rental units available to families.
 - $72 \times 0.25 = 18$
 - A minimum of 18 units must be rental units, and at least 9 of those units must be non-age-restricted units that are available to families if only 72 units are constructed. For all units proposed, at least 25% of the units shall be for rent, with at least half of those being available to families with children.

Delran Township – Fourth Round Housing Plan Element & Fair Share Plan

- **Age Restricted Units:** A maximum of 30 percent (30%) of the Township's credits can be from age-restricted senior units.
 - $96 \times 0.3 = 28.8$ (28)
 - The Township may claim a maximum of 28 credits from age-restricted senior units.
- **Bonus Credits:** The Township may claim bonus credits for a maximum of 25% of the obligation.
 - $96 \times 0.25 = 24$
 - The Township may claim a maximum of 24 bonus credits.

In accordance with N.J.A.C.52:27D-311.k, bonus credits may be claimed for the following types of affordable units:

1. 1.0 bonus credits for special needs housing or permanent supportive housing;
2. 0.5 bonus credits for any affordable housing created in partnership with a non-profit housing developer;
3. 0.5 bonus credits for affordable housing created within ½ mile of a transit station, or within 1 mile of a transit station if the site is located within a garden state growth zone.
4. 0.5 bonus credits for age-restricted housing, provided that no more than 10% of the age restricted housing receives bonus credit.
5. 0.5 bonus credits for each three-bedroom affordable unit beyond the minimum requirement for three-bedroom units.
6. 0.5 bonus credits for each affordable unit constructed on land that was previously developed and utilized for retail, office, or commercial space;
7. 0.5 bonus credits for each affordable rental unit that has its affordability controls extended for a new term of affordability, and the municipality contributes funding towards the costs necessary for this preservation.
8. 1.0 bonus credit for each affordable unit in a 100% affordable development in which the municipality contributes toward the costs of the project, either from financial donations, property donations, provided that the municipality funds at least 3% of the cost of the project.
9. 0.5 bonus credits for each affordable unit for very low income families beyond the 13% minimum requirement.
10. 1.0 bonus credits for each market rate unit that is converted to an affordable unit.

Delran Township – Fourth Round Housing Plan Element & Fair Share Plan

Fourth Round Compliance Mechanisms

The Township has a Fourth Round Prospective Need obligation of 96 affordable units.

The Township proposes to satisfy its 96 unit Fourth Round obligation through the following mechanisms:

Fourth Round Credits				
Project	Type of Unit	Units	Bonus	Total
Hunters Glen Expansion	Senior Rental	18		18
Hunters Glen Expansion	Family Rental	21		21
Extension of Expiring Controls	Family Sale	72	24	96
Overall Totals		111	24	135

A map of all the proposed Fourth Round projects can be found in Appendix D-3.

FAMILY RENTAL

Hunters Glen Apartments: 21 credits

Block 9, Lot 47.05

Delran Parkway and Holly Court

Status: Proposed

The property located at the end of Delran Parkway and immediately west of the Hunters Glen Apartment complex in the southwest end of the Township is currently vacant. The owner of the property is the owner of the Hunters Glen Apartments, and has approached the Township with a proposal to expand the apartment complex into this vacant land. The proposal would be to construct apartment buildings at a similar scale and density to those already existing in Hunters Glen, and to extend the roadway network of Hunters Glen onto this site. Proposed is an inclusionary development of 104 family rental units with a 20% affordable set aside for 21 affordable family rental units.

The property is free of any environmental encumbrances such as wetlands or steep slopes, and is located outside of the Flood Hazard Area. The site would be accessible from one of the existing roads within Hunters Glen, and with emergency access to Delran Parkway also proposed. The site is within a designated sewer service area and public water and utilities are available. Although adjacent to light industrial uses in the form of warehouses, there is sufficient space on this property to provide for adequate buffering between the residences and the industrial users on Delran Parkway. Being surrounded to the north and east by the Hunters Glen Apartments, expanding the multi-family use onto this property is a logical extension of the existing development.

The site is currently zoned for industrial uses. The Township will rezone the property to permit multi-family development at a density sufficient to permit 104 apartment units and include a mandatory set aside of 20% for affordable units.

Delran Township – Fourth Round Housing Plan Element & Fair Share Plan

SENIOR RENTAL**Hunters Glen Apartments: 18 credits****Block 9, Lot 46****Pheasant Road / Route 130****Status: Proposed**

In addition to the proposed expansion for family rental apartments discussed above, the owner of the Hunters Glen Apartment complex also has control over another large parcel immediately adjacent to the development, and has approached the Township with a proposal to expand. The parcel located at the intersection of Delran Parkway and Route 130 is approximately 12 acres of land that is currently vacant and mostly cleared. The site has frontage on Route 130, Delran Parkway, and can also be accessed from the roundabout located inside the main entrance to Hunters Glen.

The proposal for this site is to create a senior living age restricted rental component to compliment the family units in Hunters Glen. The new development would be connected to Hunters Glen through a new internal road on the adjacent Hunters Glen property from the roundabout and to construct 88 senior apartments or townhouse style dwellings that would be rented. With a 20% set aside from the 88 total units this would yield 18 affordable senior rental units.

The proposal may also include a commercial component on the site's Route 130 frontage, as the property is essentially a flag lot with the bulk of the area located behind existing commercial uses along the highway. A potential subdivision of approximately 1.75 acres of the 12 acres of the property would allow for small scale commercial uses on the highway while the remaining 10+ acres of the site can accommodate a residential development.

The site is currently zoned for industrial uses. The Township will rezone the property to permit age-restricted development at a density sufficient to permit 88 apartment units or townhouses, and include a mandatory set aside of 20% for affordable units.

ADDITIONAL COMPLIANCE MECHANISMS**Extensions of Expiring Controls: 72 credits + 24 bonus credits**

Records from the Township's affordable housing administrative agent indicate that there are potentially 72 owner occupied family for sale affordable units located primarily within Summerhill and Garden Club that either have had their affordability controls expire, or have controls that are due to expire prior to the end of the current period on June 30, 2035. The Township will pursue working with its administrative agent and the existing low/moderate income homeowners to extend the controls by an additional 40 years for each unit.

Extensions of Expiring Controls					
Address	Purchase Date	Control Period	Income	Purchase Price	Expiration of Controls
5 FOXGLOVE DRIVE	May 26, 1994	30	L	\$40,792.00	May 26, 2024

Delran Township – Fourth Round Housing Plan Element & Fair Share Plan

Extensions of Expiring Controls					
Address	Purchase Date	Control Period	Income	Purchase Price	Expiration of Controls
7 FOXGLOVE DRIVE	May 19, 1994	30	L	\$43,231.00	May 19, 2024
9 FOXGLOVE DRIVE	June 28, 1996	30	L	\$41,241.00	June 28, 2026
13 FOXGLOVE DRIVE	April 13, 1995	30	L	\$40,792.00	April 13, 2025
14 FOXGLOVE DRIVE	August 14, 1996	30	L	\$38,000.00	August 14, 2026
15 FOXGLOVE DRIVE	February 14, 1995	30	L	\$43,231.00	February 14, 2025
19 FOXGLOVE DRIVE	February 27, 2003	30	L	\$58,708.00	February 27, 2033
33 FOXGLOVE DRIVE	November 24, 1999	30	L	\$48,665.00	November 24, 2029
34 FOXGLOVE DRIVE	February 29, 2000	30	L	\$48,135.00	March 1, 2030
36 FOXGLOVE DRIVE	March 15, 2002	30	L	\$52,051.00	March 15, 2032
44 FOXGLOVE DRIVE	December 19, 1995	30	L	\$43,231.00	December 19, 2025
46 FOXGLOVE DRIVE	September 27, 1995	30	L	\$40,792.00	September 27, 2025
47 FOXGLOVE DRIVE	September 27, 2001	30	L	\$54,768.00	September 27, 2031
60 FOXGLOVE DRIVE	December 31, 1996	30	L	\$45,078.00	December 31, 2026
62 FOXGLOVE DRIVE	January 14, 2005	30	L	\$61,610.00	January 14, 2035
64 FOXGLOVE DRIVE	January 30, 1997	30	L	\$45,078.00	January 30, 2027
68 FOXGLOVE DRIVE	February 27, 1998	30	L	\$45,943.00	February 27, 2028
73 FOXGLOVE DRIVE	May 30, 2002	30	L	\$55,396.00	May 30, 2032
75 FOXGLOVE DRIVE	July 7, 1994	30	L	\$43,231.00	July 7, 2024
89 FOXGLOVE DRIVE	November 22, 1996	30	L	\$43,000.00	November 22, 2026
91 FOXGLOVE DRIVE	June 28, 2004	30	L	\$60,028.00	June 28, 2034
97 FOXGLOVE DRIVE	June 27, 1997	30	L	\$45,943.00	June 27, 2027
99 FOXGLOVE DRIVE	August 11, 2000	30	L	\$45,400.00	August 11, 2030
101 FOXGLOVE DRIVE	November 26, 1996	30	L	\$43,000.00	November 26, 2026
135 FOXGLOVE DRIVE	March 22, 2002	30	L	\$53,000.00	March 22, 2032
137 FOXGLOVE DRIVE	January 14, 2005	30	L	\$61,613.00	January 14, 2035
139 FOXGLOVE DRIVE	October 31, 1997	30	L	\$45,943.00	October 31, 2027
215 ROSEBAY COURT	June 20, 2003	30	L	\$54,994.00	June 20, 2033
217 ROSEBAY COURT	February 26, 1999	30	L	\$45,943.00	February 26, 2029
223 ROSEBAY COURT	June 29, 1999	30	L	\$45,943.00	June 29, 2029

Delran Township – Fourth Round Housing Plan Element & Fair Share Plan

Extensions of Expiring Controls					
Address	Purchase Date	Control Period	Income	Purchase Price	Expiration of Controls
225 ROSEBAY COURT	April 30, 1999	30	L	\$45,943.00	April 30, 2029
96 WILDFLOWER PLACE	October 25, 2002	30	L	\$56,994.00	October 25, 2032
100 WILDFLOWER PLACE	December 29, 1997	30	L	\$45,943.00	December 29, 2027
203 WILDFLOWER PLACE	September 10, 2004	30	L	\$59,772.00	September 10, 2034
203 LAWRENCE LANE	January 30, 2004	30	M	\$99,000.00	January 30, 2034
207 LAWRENCE LANE	January 26, 2004	30	M	\$86,000.00	January 26, 2034
210 LAWRENCE LANE	March 12, 2004	30	M	\$82,000.00	February 12, 2034
213 LAWRENCE LANE	March 31, 2004	30	M	\$82,000.00	March 31, 2034
216 LAWRENCE LANE	March 19, 2004	30	M	\$99,000.00	March 19, 2034
221 LAWRENCE LANE	March 30, 2004	30	M	\$82,000.00	March 30, 2034
101 NATALIE ROAD	December 29, 2003	30	M	\$82,000.00	December 29, 2033
114 NATALIE ROAD	December 2, 2003	30	M	\$82,000.00	December 2, 2033
119 NATALIE ROAD	December 7, 2003	30	M	\$86,000.00	December 7, 2033
122 NATALIE ROAD	November 28, 2003	30	M	\$82,000.00	November 28, 2033
123 NATALIE ROAD	December 9, 2003	30	M	\$99,000.00	December 9, 2033
136 NATALIE ROAD	November 7, 2003	30	M	\$99,000.00	November 7, 2033
142 NATALIE ROAD	January 21, 2005	30	M	\$70,600.00	January 21, 2035
146 NATALIE ROAD	December 17, 2003	30	M	\$82,000.00	December 17, 2033
149 NATALIE ROAD	August 27, 2003	30	M	\$82,000.00	August 27, 2033
152 NATALIE ROAD	October 24, 2003	30	M	\$99,000.00	October 24, 2033
157 NATALIE ROAD	September 23, 2003	30	M	\$82,000.00	September 23, 2033
160 NATALIE ROAD	September 29, 2003	30	M	\$99,000.00	September 29, 2033
162 NATALIE ROAD	July 31, 2003	30	M	\$82,000.00	July 31, 2033
167 NATALIE ROAD	July 30, 2003	30	M	\$86,000.00	July 30, 2033
170 NATALIE ROAD	September 29, 2003	30	M	\$82,000.00	September 29, 2033
177 NATALIE ROAD	June 27, 2003	30	M	\$70,000.00	June 27, 2033
181 NATALIE ROAD	September 30, 2003	30	M	\$82,000.00	September 30, 2033
322 NATALIE ROAD	August 29, 2003	30	M	\$82,000.00	August 29, 2033

Delran Township – Fourth Round Housing Plan Element & Fair Share Plan

Extensions of Expiring Controls					
Address	Purchase Date	Control Period	Income	Purchase Price	Expiration of Controls
304 NICHOLAS DRIVE	December 31, 2003	30	M	\$99,000.00	December 31, 2033
308 NICHOLAS DRIVE	March 26, 2003	30	M	\$86,000.00	March 26, 2033
312 NICHOLAS DRIVE	September 8, 2003	30	M	\$99,000.00	September 8, 2033
318 NICHOLAS DRIVE	April 24, 2003	30	M	\$70,000.00	April 24, 2033
319 NICHOLAS DRIVE	February 27, 2003	30	M	\$86,000.00	February 27, 2033
323 NICHOLAS DRIVE	July 28, 2003	30	M	\$99,000.00	July 28, 2033
329 NICHOLAS DRIVE	January 31, 2003	30	M	\$70,000.00	January 31, 2033
332 NICHOLAS DRIVE	June 18, 2003	30	M	\$86,000.00	June 18, 2033
336 NICHOLAS DRIVE	March 3, 2003	30	M	\$99,000.00	March 3, 2033
337 NICHOLAS DRIVE	September 29, 2003	30	M	\$82,000.00	September 29, 2033
340 NICHOLAS DRIVE	September 19, 2003	30	M	\$99,000.00	September 19, 2033
341 NICHOLAS DRIVE	December 23, 2002	30	M	\$70,000.00	December 23, 2032
344 NICHOLAS DRIVE	December 23, 2002	30	M	\$86,000.00	December 23, 2032
345 NICHOLAS DRIVE	March 31, 2003	30	M	\$82,000.00	March 31, 2033

Delran Township – Fourth Round Housing Plan Element & Fair Share Plan

Summary of Fair Share Plan

PRIOR ROUND SUMMARY

The Township has a requirement of 208 units in order to satisfy its Prior Round (1987 – 1999) obligation.

- **Age Restricted Units:** The Township may claim a maximum of 52 credits through age-restricted units. No age-restricted credits are being claimed for the Prior Round
- **Rental Units:** The Township has an obligation to provide at least 52 rental units. The following rental units are being credited towards the Prior Round:
 - Atlantic Delta – 5 family rental units
 - Group Homes – 47 units in group homes
 - Total Rental Credits = 52 credits
- **Rental Bonus Credits:** The Township may claim bonus credits for rental units up to 52 bonus credit units. The Township is claiming the following rental bonuses:
 - Atlantic Delta / Weiss – 5 bonus credits
 - Group Homes – 47 bonus credits
 - Total rental bonus credits - 52

Delran Township – Fourth Round Housing Plan Element & Fair Share Plan

THIRD ROUND SUMMARY

The Township has a requirement to provide 365 affordable units for its Third Round obligation. This obligation has the following limitations and requirements:

- **Age Restricted Units:** The Township can claim a maximum of 91 credits from senior age-restricted units. The following projects are age-restricted:
 - Stellwag / Foxtail Creek – 20 credits
- **Family Units:** A minimum of 139 units must be available to families. The following projects are family units:
 - Atlantic Delta / Weiss – 43 credits
 - Chester Woods – 53 credits
 - Abrasive Alloy – 65 credits
 - Garden Club – 74 credits
 - Total family units = 235 credits
- **Rental Units:** A minimum of 92 rental units must be provided, with at least half of those (46) available to families. The following projects are rental units.
 - Atlantic Delta / Weiss – 43 credits (family)
 - Chester Woods – 53 credits (family)
 - Abrasive Alloy – 65 credits (family)
 - The Township is claiming a total of 161 credits through rental units, all of which are available to families with children.
- **Low/Moderate Income Split:** A minimum of 137 units must be available to low income households. The following Third Round projects include low or very low income units:
 - Summerhill – 6 units
 - Atlantic Delta / Weiss – 22 units
 - Chester Woods – 27 units
 - Abrasive Alloy – 33 credits
 - Salt & Light – 4 units
 - Stellwag / Foxtail Creek – 10 units
 - Market to Affordable – 4 units
 - In total, the Township is providing 106 units that are affordable to low or very low income households. Although the Prior Round included 61 units of low income housing in Summerhill, and 47 special needs units that are affordable to low income households.

Delran Township – Fourth Round Housing Plan Element & Fair Share Plan

- **Very Low Income Units:** The Township must provide at least 26 units affordable to very low income households.

The following projects provide very low income units as a part of the Third Round Compliance Plan:

- Abrasive Alloy – 8 units (family rental)
 - Chester Woods – 3 units (family rental)
 - Atlantic Delta / Weiss – 3 units (family rental)
 - Salt & Light – 4 units (special needs)
 - Group homes – 12 units
 - The Township is providing a total of 30 units that are affordable to very-low-income households, with 14 of those units being available to families.
- **Rental Bonus Credits:** The Township may claim a maximum of 92 bonus credits from rental units. The following rental projects will be claimed for bonus credits:
 - Atlantic Delta / Weiss – 40 bonus credits
 - Chester Woods – 48 bonus credits
 - Salt & Light – 4 bonus credits
 - The Township is claiming the full amount of bonus credits available.
- **Bedroom Distribution:** All family projects include the appropriate income and bedroom distribution, with no more than 20% of the units as studio or 1-bedroom units, and a minimum of 20% of the affordable units as 3-bedroom units. Special needs units and senior units are all 1-bedroom units.

Delran Township – Fourth Round Housing Plan Element & Fair Share Plan

FOURTH ROUND SUMMARY

The Township has a Fourth Round obligation of 96 affordable units. This obligation has the following limitations and requirements:

- **Family Units:** At least 36 units must be available to families with children. The following units will be available to families with children:
 - Hunters Glen Expansion: 21 units
 - Extension of Controls: 72 units
 - In total, this Plan proposes as much as 93 affordable units available to families with children.
- **Age Restricted Units:** The Township can claim a maximum of 28 credits from senior age-restricted units. The following projects are age-restricted:
 - Hunters Glen Expansion: 18 credits
- **Rental Units:** The Township must provide a minimum of 18 rental units, with at least 9 of those being family rental units. The following housing units are proposed as rental credits:
 - Hunters Glen Expansion: 21 units (family)
 - Hunters Glen Expansion: 18 units (senior)
 - In total this Plan proposes as much as 39 rental units, with 21 of those rental units being available to families.
- **Bonus Credits:** The Township is eligible to claim a maximum of 24 bonus credits. Bonuses will be applied to the following projects:
 - Extension of Controls: 24 bonus credits
- **Low/Moderate Income Split:** The Township will ensure that all new Fourth Round projects provide no more than half of their units as moderate income units, at least half as low income units, and at least 13% of all affordable units will be set aside for very low income households.
- **Bedroom Distribution:** The Township will ensure that for each development other than special needs or senior units which are permitted to be one-bedroom units, each development will contribute at least the minimum required of 20% three-bedroom units, and no more than 20% one-bedroom units.

AFFORDABLE HOUSING ADMINISTRATION

Affordable Housing Ordinances

Chapter 63 of the Township Code, last amended in August of 2019, provides requirements for all affordable housing developments and units which is consistent with the requirements of the Fair Housing Act and the Uniform Housing Affordability Controls (UHAC).

The Township has also adopted a development fee ordinance found in Section 150-12 of the Township Code that requires all non-residential developments and residential developments that do not provide affordable housing to make a contributions to the Township's Affordable Housing Trust Fund at the time of construction and occupancy of new developments.

- Residential construction must pay a fee of 1.5% of the equalized assessed value of the project;
- Non-residential construction must pay a fee of 2.5% of the equalized assessed value of the project;
- Any residential project that receives a d-5 density variance must pay a fee of 6% of the equalized assessed value of any additional residential dwellings permitted beyond the baseline permitted density.

To the extent that any amendments to the Township's affordable housing ordinance or development fee ordinance are necessary to maintain consistency with the requirements of the Amended Fair Housing Act, or UHAC, the Township will adopt such amendments.

Affordable Housing Trust Fund

Along with the Township's development fee ordinance, an Affordable Housing Trust Fund account was established for the purpose of depositing development fees, payments-in-lieu of construction of on-site affordable housing, proceeds from the sale of affordable units with extinguished controls, developer contributions for handicap adaptability, repayments from affordable housing program loans, proceeds from the sale of affordable units, and any other funds collected by the Township in connection with its affordable housing programs.

In order to utilize the monies collected in the Affordable Housing Trust Fund (AHTF), the Township must have an approved plan for spending the funds in conformance with the Fair Housing Act Revenues from the AHTF will be used to fund housing programs, affordability assistance, and administrative costs.

The AHTF Spending Plan is intended to demonstrate commitment of the funds in the Affordable Housing Trust Fund within four years of the date of collection as required by P.L. 2008 c.46, and to outline the Township's plan to utilize the funds in support of proposed and existing affordable housing within the Township. The adopted spending plans and the draft Updated Spending Plan provides a specific plan for anticipated revenues and the expenditure of funds for the Fourth Round Period. The Spending Plan will

Delran Township – Fourth Round Housing Plan Element & Fair Share Plan

be amended as needed to respond to emerging opportunities and to adjust for unanticipated revenues or shortfalls.

A draft of the Spending Plan is provided in Appendix C-3.

Municipal Housing Liaison

The Township has appointed the municipal CFO as the municipal housing liaison.

A copy of the resolution can be found in Appendix C-1.

Administrative Agent

The Township has contracted with Triad Advisory Services, and will continue to work with a qualified administrative agent to ensure that all affordable housing units are properly affirmatively marketed and that all buyers or tenants of a unit are properly income qualified.

Some 100% affordable development projects however are administered by the developer in-house.

The Administrative Agent coordinates with the Township's Municipal Housing Liaison, the designated staff member responsible for affordable housing.

The administrative agent will be responsible for ensuring that all affordable housing units in the Township are affirmatively marketed and either sold or leased to income-qualified households of the appropriate size in accordance with all UHAC and other applicable regulations.

A copy of the resolution appointing an administrative agent can be found in Appendix C.2.

Income Levels

Delran Township is in COAH's Region 5, which includes Burlington, Camden and Gloucester Counties. Moderate-income households are those earning between 50% and 80% of the regional median income. Low-income households are those with annual incomes that are between 30% and 50% of the regional median income. Very-low income households are a subset of "low income" households, and are defined as households earning 30% or less of the regional median income.

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APPENDICES

List of Appendices

- A. Municipal Obligations
 - 1. Resolution 2025-41 Adopting Fourth Round Obligation
 - 2. Order Fixing Fourth Round Obligation
- B. Previous Court Compliance Documents
 - 1. Settlement Agreement with Fair Share Housing Center
 - 2. Third Round Final Judgement of Compliance
- C. Administrative Documents
 - 1. Municipal Housing Liaison
 - 2. Administrative Agent
 - 3. Affordable Housing Trust Fund Spending Plan
- D. Affordable Housing Maps
 - 1. Prior Round Projects
 - 2. Third Round Projects
 - 3. Fourth Round Projects
- E. Crediting Documents
 - 1. Salt & Light Deed Restrictions (Summerhill Supportive Housing)
 - 2. DRAFT Inclusionary Ordinance Hunters Glen

Delran Township – Fourth Round Housing Plan Element & Fair Share Plan

APPENDIX A-1

Resolution 2025-41 Adopting Fourth Round Obligations

**TOWNSHIP OF DELRAN
RESOLUTION 2025-41**

**RESOLUTION OF THE MAYOR AND COUNCIL OF THE TOWNSHIP OF DELRAN,
BURLINGTON COUNTY, NEW JERSEY, ADOPTING ITS FOURTH ROUND FAIR
SHARE AFFORDABLE HOUSING OBLIGATION AND OTHER ACTIONS**

WHEREAS, pursuant to the Fair Housing Act P.L. 2024, c.2, (“FHA”) the State of New Jersey adopted legislation addressing the Fourth Round of affordable housing for the period 2025 to 2035; and

WHEREAS, pursuant to the FHA, the Department of Community Affairs (“DCA”), published Fourth Round preliminary obligations for each municipality in October of 2024; and

WHEREAS, the DCA calculated the Township of Delran as having a present need or rehabilitation share of 40 units and a prospective need share of 96 units for the Fourth Round; and

WHEREAS, pursuant to the FHA, every municipality in the State of New Jersey has an obligation to adopt a binding resolution establishing its fair share affordable housing obligation for the Fourth Round by January 31, 2025; and

WHEREAS, the Township’s affordable housing professionals have reviewed the present need and prospective share published by the DCA and have recommended that the Township adopt these amounts as its Fourth Round Fair Share obligation; and

WHEREAS, the Mayor and Township Council have reviewed this matter and agree to accept the recommendations of the Township’s affordable housing professionals and take other necessary actions in connection with the FHA.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Township Council of the Township of Delran, County of Burlington and State of New Jersey hereby establishes its Fourth Round Affordable Housing Fair Share obligation as a present need or rehabilitation share of 40 units and a prospective need share of 96 units; and

BE IT FURTHER RESOLVED, that the Township of Delran's Fourth Round Affordable Housing Fair Share obligation is subject to vacant land adjustments and other amendments as may be provided for by law and the Township hereby reserves its right to adjust its Fourth Round Affordable Housing Fair Share obligation accordingly; and

BE IT FURTHER RESOLVED, that the Township's affordable housing attorney is hereby authorized to file an action in the form of a declaratory judgment complaint and civil case information statement within 48 hours after the adoption of this resolution; and


BE IT FURTHER RESOLVED, that the Township's affordable housing professionals shall submit the Township of Delran into the DCA affordable housing dispute program and take any other action necessary to comply with the FHA and implement its Fourth Round Affordable Housing Fair Share obligation including, but not limited to defending any challenges to the Township's actions herein; and

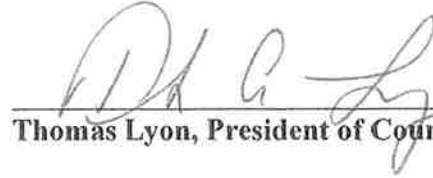
BE IT FURTHER RESOLVED, the Township also authorizes its affordable housing professionals to prepare the appropriate Housing Element and Fair Share Plan as a component of the Township's Master Plan so that is filed with DCA on or before June 30, 2025; and

BE IT FURTHER RESOLVED, that a copy of this Resolution shall be submitted to the DCA and posted on the Township website upon its adoption.

Council Member	Yes	No	Abstain	Recuse	Absent
Morrow	X				
Apeadu	X				
Smith	X				
Jeney	X				
Council President Lyon	X				

Dated: January 28, 2025


Jamey Eggers, Township Clerk


Thomas Lyon, President of Council

I, Jamey Eggers, Clerk of the Township of Delran, hereby certify the foregoing to be a true and correct copy of a resolution adopted by the Township Council of the Township of Delran at their meeting on January 28, 2025, held at the Municipal Building, 900 Chester Avenue, Delran, New Jersey.


Jamey Eggers, Township Clerk