

2025-2035 FOURTH ROUND HOUSING PLAN ELEMENT AND FAIR SHARE PLAN

Prepared for

**EASTAMPTON TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY**

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**2025-2035 FOURTH ROUND HOUSING PLAN ELEMENT
AND FAIR SHARE PLAN**

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INTRODUCTION

I. HOUSING PLAN ELEMENT AND FAIR SHARE PLAN REQUIREMENTS

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

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

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- 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, c120 (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.

II. ORGANIZATION

This Housing Plan Element and Fair Share Plan (HPEFSP) is organized in the following manner:

- Housing plan element – It consists of following subsections of C.52:27D-310 Essential components of municipality's housing element: a. an inventory of the municipality's housing stock; b. a projection of the municipality's housing stock; c. an analysis of the municipality's demographic characteristics; and d. an analysis of the existing and probable future employment characteristics of the municipality.
- Fair share plan – It excludes subsection i of C.52:27D-310 because Eastampton Township is not located within the jurisdiction of the Highlands Water Protection and Planning Council, and consists of the following subsections of C.52:27D-310: 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; f. consideration of the lands that are most appropriate for the provision of affordable housing; g. an analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity; and i. an analysis of consistency with the State Development and Redevelopment Plan.
- Supporting information, analyses and documents are provided in the appendices.

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HOUSING PLAN ELEMENT

I. INVENTORY OF HOUSING STOCK

A. Age of Housing Stock

According to the American Community Survey (ACS) prepared and published by the U.S. Census Bureau, Eastampton Township was estimated to have 2,999 housing units in 2023. Table H-1 shows the amount of housing units by the years that were built in Eastampton and Burlington County. Sixty-one percent of the housing units in the Township were built between 1970 and 1999, with almost 30% built from 1990 to 1999. A more recent burst of housing construction occurred between 2010 and 2019. Less than 12% of the Township's housing stock was built before 1970, and only 1.2% was built 1939 or earlier. The U.S. Census Bureau data do not capture the most recent housing construction, the 452-dwelling unit, age-restricted housing development Venue at Smithville Greene, which commenced in 2021 and is anticipated to be completed in 2025.

Table H-1: Age of Housing Units

Year Built	Eastampton Township		Burlington County	
	Estimate	Share	Estimate	Share
Total Units	2,999	100.0%	186,753	100.0%
Pre 1939	37	1.2%	19,850	10.6%
1940-1949	20	0.7%	4,743	2.5%
1950-1959	123	4.1%	19,452	10.4%
1960-1969	176	5.9%	27,421	14.7%
1970-1979	549	18.3%	32,498	17.4%
1980-1989	399	13.3%	24,016	12.9%
1990-1999	881	29.4%	23,611	12.6%
2000-2009	246	8.2%	20,487	11.0%
2010-2019	568	18.9%	10,750	5.8%
2020 or later	0	0.0%	3,925	2.1%

Source: Selected Housing Characteristics, 2019-2023 ACS 5-Year Estimates (DP04)

Almost 80% of the housing stock in Burlington County was built from 1950 to 2009, with double-digit percentages of housing units having been built every 10 years throughout this 60-year period and a peak of 17.4% occurring between 1970 and 1979. Prior to 1950, 13.1% of the County's housing stock was constructed, with 10.6% built 1939 or earlier. Dwelling units built after 2019 comprised 2.1% of the County's housing stock.

B. Housing Units in Structure

Table H-2 indicates the number of housing units in the various types of structures in the Township and Burlington County. Structures having one unit made up 70.4% of Eastampton's housing stock, of which 61.3% and 9.1% were detached and attached, respectively. Structures with 2 units represented less than one percent of the Township's housing stock, and mobile homes 3.2%. Multifamily structures having 3 or more units

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comprised about one-quarter of the dwelling units in Eastampton. Specifically, 11.1% of the structures had 3 to 9 units, and 1% contained 10 or more units. Structures with 3 or 4 units and 10 to 19 units represented almost 16% of the housing stock (respectively, 7.5% and 8.3%).

Table H-2: Housing Units in Structure

Type of Structure	Eastampton Township		Burlington County	
	Estimate	Share	Estimate	Share
Total Units	2,999	100.0%	186,753	100.0%
1-Unit, Detached	1,839	61.3%	118,943	63.7%
1-Unit, Attached	273	9.1%	26,271	14.1%
2 Units	21	0.7%	2,398	1.3%
3 or 4 Units	226	7.5%	7,834	4.2%
5 to 9 Units	108	3.6%	9,264	5.0%
10 to 19 Units	249	8.3%	8,563	4.6%
20 to More Units	188	6.3%	11,316	6.1%
Mobile Home	95	3.2%	2,077	1.1%
Boat, RV, Van, etc.	0	0.0%	87	0.0%

Source: Selected Housing Characteristics, 2019-2023 ACS 5-Year Estimates (DP04)

Burlington County had 77.8% of its housing stock consisting of one unit, much greater than Eastampton's composition. About one-fifth (19.9%) of the County's housing stock consisted of multi-family units (3 or more units per structure) compared to about one-quarter of Eastampton's housing stock comprising multi-family housing. Only 1.1% of the County's housing units included mobile homes versus Eastampton's 3.2% share of mobile homes.

C. Number of Rooms in Housing Units

The number of rooms per housing unit for Eastampton and the County is shown in Table H-3. The median number of rooms in Eastampton's housing stock was 5.7 whereby 41.4% of the housing units had 5 and 6 rooms (26.6% and 14.8%, respectively). Housing units with 9 or more rooms made up 18.1% of the housing units. No housing units had only one room. Two-room housing units represented 5.1% of the housing stock. Almost 16% of the housing units had 3 and 4 rooms (7.8% and 8.0%, respectively). Housing units with 7 and 8 rooms made up almost 20% of the housing stock (10.3% and 9.3%, respectively).

Burlington County's median number of rooms per housing unit was higher than Eastampton's – 6.5 rooms versus 5.7 rooms. Slightly more than one-fifth of the County's housing stock had 9 or more rooms. Just under one-half of the County's housing stock consisted of units with 6 to 8 rooms; with units having 9 or more rooms included, two-thirds of its housing stock had 6 or more rooms. Approximately 1.5% of the County's housing units had one room whereas Eastampton had no such housing units.

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Table H-3: Number of Rooms per Housing Unit

Number of Rooms	Eastampton Township		Burlington County	
	Estimate	Share	Estimate	Share
Total Units	2,999	100.0%	186,753	100.0%
1	0	0.0%	2,765	1.5%
2	152	5.1%	2,215	1.2%
3	234	7.8%	13,043	7.0%
4	239	8.0%	18,208	9.7%
5	798	26.6%	24,471	13.1%
6	445	14.8%	31,753	17.0%
7	309	10.3%	27,913	14.9%
8	280	9.3%	28,319	15.2%
9 or more	542	18.1%	38,066	20.4%
Median Rooms	5.7		6.5	

Source: Selected Housing Characteristics, 2019-2023 ACS 5-Year Estimates (DP04)

D. Number of Bedrooms in Housing Units

Table H-4 indicates the number of bedrooms per housing unit in Eastampton and the County. The majority of the housing stock (61.7%) consisted of 3 and 4 bedrooms, with 38.3% having 3 bedrooms and 23.4% 4 bedrooms. Almost 18% of the housing stock had 2 bedrooms, and 15.7% of the housing units had one bedroom. Less than 5% of the housing units had 5 or more bedrooms, and no housing units had zero bedrooms.

Table H-4: Number of Bedrooms per Housing Unit

Number of Bedrooms	Eastampton Township		Burlington County	
	Estimate	Share	Estimate	Share
Total Units	2,999	100.0%	186,753	100.0%
0	0	0.0%	2,885	1.5%
1	471	15.7%	16,790	9.0%
2	535	17.8%	41,657	22.3%
3	1,149	38.3%	62,186	33.3%
4	702	23.4%	53,316	28.5%
5 or more	142	4.7%	9,919	5.3%

Source: Selected Housing Characteristics, 2019-2023 ACS 5-Year Estimates (DP04)

One-third of the County's housing units had three bedrooms, less than those in Eastampton (38.3%). Where Eastampton had no units without bedrooms, 1.5% of the County's housing stock did. Nine percent of the County's housing units had one bedroom versus Eastampton's 15.7%. More than one-fifth of the County's housing units had 2 bedrooms. Four-bedroom housing units made up 28.5% of the County's housing stock versus Eastampton's 23.4%. The County had a slightly higher share of units with five or more bedrooms (5.3%) than Eastampton (4.7%).

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E. Occupied Housing Units and Housing Unit Tenure

Housing occupancy and tenure for the Township and the County are provided in Table H-5. Of the 2,999 housing units in the Township, 2,667 (88.9%) were occupied and 332 (11.1%) were vacant. According to the U.S. Census Bureau, the Eastampton's homeowner vacancy rate was 0.0% and the rental vacancy rate 19.3%. Respectively, owner-occupied units and renter-occupied comprised two-thirds and one third of the Township's occupied housing units. The average household size of owner-occupied housing units was 2.57, and the average for renter-occupied housing units was 1.90.

Table H-5: Occupied Housing Units by Tenure

Unit Type	Eastampton Township			Burlington County		
	Estimated	Share	Household Size (Avg.)	Estimated	Share	Household Size (Avg.)
Total Units	2,667	100.0%		179,477	100.0%	
Owner-Occupied	1,802	67.6%	2.57	137,492	76.6%	2.70
Renter-Occupied	865	32.4%	1.90	41,985	23.4%	2.07

Source: Selected Housing Characteristics, 2019-2023 ACS 5-Year Estimates (DP04)

Burlington County had 179,477 occupied housing units, a vacancy rate of 3.9% that was almost three times less than Eastampton's rate and was almost two times less than the statewide vacancy rate of 7.0% for New Jersey. Given all municipalities included, the County appeared to have a somewhat constrained supply of housing units whereas Eastampton had ample rental housing units to absorb from the market, while its supply of owner-occupied units was severely constrained.

The County's respective average owner-occupied and renter-occupied household sizes of 2.70 and 2.07 were slightly higher than those of Eastampton (2.57 and 1.90, respectively).

F. Occupants per Room in Housing Units

Table H-6 provides occupants per room in housing units in Eastampton Township and Burlington County. Very few of the housing units in the Township had overcrowding where only 1.0% of the units had 1.01 to 1.50 occupants per room and 99.0% had one occupant or less per room.

Compared to Eastampton Township, Burlington County had a similarly high share of units with a room occupied by one or less persons (98.5% for County and 99.0% for Township), and the same 1.0% for units occupied by 1.01 to 1.50 persons per room. Where Eastampton had no units with 1.51 occupants per room the County had 0.5% of its units with this occupancy.

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Table H-6: Occupants per Room

Occupants Per Room	Eastampton Township		Burlington County	
	Estimate	Share	Estimate	Share
Total Units	2,667	100.0%	179,477	100.0%
1.00 or Less	2,639	99.0%	176,873	98.5%
1.01 to 1.50	28	1.0%	1,768	1.0%
1.51 or More	0	0.0%	836	0.5%

Source: Selected Housing Characteristics, 2019-2023 ACS 5-Year Estimates (DP04)

G. Selected Housing Unit Characteristics

Selected housing unit characteristics (home heating methods, and lacking complete plumbing and kitchen facilities, and telephone service) for Eastampton and the County are provided in respective Tables H-7 and H-8.

Ninety-nine and four-tenths percent (99.4%) of the occupied housing units in Eastampton utilized some type of modern fuel; only 0.6% of those units had no fuel used; none relied on coal or coke, wood, solar or other fuels. Of those units using modern fuel types, 64.9% consumed utility gas, and 21.4% utilized electricity for heat. Approximately 13.1% relied on fuel delivered to the housing units: 6.7% used bottled, tank or LP gas, and 6.4% fuel oil, kerosene or similar fuel.

Similar to Eastampton's percentage, 99.3% of the housing units in the County consumed modern fuel types, with the only differences 0.4% used solar heating and 0.6% other fuels. Approximately 90.1% of County housing units relied on fuel delivered by utilities: 69.8% by utility gas, and 20.3% by electricity. A smaller portion of County units (8.5%) relied on delivered fuels: 2.3% bottled, tank or LP gas; 5.9% fuel oil, kerosene or similar fuel; and 0.3% wood. Only 0.3% of County units used no fuel.

Table H-7: Home Heating Methods

Fuel Type	Eastampton Township		Burlington County	
	Estimate	Share	Estimate	Share
Total Units	2,667	100.0%	179,477	100.0%
Utility Gas	1,730	64.9%	125,350	69.8%
Bottled, Tank or LP Gas	179	6.7%	4,167	2.3%
Electricity	571	21.4%	36,479	20.3%
Fuel Oil, Kerosene, etc.	170	6.4%	10,572	5.9%
Coal or Coke	0	0.0%	0	0.0%
Wood	0	0.0%	548	0.3%
Solar	0	0.0%	760	0.4%
Other Fuels	0	0.0%	1,146	0.6%
No Fuel Used	17	0.6%	455	0.3%

Source: Selected Housing Characteristics, 2019-2023 ACS 5-Year Estimates (DP04)

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Of the 2,667 occupied housing units in Eastampton none lacked complete plumbing and kitchen facilities and 26 had no telephone service. Comparatively, Burlington County had 0.6% of its housing units lacking plumbing facilities, 0.5% without complete kitchen facilities, 0.7% having no telephone service.

Table H-8: Selected Characteristics for Occupied Units

Selected Characteristic	Eastampton Township		Burlington County	
	Estimate	Share	Estimate	Share
Total Units	2,667	100.0%	179,477	100.0%
Lacking Complete Plumbing Facilities	0	0.0%	1,024	0.6%
Lacking Complete Kitchen Facilities	0	0.0%	893	0.5%
No Telephone Service	26	1.0%	1,304	0.7%

Source: Selected Housing Characteristics, 2019-2023 ACS 5-Year Estimates (DP04)

H. Value of Owner-Occupied Housing Units

The value of owner-occupied housing units in Eastampton and the County is provided in Table H-9. The respective median values of owner-occupied housing units in the Township and County were \$341,300 and \$358,000. Of the 1,802 owner-occupied units in the Township more than half were valued between \$300,000 to \$499,999. Comparatively, about 40% of Burlington County's 137,492 owner-occupied units had same value range. Units valued from \$200,000 to \$299,999 were relatively the same for both jurisdictions: 22.1% in Eastampton, and 22.6% in the County. Only 9.2% of the units in the Township were valued \$500,000 to \$999,999 whereas 22.2% in the County had the same value range. Eastampton had no owner-occupied housing units valued one million dollars; 3.0% had that value range in the County. Respective value ranges \$199,999 and less for Eastampton and Burlington County were 12.4% and 13.6%. The County had 7.1% of such units valued \$150,000 to \$199,999 whereas the Township had 3.9%. None of the units in the Township were valued \$100,000 to \$149,999.

Table H-9: Value of Owner-Occupied Housing Units

Value	Eastampton Township		Burlington County	
	Estimate	Share	Estimate	Share
Total Units	1,802	100.0%	137,492	100.0%
Less than \$50,000	81	4.5%	4,154	3.0%
\$50,000 to \$99,999	72	4.0%	1,977	1.4%
\$100,000 to \$149,999	0	0.0%	2,855	2.1%
\$150,000 to \$199,999	71	3.9%	9,719	7.1%
\$200,000 to \$299,999	398	22.1%	31,028	22.6%
\$300,000 to \$499,999	1,014	56.3%	54,315	39.5%
\$500,000 to \$999,999	166	9.2%	30,479	22.2%
\$1,000,000 or more	0	0.0%	2,965	3.0%
Median (Dollars)	\$341,300		\$358,000	

Source: Selected Housing Characteristics, 2019-2023 ACS 5-Year Estimates (DP04)

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I. Mortgage Status and Selected Monthly Owner-Occupied Costs

Mortgage status and selected monthly owner-occupied costs for Eastampton Township and Burlington County are provided in Tables H-10, 11, 12 and 13.

Of the 1,802 owner-occupied housing units in Eastampton 1,061 (58.9%) had a mortgage. Comparatively, 66.1% of the owner-occupied housing units in the County had a mortgage. Table H-10 provides selected monthly costs for owner-occupied housing units with a mortgage. Respective median selected monthly costs for owner-occupied units with a mortgage for Eastampton and the County were \$2,625 and \$2,270. Fifty-nine and two-tenths percent (59.2%) of those housing units in the Township had selected monthly owner costs \$2,599 or more whereas the 38.7% in County had such costs. Almost one-quarter of the housing units with a mortgage in the County had selected monthly owner-occupied costs ranging from \$2,000 to \$2,499 whereas 13.5% in Eastampton had such costs. A little more on one-fifth of the owner-occupied units with a mortgage in the County had such monthly costs \$1,500 to \$1,999; Eastampton had 13.5% of its units with the same range of monthly costs. Regarding selected monthly owner-occupied costs less than \$1,500 for housing units with a mortgage, 13.8% of Eastampton's units had such monthly costs whereas the County had 15.6% of its units with such costs. Eastampton had no selected monthly owner-costs with a mortgage less than \$500; the County had 0.6% of its units with this monthly cost range.

Table H-10: Selected Monthly Owner-Occupied Costs (SMOC) with a Mortgage

Monthly Owner Cost	Eastampton Township		Burlington County	
	Estimate	Share	Estimate	Share
Housing with a Mortgage	1,061	100.0%	137,492	100.0%
Less than \$500	0	0.0%	518	0.6%
\$500 to \$999	81	7.6%	2,092	2.3%
\$1,000 to \$1,499	66	6.2%	11,525	12.7%
\$1,500 to \$1,999	143	13.5%	19,248	21.2%
\$2,000 to \$2,499	143	13.5%	22,361	24.6%
\$2,500 to \$2,999	389	36.7%	14,469	15.9%
\$3,000 or More	239	22.5%	20,732	22.8%
Median (Dollars)	\$2,625		\$2,270	

Source: Selected Housing Characteristics, 2019-2023 ACS 5-Year Estimates (DP04)

Selected monthly costs for owner-occupied housing units without a mortgage are provided in Table H-11. The median selected monthly owner-occupied costs for units without a mortgage were relatively the same: \$989 for Eastampton, and \$992 for the County. Eastampton had no units with such monthly costs less than \$400; 4.1% of the units in the County had such monthly costs. The respective shares of selected monthly owner-occupied costs \$1,000 or more for units without a mortgage for Eastampton and the County were 46.0% and 49.3%. Almost 40% of the owner-occupied units without a mortgage in Eastampton had selected monthly costs ranging from \$800 to \$999 whereas the County

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had 20.7%. Ten and four-tenths percent (10.4%) of such units in Eastampton had monthly costs from \$600 to \$799; the County had 16.1% of its units with this monthly cost range.

Table H-11: Selected Monthly Owner-Occupied Costs (SMOC) without a Mortgage

Monthly Owner Cost	Eastampton Township		Burlington County	
	Estimate	Share	Estimate	Share
Housing without a Mortgage	741	100.0%	46,547	100.0%
Less than \$250	0	0.0%	492	1.1%
\$250 to \$399	0	0.0%	1,382	3.0%
\$400 to \$599	28	3.8%	4,619	9.9%
\$600 to \$799	77	10.4%	7,489	16.1%
\$800 to \$999	295	39.8%	9,624	20.7%
\$1000 or More	341	46.0%	22,941	49.3%
Median (Dollars)	\$989		\$992	

Source: Selected Housing Characteristics, 2019-2023 ACS 5-Year Estimates (DP04)

Another way to understand selected monthly owner-occupied costs is to analyze data for the percentage of monthly household income consumed by costs. Table H-12 provides these data for owner-occupied housing units with a mortgage. Such housing units in Eastampton totaled 1,052. For the County those units totaled 90,470. Mortgage industry standards consider monthly costs 30% and less of monthly household income to be desirable because at such levels a household would avoid financial stress. Seventy and six-tenths percent (70.6%) of the owner-occupied housing units with a mortgage in Eastampton had selected monthly costs less than 30% of their monthly household incomes. The County had 69.1% of its units with the same level of monthly household income consumption. Approximately 29.4% of the owner-occupied housing units with a mortgage in Eastampton had selected monthly costs that consumed 30% or more of their monthly household income. For the County 30.9% of its units were estimated to have selected monthly costs that were 30% or more of their monthly household income. Comparatively, the statewide share of such levels of monthly costs was 31.8%.

Table H-12: Selected Monthly Owner Costs as a Percentage of Household Income (SMOCAPI): Housing Units with a Mortgage

Percentage of Household Income	Eastampton Township		Burlington County	
	Estimate	Share	Estimate	Share
Housing Units with a Mortgage (Excluding Units Where SMOCAPI Cannot be Computed)	1,052	100.0%	90,470	100.0%
Less than 20.0 Percent	485	46.1%	38,260	42.3%
20.0 to 24.9 Percent	74	7.0%	13,902	15.4%
25.0 to 29.9 Percent	184	17.5%	10,346	11.4%
30.0 to 34.9 Percent	30	2.9%	6,635	7.3%
35.0 Percent or More	279	26.5%	21,327	23.6%
Not Computed	9	(X)	475	(X)

Source: Selected Housing Characteristics, 2019-2023 ACS 5-Year Estimates (DP04)

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Table H-13 provides selected monthly owner-occupied costs for housing units without a mortgage as a percentage of household income for Eastampton and the County. Compared to 15.6% of the County's owner-occupied units without a mortgage that had selected monthly cost 30% or more of monthly household income, Eastampton had 26.4% of such units with the same levels of costs.

Table H-13: Selected Monthly Owner Costs as a Percentage of Household Income (SMOCAPI): Housing Units without a Mortgage

Percentage of Household Income	Eastampton Township		Burlington County	
	Estimate	Share	Estimate	Share
Housing Units with a Mortgage (Excluding Units Where SMOCAPI Cannot be Computed)	741	100.0%	45,846	100.0%
Less than 10.0 percent	143	19.3%	17,051	37.2%
10.0 to 14.9 percent	217	29.3%	8,956	19.5%
15.0 to 19.9 percent	60	8.1%	6,240	13.6%
20.0 to 24.9 percent	74	10.0%	3,627	7.9%
25.0 to 29.9 percent	51	6.9%	2,827	6.2%
30.0 to 34.9 percent	132	17.8%	2,287	5.0%
35.0 percent or more	64	8.6%	4,858	10.6%
Not computed	0	(X)	701	(X)

Source: Selected Housing Characteristics, 2019-2023 ACS 5-Year Estimates (DP04)

J. Gross Monthly Rent

Occupied housing units paying rent for Eastampton and the County are provided in Table H-14. Total units paying a gross monthly rent for the Township and the County were 856 and 40,681, respectively.

Table H-14: Gross Monthly Rent

Gross Monthly Rent	Eastampton Township		Burlington County	
	Estimate	Share	Estimate	Share
Total Units	865	100.0%	40,681	100.0%
Less than \$500	0	0.0%	1,187	2.9%
\$500 to \$999	39	4.5%	3,082	7.6%
\$1,000 to \$1,499	126	14.6%	12,372	30.4%
\$1,500 to \$1,999	264	30.5%	10,811	26.6%
\$2,000 to \$2,499	153	17.7%	7,209	17.7%
\$2,500 to \$2,999	40	4.6%	3,532	8.7%
\$3,000 or More	243	28.1%	2,488	6.1%
Median (Dollars)	\$2,011		\$1,671	
No Rent Paid	0		1,304	

Source: Selected Housing Characteristics, 2019-2023 ACS 5-Year Estimates (DP04)

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The median gross monthly rent paid in Eastampton (\$2,011) was 1.20 times greater than what was paid in the County (\$1,671). Comparatively, the statewide gross monthly rent was \$1,667. No units in the Township paid a gross monthly rent less \$500 whereas 2.9% of the units in the County did. Almost five times more of the percentage of units in Eastampton than those in the County paid a gross monthly rent \$3,000 or more (28.1% versus 6.1%). Thirty and five-tenths percent (30.5%) of the units in Eastampton paid gross monthly rents ranging from \$1,500 to \$1,999 whereas 26.6% of the units in the County had the same gross monthly rent range. Almost one-third of the units in the County paid a gross monthly rent between \$1,000 and \$1,499; 14.6% of the units in the Township had gross monthly rents in this range. Almost two times more of the percentage of units in the County than those in Eastampton paid a gross monthly rent \$500 to \$999 (7.6% versus 4.5%).

**Table H-15: Gross Monthly Rent as a Percentage of Household Income
(GRAPI)**

Value	Eastampton Township		Burlington County	
	Estimate	Share	Estimate	Share
Occupied Units Paying Rent (Excluding Units where GRAPI Cannot be Computed)	865	100.0%	40,337	100.0%
Less than 15.0 Percent	67	7.7%	4,931	12.2%
15.0 to 19.9 Percent	47	5.4%	4,303	10.7%
20.0 to 24.9 Percent	50	5.8%	5,191	12.9%
25.0 to 29.9 Percent	91	10.5%	4,408	10.9%
30.0 to 34.9 Percent	277	32.0%	4,053	10.0%
35.0 Percent or More	333	38.5%	17,451	43.3%
Not Computed	0	(X)	1,648	(X)

Source: Selected Housing Characteristics, 2019-2023 ACS 5-Year Estimates (DP04)

Table H-15 provides gross monthly rent as a percentage of household income for Eastampton and the County. According to residential rental industry standards, gross monthly rents that consume more than 30% of a household's monthly gross income are considered to contribute toward financial stress of households. Seventy and five-tenths percent (70.5%) of the Township's housing units experienced gross monthly rents 30% or more of their monthly gross income. For the County 53.3% of the units had rents 30% or more of such income. Gross monthly rents that exceeded 35% or more of household monthly income were 38.5% of the units in Eastampton and 43.3% in the County.

II. PROJECTION OF HOUSING STOCK

The Fair Housing Act requires a housing plan element include a 10-year projection of new housing units in the following manner:

A projection of the municipality's housing stock, including the probable future construction of low[-] and moderate[-]income housing, for the next

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ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands. (N.J.S.A. 52:27D-310b)

This housing plan element provides a 10-year projection of new housing units for Eastampton Township utilizing the 20-year average of certificates of occupancy (COs) issued for residential units and assessing the projection with the results of a buildout analysis for the municipality.

Table H-16 shows the COs issued from 2004 to 2023 as recorded by the New Jersey Department of Community Affairs. The average for the COs issued during this 20-year period was 12.55. Given that Eastampton's 2023 housing stock consisted of 2,999 units and the annual issuance of 12.55 COs, the projected number of additional housing units from 2024 to 2035 is expected to be 151 increasing Eastampton's housing stock to 3,150 housing units as calculated below.

$$12 \text{ years} \times 12.55 \text{ units/year} = 150.6 \text{ units, say } 151 \text{ units}$$

$$2,999 \text{ units}_{2023} + 151 \text{ units}_{2024-2035} = 3,150 \text{ units}_{2035}$$

**Table H-16: Residential Certificates of
Occupancy (COs), Eastampton Township**

Year	COs Issued
2004	3
2005	14
2006	1
2007	1
2008	2
2009	8
2010	5
2011	7
2012	11
2013	7
2014	0
2015	0
2016	0
2017	9
2018	93
2019	1
2020	31
2021	0
2022	32
2023	26
20-Year Average	12.55

*Source: NJ Department of Community Affairs,
Certificates of Occupancy Yearly Summary Data*

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The New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) sets forth requirements for the preparation of a municipality's land use plan element of its master plan. Specifically, N.J.S.A. 40:55D-28(b)(2)(h)(ii) requires the land use plan element to include "a build-out analysis of future residential, commercial, industrial, and other development in the municipality." It is important to understand a buildout analysis is not a projection of future development; rather, a buildout analysis represents an estimate of the potential development that might occur when the remaining developable lands in a municipality are developed by zoning district.

In December 2023, the Eastampton Land Use Planning Board adopted a new master plan that included a land use plan element that contained a buildout analysis for residential and non-residential uses according to the statutory requirement. Table H-17 provides residential development potential by zoning districts recommended in the 2023 Master Plan land use plan element. Eastampton's potential residential buildout is 588 housing units.

Table H-17: Residential Development Potential by Recommended Zoning District

Recommended Zoning District	Development Potential (Dwelling Units)
R-A Rural Agricultural	4
R-L Residential Low Density	7
R-M Residential Medium Density	0
R-H Residential High Density	0
R1-B Residential (Affordable Housing)	0
R1-C Residential (Affordable Housing)	120
RU-L Rural Residential Low Density	3
RU-L1 Rural Residential Low Density 1	13
CNS Conservation	0
CLR Cultural Recreational Residential	0
ACR Agricultural/Commercial/Rec.	0
R-PRC Planned Retire Com. Overlay	14
TCR1 Town Center Residential	50
TCAH Town Center Affordable Hsg.	112
TCO-1 Town Center Com./Office 1	100
TCO-2 Town Center Com./Office 2	54
TCO-3 Town Center Com./Office 3	8
TCM-2 Town Center Mixed Use 2	8
TCM3-C1 Town Center M.U.-Com. 1	53
TCM-4 Town Center Mixed Use 4	10
TCM-5 Town Center Mixed Use 5	32
Total	588

Source: Table No. 6, 2023 Master Plan, Eastampton Township

On December 16, 2024, Eastampton Township Council adopted an amendment to Chapter 540, Zoning, which implemented the recommended zoning changes of the land use plan element. The only modification was a reduction in the number of potential housing units in the TCO-1 zoning district: changed from 100 units to 80 units with a new affordable

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housing setaside of 12 for-sale units or 16 rental units. Because of the loss of three affordable housing group home credits, Eastampton changed the R-1C zoning district to increase the total number of units from 120 to 135 of which 17 would be affordable units. These changes reduce the overall new residential development potential by 5 to a total of 583 housing units.

The projection of 151 new housing units is plausible given the overall residential development potential of 583 units for the Township. At a minimum, 112 housing units would be expected by 2035 because Eastampton proposes a 100 percent affordable housing development consisting of 112 units to meet its fourth-round affordable housing obligation, which is discussed further in the fair share plan portion of this HPEFSP. Because the construction of inclusionary housing is driven by market and financial forces that is beyond the control of a municipality, such housing is not guaranteed to occur. As indicated above, Eastampton adopted an ordinance establishing the R1-C Residential inclusionary housing zoning district that would provide a total of 135 units of which 27 would be affordable. The potential housing units that could be developed under the R1-C zoning district are included in the upper range of the 2035 housing projection. The upper range is 398 housing units calculated in the following manner:

<u>Description</u>	<u>Total units</u>	<u>Affordable Units</u>
12-Year Projection (2024-2035)	151	
R1-C Zoning District (3rd Round)	135	27
100% Affordable Development	<u>112</u>	<u>112</u>
2035 Projection	398	139

The range of the 2035 housing unit projection increase is 151 to 398, with a range of affordable housing units projected to be 112 to 139.

III. ANALYSIS OF DEMOGRAPHIC CHARACTERISTICS

A. Number of Persons by Age and Sex

Table H-18 provides the number of persons by age and sex for Eastampton Township and Burlington County. Eastampton’s 2023 population and median age were estimated to be 6,280 and 40.5 years, respectively. The County’s respective population and median age were 469,167 and 41.8 years. Eastampton’s median age was 1.3 years less than the County’s.

Eastampton’s age distribution was significantly different than the County’s for several age cohorts. Eastampton’s persons aged 9 years and less comprised 4.4% its population whereas the County had 10.6% of its population within this age group. Conversely, Eastampton’s age group 10 to 14 years represented 8.9% of the Township’s population while in the County this age group was 5.9% of its population. And those aged 15 to 19 years were 1.8% of Eastampton’s population and 5.8% of the County’s. As a matter of fact, the proportions of the County’s age groups from 20 to 24 years to less than 5 years

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were relatively consistent ranging from 5.1% to 5.9%. The shares of the same age groups in Eastampton had a much wider range from 1.8% to 8.9%. Regarding the age group 25 to 34 years, Eastampton's represented almost one-quarter of its population and the County's was about one-eighth its population. The Township's and the County's proportion of persons aged 35 to 44 were relatively close: 14.8% in Eastampton, and 13.4% in the County. Eastampton's four age groups from 45 to 54 years to 65 to 74 years maintained a relatively narrow range of representation ranging from 9.0% to 9.6%. Whereas those age groups in the County ranged more widely: 6.7% to 13.4%. The County had much higher percentage of elderly persons aged 75 or more than Eastampton: 8.0% for the County, and 3.8% for the Township.

The County's shares of males and females were more closely matched than Eastampton's. In the County females and males represented 50.6% and 49.4% of the population, respectively. Females in Eastampton comprised a greater share of the population – 54.1% -- and males represented 45.9%.

Table H-18: Number of Persons by Age and Sex

Age Group	Eastampton Township		Burlington County	
	Estimate	Share	Estimate	Share
Total	6,280	100.0%	469,167	100.0%
Less than 5	145	2.3%	24,156	5.1%
5 to 9	129	2.1%	25,648	5.5%
10 to 14	557	8.9%	27,805	5.9%
15 to 19	113	1.8%	27,296	5.8%
20 to 24	362	5.8%	26,146	5.6%
25 to 34	1,456	23.2%	59,949	12.8%
35 to 44	927	14.8%	62,669	13.4%
45 to 54	597	9.5%	59,973	12.8%
55 to 59	585	9.3%	35,767	7.6%
60 to 64	568	9.0%	31,509	6.7%
65 to 74	602	9.6%	51,105	10.9%
75 to 84	176	2.8%	28,888	6.2%
85+	63	1.0%	8,256	1.8%
Median	40.5		41.8	
Sex	Estimate	Share	Estimate	Share
Total	6,003	100.0%	449,192	100.0%
Male	2,885	45.9%	231,976	49.4%
Female	3,395	54.1%	237,191	50.6%

Source: Demographic and Housing Estimates, 2019-2023 ACS 5-Year Estimates (DP05)

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B. Household Size and Type

The US Census Bureau defines family, family household, household, married-couple, and nonfamily household in the following manner (<https://www.census.gov/programs-surveys/cps/technical-documentation/subject-definitions.html#family>):

“Family” – A family is a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together; all such people (including related subfamily members) are considered as members of one family. Beginning with the 1980 Current Population Survey, unrelated subfamilies (referred to in the past as secondary families) are no longer included in the count of families, nor are the members of unrelated subfamilies included in the count of family members. The number of families is equal to the number of family households; however, the count of family members differs from the count of family household members because family household members include any non-relatives living in the household.

“Family household” – A family household is a household maintained by a householder who is in a family (as defined above) and includes any unrelated people (unrelated subfamily members and/or secondary individuals) who may be residing there. The number of family households is equal to the number of families. The count of family household members differs from the count of family members, however, in that the family household members include all people living in the household, whereas family members include only the householder and his/her relatives. See the definition of family.

“Household” – A household consists of all the people who occupy a housing unit. A house, an apartment or other group of rooms, or a single room, is regarded as a housing unit when it is occupied or intended for occupancy as separate living quarters; that is, when the occupants do not live with any other persons in the structure and there is direct access from the outside or through a common hall.

A household includes the related family members and all the unrelated people, if any, such as lodgers, foster children, wards, or employees who share the housing unit. A person living alone in a housing unit, or a group of unrelated people sharing a housing unit such as partners or roomers, is also counted as a household. The count of households excludes group quarters. There are two major categories of households, “family” and “nonfamily”. (See definitions of Family household and Nonfamily household).

“Household, nonfamily” – A nonfamily household consists of a householder living alone (a one-person household) or where the

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householder shares the home exclusively with people to whom he/she is not related.

“Married couple” – A married couple, as defined for census purposes, is a husband and wife enumerated as members of the same household. The married couple may or may not have children living with them. The expression "husband-wife" or "married-couple" before the term "household," "family," or "subfamily" indicates that the household, family, or subfamily is maintained by a husband and wife. The number of married couples equals the count of married-couple families plus related and unrelated married-couple subfamilies.

Other family household means a family maintained by someone other than a married couple.

Table H-19: Household and Family Size and Type

Subject	Eastampton Township			Burlington County		
	Occupied Units	Owner Units	Renter Units	Occupied Units	Owner Units	Renter Units
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
Occupied Housing Units	2,667	1,802	865	179,477	137,492	41,985
Household Size	Est/Share	Est/Share	Est/Share	Est/Share	Est/Share	Est/Share
1-person	494/18.5%	286/15.9%	208/24.0%	45,865/25.6%	27,595/20.1%	18,270/43.5%
2-persons	1,114/41.8%	834/46.3%	280/32.4%	60,551/33.7%	47,620/34.6%	12,931/30.8%
3-persons	510/19.1%	389/21.6%	121/14.0%	31,654/17.6%	26,057/19.0%	5,597/13.3%
4 or more-persons	549/20.6%	293/16.3%	256/29.6%	41,407/23.1%	36,220/26.3%	5,187/12.4%
Average Household Size	2.35	2.57	1.90	2.55	2.70	2.07
Family Household	2,002/75.1%	1,404/77.9%	598/69.1%	122,832/68.4%	103,381/75.2%	19,451/46.3%
Married-Couple Family	1,389/52.1%	1,005/55.8%	384/44.4%	92,133/51.3%	81,966/59.6%	10,167/24.2%
Other Family Households	613/23.0%	399/22.1%	214/24.7%	30,699/17.1%	21,415/15.6%	9,284/22.1%
Non-Family Households	665/24.9%	398/22.1%	267/30.9%	56,645/31.6%	34,111/24.8%	22,534/53.7%

*Source: Occupancy Characteristics, 2019-2023 ACS 5-Year Estimates (S2501);
Average Household Size of Occupied Housing Units by Tenure (B25010)*

Household sizes and types for occupied housing units in Eastampton Township and Burlington County are provided in Table H-19. Eastampton’s average household, owner-occupied and renter-occupied household sizes (2.35, 2.57 and 1.90 persons) were slightly smaller than Burlington County’s (2.55, 2.70 and 2.07 persons). In Eastampton, the percentage of one-person household units (18.5%) was less than in the County (25.6%) while the shares of 2-person and 3-person household units in the Township (41.8% and 19.1%) were greater than in the County (33.7% and 17.6%). The percentage of 4-person or more household units in Township was less than the County’s (23.1%). These comparisons of household sizes per unit for Eastampton and the County carried over to the

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comparisons for owner-occupied units. The comparisons of the shares of rental units by household size for the two jurisdictions differed more pronouncedly. The County's percentage of one-person renter-occupied units (43.5%) was almost two times larger than the Township's (24.0%). The percentages of 2-person and 3-person renter-occupied units were relatively the same for the Township and the County (2-person: 32.4% for the Township and 30.8% for the County; 3-person: 14.0% for the Township and 13.3% for the County). Eastampton's share of rental units occupied by households of 4 or more persons (29.6%) was 2.4 times larger than the County's (12.4%).

Family households resided in three-quarters of the occupied housing units in Eastampton whereas a little more than two-thirds occupied units in the County. About half of those units were occupied by married-couple families in the Township and the County. Other family households in Eastampton resided in almost a quarter of those units; in the County, less than a fifth of those units were occupied by other family households. Approximately one-quarter of the occupied units in Eastampton were inhabited by non-family households, and this type of households occupied just under a third of the units in the County.

Percentages of family, married-couple family and non-family households that inhabited owner-occupied units in the Township and County were relatively the same, varying no more than 3.8 percentage points. As a matter of fact, family households resided in at least three-quarters of the owner-occupied units in both jurisdictions. Other family households in the Township occupied 22.1% of the owner-occupied units whereas they inhabited 15.6% of the County's owner-occupied units. The percentages of the four types of households that occupied rental units differed markedly. More than two-thirds of family households occupied rental units in the Township while they occupied less than half of such units in the County. Married-couple families occupied 44.4% of the rental units in Eastampton; they inhabited 24.2% of the County's rental units. Non-family households resided in 53.7% of the rental units in the County while 30.9% of Eastampton's rental units were occupied by non-family households. For both jurisdictions other family households occupied relatively the same percentages of rental units (24.7% in the Township and 22.1% in the County).

C. Income Characteristics and Poverty Level

Table H-20 provides household income for Eastampton Township and Burlington County. Eastampton's median and mean household incomes were \$105,450 and \$111,894, respectively. Respective County median and mean household incomes were \$102,532 and \$130,686. The household income range that represented the largest share of the household incomes in Eastampton was \$100,000-\$149,999 at 31.4%. The next greatest percentage of Eastampton's household income was 15.0% held by income ranges \$50,000-\$74,999 and \$150,000-\$199,999. Like Eastampton, the County's greatest share of household income was 20.5% that fell within the \$100,000-\$149,999 income range. The next greatest percentage in the County was 17.7% held by the \$200,000 or more range. Three income ranges were clustered around the range that held the greatest percentage in the County: \$75,000-\$99,999 at 13.7%, \$150,000-\$199,999 at 13.4%, and \$50,000-\$74,999 at 13.0%. Eastampton households earning \$200,000 or more and \$75,000-\$99,999 represented 8.4% and 12.1% of all households, respectively. No households in Eastampton earned between \$10,000 and \$14,999 whereas 2.0% did in the County. The remaining household income ranges for the two jurisdictions tracked relatively closely varying no more than 1.2 percentage points.

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Table H-21 provides the percentage and people whose income in the past 12 months were below the poverty level. In Eastampton 6.4% of all people had such incomes below the poverty level. In the County 6.8% did. Of the families in the two jurisdictions, 4.1% in Eastampton had such incomes and 4.5% in the County did.

Table H-20: Household Income

Income and Benefits (In 2017 Inflation-Adjusted Dollars)	Eastampton Township		Burlington County	
	Estimate of Households	Share	Estimate of Households	Share
Total Households	2,667	100.0%	179,477	100.0%
Less than \$10,000	76	2.8%	5,321	3.0%
\$10,000-14,999	0	0.0%	3,558	2.0%
\$15,000-24,999	70	2.6%	6,894	3.8%
\$25,000-34,999	129	4.8%	8,951	5.0%
\$35,000-49,999	204	7.6%	14,349	8.0%
\$50,000-74,999	401	15.0%	23,315	13.0%
\$75,000-99,999	324	12.1%	24,565	13.7%
\$100,000-149,999	838	31.4%	36,715	20.5%
\$150,000-199,999	400	15.0%	24,051	13.4%
\$200,000 or More	225	8.4%	31,758	17.7%
Median Household Income	\$105,450		\$102,532	
Mean Household Income	\$111,894		\$130,686	

Source: Selected Economic Characteristics, 2019-2023 ACS 5-Year Estimates (DP03)

**Table H-21: Percentage of People and Families whose
Income in the Past 12 Months was Below the Poverty Level**

	Eastampton Township	Burlington County
All People	399/6.4% ¹	31,041/6.8% ²
All Families	4.1%	4.5%

*Source: Selected Economic Characteristics, 2019-2023 ACS 5-Year
Estimates (DP03); Poverty Status in the Past 12 Months,
2019-2023 ACS 5-Year Estimates (S1701)*

IV. ANALYSIS OF EXISTING AND PROBABLE FUTURE EMPLOYMENT

A. Employment Characteristics

¹ The percentage of 6.4% of persons below the poverty level is based on a population of 6,280 for whom poverty status was determined (S1701).

² The percentage of 6.8% of persons below the poverty level is based on a population of 458,479 for whom poverty status was determined (S1701).

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The employment status of persons 16 years and over residing in Eastampton Township and Burlington County is provided in Table H-22. In Eastampton this population consisted of 5,449 persons while it included 385,610 persons in the County. Seventy-six and seven-tenths percent (76.7%) of the labor force in the Township comprised persons 16 years and over, which was 6.7 percentage points greater than the County's labor force. The Township's civilian labor force was 69.3% of the population 16 years and over, which was 3.2 percentage points greater than the County's. Sixty-six and seven-tenths percent of the Township's population 16 years and over was employed whereas 66.1% in the County was employed. The percentages of those unemployed were relatively the same for Eastampton (2.6%) and the County (2.7%). Those employed in the Armed Forces represented 7.5% of the Township's population of 16 years and over whereas they were 0.9% in the County – 8.3 times greater in Eastampton than the County. Almost one-quarter of persons 16 years and over residing in the Township were not in the labor force; comparatively, one-third of the County's population was not in the labor force.

Table H-22: Employment Status

Occupation	Eastampton Township		Burlington County	
	Estimate	Share	Estimate	Share
Population 16 years and over	5,449	100.0%	385,610	100.0%
In labor force	4,180	76.7%	258,282	67.0%
Civilian labor force	3,774	69.3%	254,987	66.1%
Employed	3,634	66.7%	244,566	63.4%
Unemployed	140	2.6%	10,421	2.7%
Armed Forces	406	7.5%	3,295	0.9%
Not in labor force	1,269	23.3%	127,328	33.0%

Source: Selected Economic Characteristics, 2019-2023 ACS 5-Year Estimates (DP03)

Table H-23: Civilian Employment Characteristics by Occupation

Occupation	Eastampton Township		Burlington County	
	Estimate	Share	Estimate	Share
Civilians Employed, 16 years and over	3,634	100.0%	244,566	100.0%
Management, business, science, and arts Occupations	1,866	51.3%	119,167	48.7%
Service occupations	294	8.1%	32,907	13.5%
Sales and office occupations	757	20.8%	53,127	21.7%
Natural resources, construction, and maintenance occupations	167	4.6%	14,303	5.8%
Production, transportation, and material moving occupations	550	15.1%	25,062	10.2%

Source: Selected Economic Characteristics, 2019-2023 ACS 5-Year Estimates (DP03)

Civilian employment characteristics by occupation are provided in Table H-23. Management, business, science and arts occupations represented the greatest share of the those employed in the civilian labor force residing in Eastampton (51.3%) and the County

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(48.7%). Persons employed in service occupations represented 13.5% of the County's civilian labor force while those persons in that occupation were 8.1% of the Township's civilian labor force. The percentages of sales and office occupations for Eastampton and the County were relatively the same: 20.8% for the Township, and 21.7% for the County. The share of natural resources, construction, and maintenance occupations in the County (5.8%) was slightly more than the Township's share (4.6%). Eastampton's percentage of production, transportation, and material moving occupations (15.1%) was almost 5 percentage points greater than the County's (10.2%).

Table H-24 Civilian Employment Characteristics by Industry

Industry	Eastampton Township		Burlington County	
	Estimate	Share	Estimate	Share
Civilian employed population 16 years and over	3,634	100.0%	244,566	100.0%
Agriculture, forestry, fishing, hunting, and mining	22	0.6%	186	0.1%
Construction	69	1.9%	13,002	5.3%
Manufacturing	173	4.8%	18,737	7.7%
Wholesale trade	0	0.0%	5,686	2.3%
Retail trade	411	11.3%	28,329	11.6%
Transportation and warehousing, and utilities	804	22.1%	16,567	6.8%
Information	48	1.3%	5,020	2.1%
Finance, insurance, real estate, rental, and leasing	223	6.1%	19,059	7.8%
Professional, scientific, management, administrative and waste management services	535	14.7%	29,745	12.2%
Educational services, health care, and social assistance	886	24.4%	61,343	25.1%
Arts, entertainment, recreation, accommodation, and food services	83	2.3%	17,488	7.2%
Other services, except public administration	44	1.2%	10,687	4.4%
Public administration	336	9.2%	18,717	7.7%

Source: Selected Economic Characteristics, 2019-2023 ACS 5-Year Estimates (DP03)

Table H-24 provides civilian employment characteristics by industry for Eastampton Township and Burlington County. The industries that had the two greatest percentages of employment for the civilian labor force in the Township were educational services, health care, and social assistance at 24.4% and transportation and warehousing, and utilities at 22.1%. For the County educational services, health care, and social assistance had the greatest share at 25.1% while transportation and warehousing, and utilities had a 6.8% share. The industry the employed the next greatest proportion of the County's civilian labor force was professional, scientific, management, administrative and waste management at 12.2%. Comparatively, Eastampton's share of this industry was also

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relatively high at 14.7%. Retail trade had relatively the same percentages for the two jurisdictions: 11.6% for the County, and 11.3% for Eastampton. Finance, insurance, real estate, rental, and leasing had 7.8% of the County's employed civilian labor force; it had 6.1% of the Township's. Those employed in public administration represented 9.2% of the Township's employed civilian labor force while it was 7.7% of the County's. Manufacturing employment was relatively important to the County representing 7.7% of this jurisdiction's employed civilian labor force. It was less important for the Township having a 4.8% share. Arts, entertainment, recreation, accommodation, and food services was an important employer in the County having a share of 7.2% of its employed civilian labor force while it had 2.3% of Eastampton's. Construction had respective shares of 5.3% and 1.9% of the County's and Township's employed civilian labor force. Other services, except public administration employed 4.4% of the County's employed civilian labor force and 1.2% of the Township's. No one in Eastampton was employed by wholesale trade; 2.3% of the County's employed civilian labor force worked in whole trade. Information respectively employed 2.1% and 1.3% of the County's and the Township's employed civilian labor force. Agriculture, forestry, fishing, hunting, and mining employed a slightly greater percentage of Eastampton's employed civilian labor force (0.6%) than the County's (0.1%).

B. Commuting to Work

Table H25: Commuting to Work

Industry	Eastampton Township		Burlington County	
	Estimate	Share	Estimate	Share
Workers 16 years and over	4,022	100.0%	242,647	100.0%
Car, truck, or van-drove alone	2,769	68.8%	184,912	76.2%
Car, truck, or van-carpooled	308	7.7%	11,508	4.7%
Public transportation (no taxicabs)	86	2.1%	4,718	1.9%
Walked	13	0.3%	1,465	0.6%
Other means	110	2.7%	2,217	0.9%
Worked at home	736	18.3%	37,827	15.6%
Mean travel time to work (minutes)	27.8		29.5	

Source: Selected Economic Characteristics, 2019-2023 ACS 5-Year Estimates (DP03)

Commuting to work characteristics for workers 16 years and over residing in Eastampton Township and Burlington County are provided in Table H-25. Workers in Eastampton had a shorter mean travel time to work (27.8 minutes) than the County's workers (29.5 minutes). A greater percentage of workers in the Township worked from home (18.3%) than those in the County (15.6%). Those driving alone from Eastampton to work represented 68.8% of its workers; for the County 76.2% drove alone. A greater percentage of workers from Eastampton van- or carpooled to work (7.7%) than the County (4.7%). A slightly greater percentage from the Township (2.1%) used public transportation to get to work than the County (1.9%). Only 0.3% from Eastampton walked to work while 0.9% from the County

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did. Those from the Township using other means to get to work represented 2.7% of its workers; regarding the County 0.9% used other means.

C. Labor Force Estimates

Table H-26: Annual Average Labor Force Estimates (1990-2023)

Year	Eastampton Township			Unemployment Rate	
	Labor Force	Employed	Unemployed	Eastampton Township	Burlington County
1990	2,783	2,648	135	4.9%	4.6%
1991	2,833	2,649	184	6.5%	6.2%
1992	2,805	2,578	227	8.1%	7.7%
1993	2,734	2,556	178	6.5%	6.2%
1994	2,770	2,615	155	5.6%	5.3%
1995	2,864	2,714	150	5.2%	5.0%
1996	2,974	2,827	147	4.9%	4.7%
1997	3,038	2,913	125	4.1%	3.9%
1998	3,058	2,949	109	3.6%	3.4%
1999	3,081	2,974	107	3.5%	3.3%
2000	3,576	3,501	75	2.1%	3.1%
2001	3,583	3,498	85	2.4%	3.5%
2002	3,674	3,555	119	3.2%	4.8%
2003	3,709	3,589	120	3.2%	4.8%
2004	3,779	3,676	103	2.7%	4.1%
2005	3,891	3,786	105	2.7%	3.9%
2006	3,935	3,821	114	2.9%	4.2%
2007	3,867	3,763	104	2.7%	3.8%
2008	3,893	3,757	136	3.5%	4.9%
2009	3,894	3,657	237	6.1%	8.4%
2010	3,608	3,108	500	13.9%	9.0%
2011	3,597	3,194	403	11.2%	8.7%
2012	3,569	3,267	302	8.5%	8.7%
2013	3,511	3,252	259	7.4%	7.6%
2014	3,443	3,225	218	6.3%	6.4%
2015	3,441	3,263	178	5.2%	5.3%
2016	3,423	3,283	140	4.1%	4.5%
2017	3,426	3,285	141	4.1%	4.1%
2018	3,377	3,257	120	3.6%	3.8%
2019	3,449	3,344	105	3.0%	3.3%
2020	3,543	3,278	265	7.5%	8.2%
2021	3,707	3,537	170	4.6%	5.3%
2022	3,798	3,694	104	2.7%	3.3%
2023	3,861	3,736	125	3.2%	3.9%

Source: NJ Dept. of Labor, Annual Average Labor Force Estimates by Municipality (1990-2023)

Annual average labor force estimates, as provided by the New Jersey Department of Labor, for Eastampton Township and unemployment rates for the Township and the County are provided in Table H-26. Eastampton's labor force steadily increased from 2,783 in 1990

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and in 1997 surpassed 3,000. Since 1997, Eastampton's labor force remained above 3,000, peaking at 3,935 in 2006, steadily declining to 3,377 in 2018, and then steadily increasing to 3,861 in 2023. When its labor force peaked in 2006, Eastampton's number of persons employed also peaked at 3,821. The lowest number of unemployed persons in the labor force (75) occurred in 2000; the highest amount (500) was experienced in 2010, a year after the Great Recession hit the nation, the state, the county and Eastampton.

During the 34-year period of estimates, the Township experienced its lowest unemployment rate of 2.1% in 2000 and highest rate of 13.9% in 2010. Eastampton's unemployment rates exceeded the County's from 1990 to 1999 and from 2010 and 2011, the two years after the Great Recession began (Gray shaded rows in Table H-26). Aside from the years 2010 and 2011, Eastampton's unemployment rates remained below the County's from 2000 to 2023.

D. Employment and Wages

Table H-27 provides annual Eastampton's employment and wage data for 2023 as published by the New Jersey Department of Labor. These data report quarterly employment and corresponding annual and weekly wages by North American Industrial Classification System (NAICS) sectors. No private sector data are provided for the following industrial sectors in Eastampton: agriculture; transportation/warehousing; information; professional/technical; education (not to be confused with local government education [public sector]); arts/entertainment; and unclassified.

Table H-27: Annual Employment and Wage Data by Sector, 2023
Eastampton Township

NAICS Sectors	Employment					Wages	
	March	June	Sept.	Dec.	Avg.	Annual	Weekly
Local Government Totals	179	185	178	190	173	\$65,077	\$1,251
Local Government Education	93	100	89	100	85	\$70,190	\$1,350
Private Sector Totals	862	973	982	1,011	941	\$55,463	\$1,067
Construction	128	197	213	194	187	\$93,897	\$1,806
Manufacturing	69	68	64	64	66	\$76,970	\$1,480
Wholesale Trade	68	72	67	41	61	\$69,403	\$1,335
Retail Trade	206	195	201	211	206	\$37,497	\$721
Finance/Insurance	8	9	9	7	8	\$64,336	\$1,237
Real Estate	19	19	22	22	21	\$60,373	\$1,161
Admin/Waste Remediation	19	29	29	34	25	\$50,749	\$976
Health/Social	31	30	33	34	32	\$36,562	\$703
Accommodations/Food	98	118	129	112	110	\$25,416	\$489
Other Services	15	23	16	20	19	\$48,610	\$935

*Source: NJ Dept. of Labor, Quarterly Census of Employment and Wages (QCEW),
Municipal Report by Sector (NAICS-based, 2023)*

The average annual number of persons employed in Local Government in the Township in 2023 was 173, earning an annual and weekly wages of \$65,077 and \$1,251, respectively.

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An annual average of 85 persons worked in Local Government Education having respective annual and weekly wages of \$70,190 and \$1,350.

In Eastampton, almost 5.5 times more persons were employed in Private Sector (941 annual average) than Local Government (173 annual average). The respective annual and weekly wages for all persons working in Private Sector were \$55,463 and \$1,067 – these wages were lower than those for Local Government. The industrial sector with the lowest annual and weekly wages was Accommodations/Food earning \$25,416 and \$489, respectively. The second lowest was Health/Social (\$36,562 annual, and \$703 weekly) followed by Retail Trade (\$37,497 and \$721) and Other Service (\$48,610 and \$935). Accommodations/Food and Retail Trade had a combined annual average employment of 316, which represented approximately one-third of the annual average number of private sector employees. Other Services had an annual average employment of 19.

The industrial sector earning the highest annual and weekly wages was Construction, having respective wages of \$93,897 and \$1,806. The annual and weekly wages for the next five industrial sectors following Construction in descending order were: Manufacturing (\$76,970 and \$1,480); Wholesale Trade (\$69,401 and \$1,335); Finance/Insurance (\$64,336 and \$1,237); Real Estate (\$60,373 and \$1,161); and Administration/Waste Remediation (\$50,749 and \$976). Of the six industrial sectors with the highest annual and weekly wages Construction employed the most with an annual average of 187, which was the second highest among all private and public sector employers. Construction, Manufacturing and Wholesale Trade, the three with the highest annual and weekly wages, had an annual average employment of 314, which was approximately one-third of the annual average for private sector. Finance/Insurance, Real Estate and Administration/Waste Remediation had an average annual employment of 54, which was 5.7% of the annual average for private sector.

Table H-28: Annual Employer and Total Wage Data by Private Sector, 2023
Eastampton Township

NAICS Sectors	Establishments	Total Wages
Private Sector Totals	98	\$52,186,071
Construction	13	\$16,729,358
Manufacturing	5	\$5,041,551
Wholesale Trade	5	\$4,204,678
Retail Trade	11	\$7,736,868
Finance/Insurance	3	\$525,410
Real Estate	6	\$1,252,747
Admin/Waste Remediation	9	\$1,260,274
Health/Social	16	\$1,163,892
Accommodations/Food	8	\$2,785,121
Other Services	5	\$903,341

*Source: NJ Dept. of Labor, Quarterly Census of Employment and Wages (QCEW),
Municipal Report by Sector (NAICS-based, 2023)*

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Table H-28 provides annual private sector employers by NAICS sector in Eastampton and the total wages they paid in 2023. A total of 98 employer establishments were recorded in Township, paying wages totaling \$52,186,071. Construction, which had 13 establishments, paid the most wages totaling \$16,729,358. Eleven Retail Trade establishments paid \$7,736,868 in wages. There were 5 each Manufacturing and Wholesale Trade establishments paying respective wages of \$5,041,551 and \$4,204,678. Together, these four employers paid 64.6% of the total annual wages. When the 8 Accommodations/Food establishments are added to these four employers, their wages represent 69.9% of the total wages paid in Eastampton.

In the Township, Health/Social establishments totaled 16 paying \$1,163,892 in annual wages. The 6 Real Estate, 9 Administration/Waste Remediation, and 16 Health/Social establishments each paid about \$1.2 million in wages. The industrial sector that paid the least in annual wages was Finance/Insurance, which consisted of 3 establishments. The 4 Other Services establishments paid \$903,341 in annual wages.

E. Probable Future Population

Section III.B. Projection of Households provides a projected range of 2035 housing units in Eastampton: 151 to 398. Section III.C.2. Household Size and Type indicates the average house size in the Township is 2.35 persons. Section III.C.1. Number of Persons by Age and Sex indicates Eastampton's 2023 population is estimated to be 6,280 persons. Assuming the average household size would remain at 2.35 persons, the probable future increase in population for Eastampton in 2035 ranges from 355 to 935 as calculated below.

Low End of Range

151 Projected Units x 2.35 Persons/Projected Unit = 355 Persons

High End of Range

398 Projected Units x 2.35 Persons/Projected Unit = 935 Persons

The probable future population range for Eastampton in 2035 is 6,437 to 7,017 as calculated in the following manner:

Low End of Range

355 Probable Increase in Persons + 6,082 Persons in 2023 = 6,437 Persons

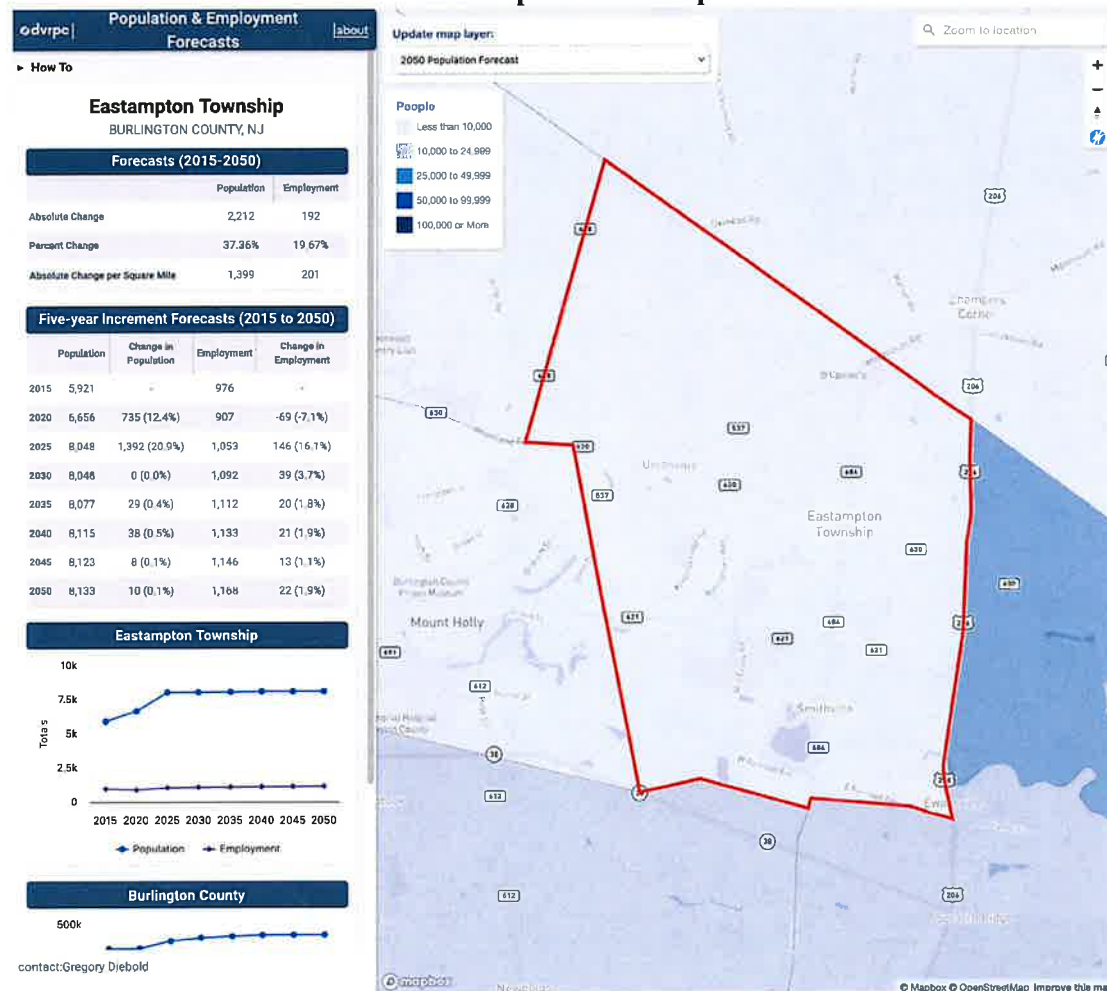
High End of Range

935 Probable Increase in Persons + 6,082 Persons in 2023 = 7,017 Persons

The Delaware Valley Regional Planning Commission (DVRPC), the bi-state metropolitan planning organization (MPO) for the Philadelphia region that includes Eastampton Township, regularly publishes population and employment forecasts for the municipalities in its region. On its website, DVRPC published 2015-2050 population and employment forecasts for Eastampton, which is provided in Figure H-1.

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**Figure H-1: Population and Employment Forecasts
Eastampton Township**



Source: <https://www.dvrpc.org/webmaps/popempforecasts/>, viewed January 20, 2025.

Table H-29: Population and Employment Forecasts

	Eastampton Township				Burlington County			
	2020	2035	Absolute Change	Percent Change	2020	2035	Absolute Change	Percent Change
Population	6,656	8,077	4,421	21.3%	447,971	474,401	26,430	5.9%
Employment	907	1,112	205	22.6%	241,044	265,316	24,272	10.1%

*Sources: County- and Municipal-Level Population and Employment Forecasts, 2015-2050 (DVRPC, *ibid.*)*

DVRPC's population and employment forecasts for Eastampton Township and Burlington County from 2022 to 2035, which were taken from its 2015 to 2050 forecasts, are provided in Table H-29. The MPO forecasts Eastampton's population to increase by 4,421, a 21.3% increase, while the County's population would increase by 26,430 or 5.9%. Compared to

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the upper end of the range for Eastampton's population projection (7,017) DVRPC's forecast is overly aggressive given the Township's 20-year average for issuing COs (12.55) and its master plan buildout analysis for future residential development. A plausible probable population for Eastampton is approximately 7,000.

F. Probable Future Employment

Table H-29 contains DVRPC's 2020-2035 employment forecast. In 2020 Eastampton was estimated to have 907 jobs, and it was forecasted to have 1,112 jobs. The New Jersey Department of Labor reported the Township had 1,114 jobs (941 private-sector jobs and 173 government jobs) in 2023 (Table H-27). Given this information, it appears that Eastampton has already achieved the DVRPC employment forecast for 2035.

Table H-30, which is based on Table No. 7 of Eastampton's 2023 master plan, provides non-residential development potential by recommended zoning district. In December 2024, Chapter 540 Zoning was changed to implement these zoning district changes. The non-residential development potential total approximately 1.2 million square feet. It is important to understand this amount of potential non-residential gross floor area is not a forecast or project; it is an estimate of how much more non-residential development could occur at buildout in Eastampton. Given this amount of non-residential development potential, it is plausible for Eastampton's probable future employment in 2035 could exceed 1,114 jobs.

**Table H-30: Non-Residential Development Potential by
Recommended Zoning District**

Recommended Zoning District	Development Potential (Square Feet)
LI Light Industrial	313,729
BP Business Park	369,258
CH Commercial Highway	65,358
R-PRC Planned Retire Com. Overlay	14,000
TCO-1 Town Center Com./Office 1	217,800
TCO-2 Town Center Com./Office 2	82,481
TCO-3 Town Center Com./Office 3	3,600
TCM-2 Town Center Mixed Use 2	10,000
TCM3-C1 Town Center M.U.-Com. 1	80,042
TCM-4 Town Center Mixed Use 4	26,223
TCM-5 Town Center Mixed Use 5	8,712
Total	1,191,203

Source: Table No. 5, 2023 Master Plan, Eastampton Township

Assuming a conservative employment growth rate of 10% from 2023 to 2035, which is based on DVRPC's forecasted 2020-2035 growth rate for Burlington County, Eastampton Township's employment could increase by 112 to a probable 2035 estimate of 1,226 jobs, as calculated in the following manner:

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Probable 2023-2035 Employment Increase

1,114 Eastampton Jobs in 2023 x 10% = 112 Probable Job Increase (rounded up)

Probable 2035 Employment

1,114 Eastampton Jobs in 2023 + 112 Probable Job Increase = 1,226 Probable
Employment in 2035

2025-2035 FOURTH ROUND HOUSING PLAN ELEMENT AND FAIR SHARE PLAN

FAIR SHARE PLAN

I. INTRODUCTION

This fourth-round fair share plan (FSP) for Eastampton Township addresses the following subsections of C.52:27D-310 of the New Jersey Fair Housing Act:

- 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...
- f. 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...
- 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 recommendation of the Multigenerational Family Housing Continuity Commission...
- 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.

A municipality's fourth-round affordable housing obligation consists of the following three components:

- Present Need, also known as the Rehabilitation Share
- Prior Third Round Obligation, 1999-2025
- Present Need, 2025-2035

In October 2024, the New Jersey Department of Community Affairs (NJDCa) published "Fair Share Housing Obligations for 2025-2035 (Fourth Round)" for all municipalities in New Jersey. On January 21, 2025, the Eastampton Township Council (Council) adopted Resolution R2025-39 (Appendix A contains copy of the resolution) agreeing with NJDCa's affordable housing obligation for the Township that is indicated below.

- Present Need is 24 dwelling units
- Prospective Need is 35 dwelling units

Eastampton Township is located within Housing Region 5, which consists of Burlington, Camden and Gloucester Counties.

This FSP is the plan Eastampton Township 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 [it] proposes to undertake to achieve

2025-2035 FOURTH ROUND HOUSING PLAN ELEMENT AND FAIR SHARE PLAN

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...” It is organized in the following manner:

- Definitions
- Present Need
- Prior Third Round Obligation, 1999-2025
- Present Need, 2025-2035
- Multigenerational Family Housing Analysis
- State Development and Redevelopment Plan Consistency Analysis

II. DEFINITIONS

In addition to the definitions set forth in New Jersey law, the following definitions are highlighted for this FSP:

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

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

“Low-income housing” means housing affordable according to federal Department of Housing and Urban Development or other recognized standards for home ownership and rental costs and occupied or reserved for occupancy by households with a gross household income equal to 50 percent or less of the median gross household income for households of the same size within the housing region in which the housing is located.

“Moderate-income housing” means housing affordable to affordable according to federal Department of Housing and Urban Development or other recognized standards for home ownership and rental costs and occupied or reserved for occupancy by households with a gross household income equal to more than 50 percent but less than 80 percent of the median gross household income for households of the same size within the housing region in which the household is located.

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

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

2025-2035 FOURTH ROUND HOUSING PLAN ELEMENT AND FAIR SHARE PLAN

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

III. PRESENT NEED, 2025-2035

Eastampton Township agrees that its 2025-2035 Present Need, which is NJDCA’s estimation of deficient housing units occupied by low- and moderate-income households in the Township, is 24 housing units (see Appendix A for Resolution R2025-39). To address its Present Need, Eastampton Township will establish a Rehabilitation Program made available to low- and moderate-income households to rehabilitate their deficient housing units. The Rehabilitation Program will provide at least \$10,000 in hard costs for rehabilitating each deficient housing unit, totaling at least \$240,000. In addition, to supplement the Township’s Rehabilitation Program, Eastampton will encourage low- and moderate-income homeowners to apply to the Burlington County Home Improvement Loan Program to assist in the rehabilitation of their dwellings. The Rehabilitation Program will comply with N.J.A.C. 5:93-5.2 and all current amendments. A copy of the Township’s Rehabilitation Program Manual is provided separately as a part of its submission for Fourth-Round compliance.

IV. PRIOR THIRD ROUND OBLIGATION, 1999-2025

The Settlement Agreement for Eastampton Township’s Prior Third Round Obligation, 1999-2025, which was dated September 13, 2021, was executed by Eastampton Township on September 13, 2021 and Fair Share Housing Center on September 17, 2021. A copy of the Settlement Agreement is provided in Appendix B. The Settlement Agreement indicated Eastampton Township’s Present Need was 2 housing units and Prospective Need was 131 housing units, and the Township’s Prior Round Obligation of 49 housing units has been satisfied. Table FSP-1 was taken from the Township’s court-approved *2021 Third Round Housing Plan Element and Fair Share Plan* that demonstrates how Eastampton planned to address its prior round Prospective Need that consisted of 131 housing units.

On November 2, 2023, Salt & Light Company, Inc., the owner of the Rise Group Home (a New Jersey State-licensed, three-bedroom group home located at 1151 Woodlane Road, Unit C-2 and identified as Block 1100.03, Lot 5) sold the property for market-rate housing purposes. This group home counted toward three (3) affordable housing credits for Eastampton’s third-round obligation. After the sale of the group home, Eastampton Township learned about the sale when new deeds were filed with the Township. As a result of this market-rate sale of the group home, Eastampton Township would have a shortfall of three (3) affordable housing credits.

In response to the market-rate sale of said group home and the loss of three (3) affordable housing credits, on September 23, 2024, the Eastampton Township Council adopted Resolution R2024-115 approving the amendment of the Settlement Agreement to account for the loss and replacement of the three (3) affordable housing units. Appendix C contains

**2025-2035 FOURTH ROUND HOUSING PLAN ELEMENT
AND FAIR SHARE PLAN**

a copy of the resolution. Table FSP1 provides a copy of Table FS-3 that showed the credit allocation for affordable housing sites in the court-approved *2021 Third Round Housing Plan Element and Fair Share Plan*. Table FSP-2 shows how the loss of the three (3) affordable units would be replaced by the inclusionary housing development on the site identified as 1369 Monmouth Road: Block 400, Lot 13.

Table FSP-1: 2021 Third Round Housing Plan Element and Fair Share Plan

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

Status	Status	Type	Units	Bonuses	Total
Eastampton Town Center (Pennrose): Block 300, Lot 2.02 (63 units out of 100 applied)	Completed	Family Rental	63	33	96
Eastampton Village Development (Sharbell): Block 600.02, Lot 1	7 Approved, 2 Completed	Family Rental	7	0	7
RISE Group Home (Oaks) - 13 Willowbrook Way: Block 1100.03, Lot 5	Completed	Supportive & Special Needs	3	0	3
Salt & Light Company, Inc - 1151 Woodlane Road, Unit C-2: Block 300, Lot 2.01, Qualifier CC02	Completed	Supportive & Special Needs	1	0	1
1419 Woodlane Road: Block 800, Lot 3	Proposed	Inclusionary Zoning	24	0	24
Total			97	33	131

**Table FSP-2: Amended 2021 Third Round Housing Plan Element
and Fair Share Plan**

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

Status	Status	Type	Units	Bonuses	Total
Eastampton Town Center (Pennrose): Block 300, Lot 2.02 (63 units out of 100 applied)	Completed	Family Rental	63	33	96
Eastampton Village Development (Sharbell): Block 600.02, Lot 1	7 Approved, 2 Completed	Family Rental	7	0	7
RISE Group Home (Oaks) - 13 Willowbrook Way: Block 1100.03, Lot 5	Completed	Supportive & Special Needs	3	0	3
Salt & Light Company, Inc - 1151 Woodlane Road, Unit C-2: Block 300, Lot 2.01, Qualifier CC02	Completed	Supportive & Special Needs	1	0	1
1369 Monmouth Road: Block 400, Lot 13	Proposed	Inclusionary Zoning	24 <u>27</u>	0	24 <u>27</u>
Total			97 <u>98</u>	33	131

2025-2035 FOURTH ROUND HOUSING PLAN ELEMENT AND FAIR SHARE PLAN

To compensate for the shortfall of three (3) affordable housing credits, on October 28, 2024, Township Council adopted Ordinance 2024-13 (Appendix D contains a copy of the ordinance) amending Section 540-20.1 R-1C Residential Inclusionary Housing District of Chapter 540 Zoning that required inclusionary housing on Block 400, Lot 13 to make the following changes to the required quantities of units and the maximum residential density: 27 affordable housing units increased from 24; a setaside of 14 very-low-income affordable units increased from 12; a total of 135 residential units increased from 120; and a maximum residential density of 9.7 units per acre from increased from 8.6 units per acre.

Table FSP-3 is Table FS-4 of the *Amendment to 2021 Third Round Housing Plan Element and Fair Share Plan*. The quick actions taken by Eastampton Township demonstrate that the Township has satisfied its Prior Third Round Affordable Housing Obligation. Furthermore, the Eastampton Township Land Use Planning Board adopted Resolution 2025-12 approving the amendment to comport with Ordinance 2024-14 (Appendix E contains the resolution).

Table FSP-3: Amended 2021 Third Round Housing Plan Element and Fair Share Plan

Table FS-4: Third Round Conclusion

131	Third Round Obligation
-63	Eastampton Town Center units
-33	Eastampton Town Center bonuses
-7	Sharbell Eastampton Village, LLC units
-3	Community Residences: 13 Willowbrook Way
-1	Community Residence: 1151 Woodlane Road, Unit C-2
-24	
-27	Inclusionary Development: 1369 Monmouth Road
0	Remaining Obligation

V. PROSPECTIVE NEED, 2025-2035

As indicated in Resolution R2025-39, Eastampton Township agrees that its 2025-2035 Prospective Need is 35 housing units. To demonstrate how the Township addresses its Prospective Need, this FSP is presented in the following manner:

- Consideration of lands appropriate for affordable housing
- Mechanisms for addressing the Prospective Need
- Summary of affordable housing credits, including bonuses, for addressing the Prospective Need

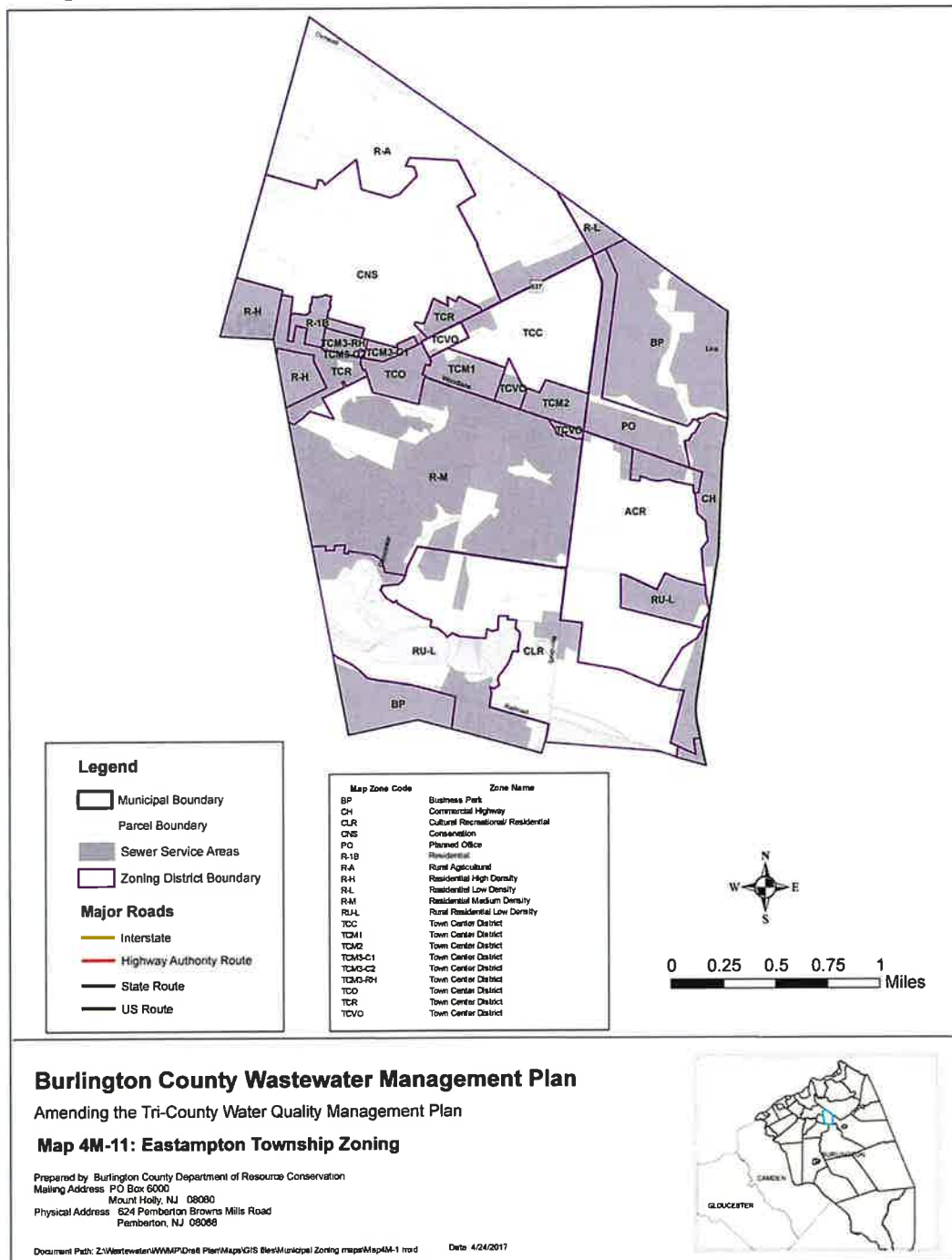
A. Consideration of Lands Appropriate for Affordable Housing

1. Sewer Service Availability

2025-2035 FOURTH ROUND HOUSING PLAN ELEMENT AND FAIR SHARE PLAN

Sanitary sewer service is essential for providing affordable housing that is typically developed at higher densities. Map FSP-1 shows Map 4M-11: Eastampton Zoning Districts and Sewer Service Area, which was taken from Burlington County's 2017 Wastewater Management Plan. The areas shaded gray indicate sewer service areas overlaid on the Township's 2017 zoning districts.

Map FSP-1: Eastampton Township Zoning Districts and Sewer Service Areas



2025-2035 FOURTH ROUND HOUSING PLAN ELEMENT AND FAIR SHARE PLAN

Eastampton's sewer service areas follow the major state and county highways that traverse the community: N.J.S.H. Route 38, which touches the southernmost portion of the municipality; U.S. Route 206, which forms the eastern municipal boundary; Monmouth Road (CR 537), which traverses through the northern third of the municipality from its western boundary in a northeasterly direction; Woodlane Road (CR 630), which traverses the northern half of the municipality from its western boundary in a southeasterly direction; segments of Powell Road (CR 621), which traverse the southern central portion of the municipality from its western boundary to its eastern boundary; and segments of Smithville Road (CR 684), which traverses the central portion of the municipality from its southern boundary to its northern boundary. For the most part, the sewer service areas correspond with the developed areas of Eastampton Township.

According to the County map that reflects the Township's 2017 Zoning Map, sewer service is unavailable in the undeveloped and sparsely developed areas of the Township:

- Conservation (CNS) and Rural-Agriculture (R-A) zoning districts, which are primarily wetlands forests and farmlands with a density of 1 unit per 15 acres
- Township-owned, deed-restricted portions of the Town Civic Center (TCC) and Town Center Mixed-Use 1 (TCM1) zoning district, much of which consists of wetlands, forests and farmlands
- Cultural Recreation Residential (CLR) zoning district, most of which is owned by Rancocas Valley High School or part of Burlington County's Smithville Park
- Agricultural / Commercial / Recreation (ACR) zoning district, of which is almost all is deed-restricted, preserved farmland

Map FSP-2 reflects Eastampton Township's 2024 Zoning Map. Noteworthy changes from the 2017 Zoning Map to the 2024 Zoning Map are provided in Table FSP-4.

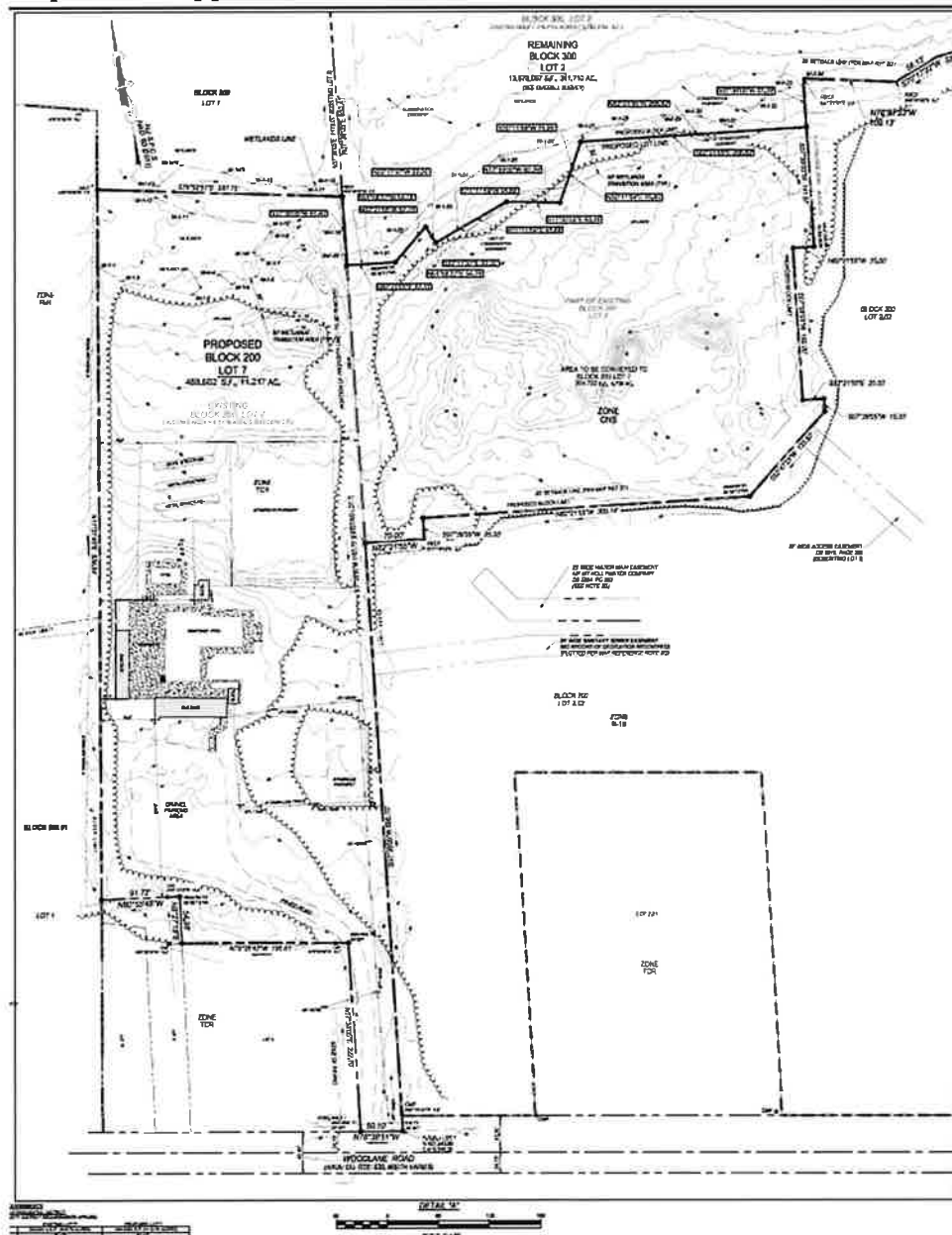
Table FSP-4: Zoning District Changes, 2017 v. 2024

2017 Zoning Map	2024 Zoning Map
BP Business Park & PO Planned Office	R-PRC Residential-Planned Retirement Community, along Smithville Rd.
PO Planned Office	LI Light Industry, located along Woodlane Rd.; TCM6 Town Center Mixed Use, northeastern corner of Woodlane & Smithville Rds.; CH Commercial Highway, southeastern corner of Monmouth & Smithville Rds.
RA Rural Agricultural	CH, R-L Residential Low Density, & R-1C Residential Inclusionary Housing, along Monmouth Rd.
RU-L Rural Residential Low Density	RU-L1, along eastern segment of Powell Rd.; R-L southwestern corner of Smithville Rd. & Railroad Ave.; RU-L2, along southern segment of Railroad Ave.
TCC Town Center Civic	TCR1 Town Center Residential 1, along Monmouth Rd.
TCVO Town Center	TCM5 Town Center Mixed Use 5, southwestern corner of Woodlane & Smithville Rds., TCC along Monmouth Rd.
TCO Town Center & TCM3-C1 Town Center.	TCO1, TCO2 & TCO3, Monmouth & Woodlane Rds.; TCR1, along Monmouth Rd.
TCR Town Center & CNS Conservation	TCM4 Town center Mixed Use, along Woodlane Road; TCAH Town Center Affordable Housing, along Woodlane Road & extending to the north

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Vis-à-vis sewer service areas and zoning districts, the most significant zoning change is the TCAH Town Center Affordable Housing zoning district that permits 100-percent affordable housing. Currently, Block 200, Lots 7 and 7.01 comprises the TCAH zoning district. On May 17, 2023, the Land Use Board adopted Resolution 10-2023 approving the subdivision of Block 200, Lot 7 (TCR zoning district in sewer service area) and Block 300, Lot 2 (CNS zoning district outside sewer service area) to create new Block 200, Lot 7.01 (CNS zoning district) annexed to Block 200, Lot 7 (TCR zoning district). A copy of the resolution is provided in Appendix F. Map FSP-3 shows an enlargement of the approved subdivision map for said lots.

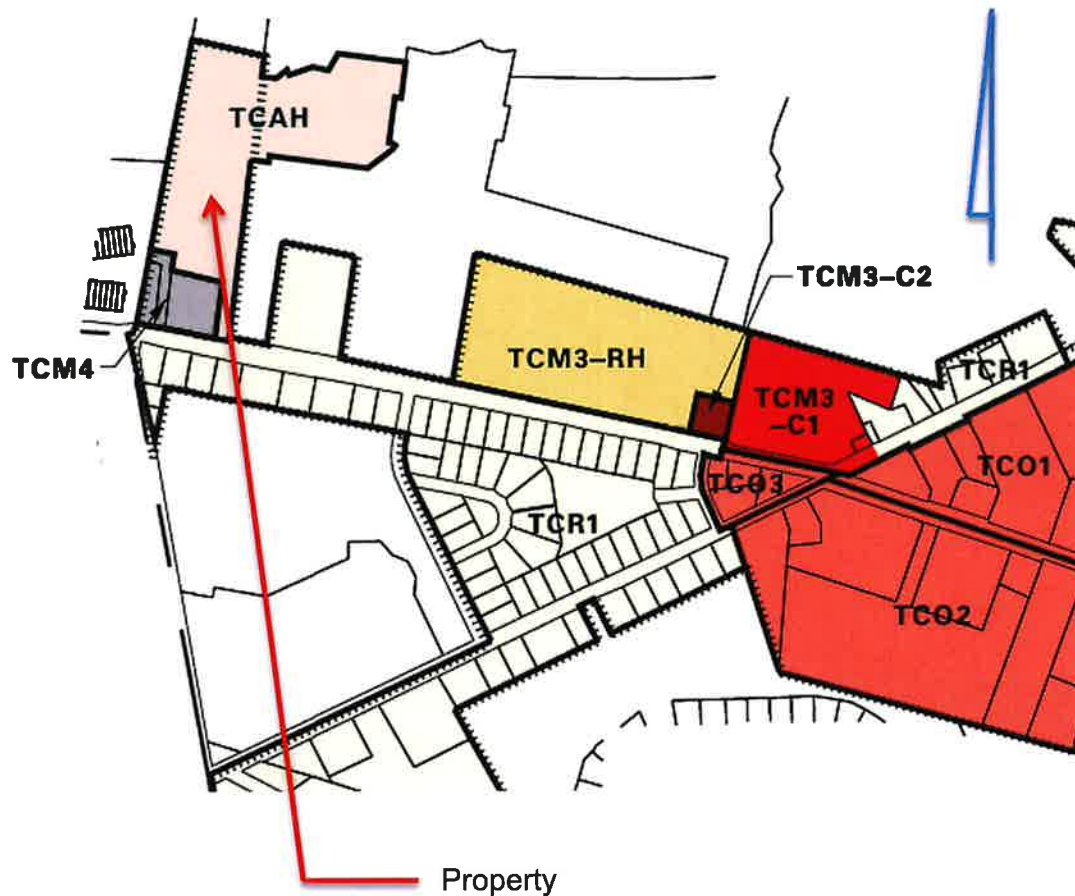
Map FSP-3: Approved Subdivision of Block 200, Lot 7 and Block 300, Lot 2



2025-2035 FOURTH ROUND HOUSING PLAN ELEMENT AND FAIR SHARE PLAN

On May 28, 2024, Eastampton Township Council passed Ordinance 2024-8 (contained in Appendix G) adopting *Redevelopment Plan, Eastampton Town Center, TCAH Town Center Affordable Housing Zoning District, Block 200, Lots 7 and 7.01, Eastampton Township, Burlington County, New Jersey* (Appendix H contains sections relevant to affordable housing). The adoption of this redevelopment plan eliminated the spilt zones for the property and created the TCAH zoning district as shown on Map FSP-4, which was taken from Map No. 1 of the redevelopment plan.

Map FSP-4: Creation of TCAH Town Center Affordable Housing District

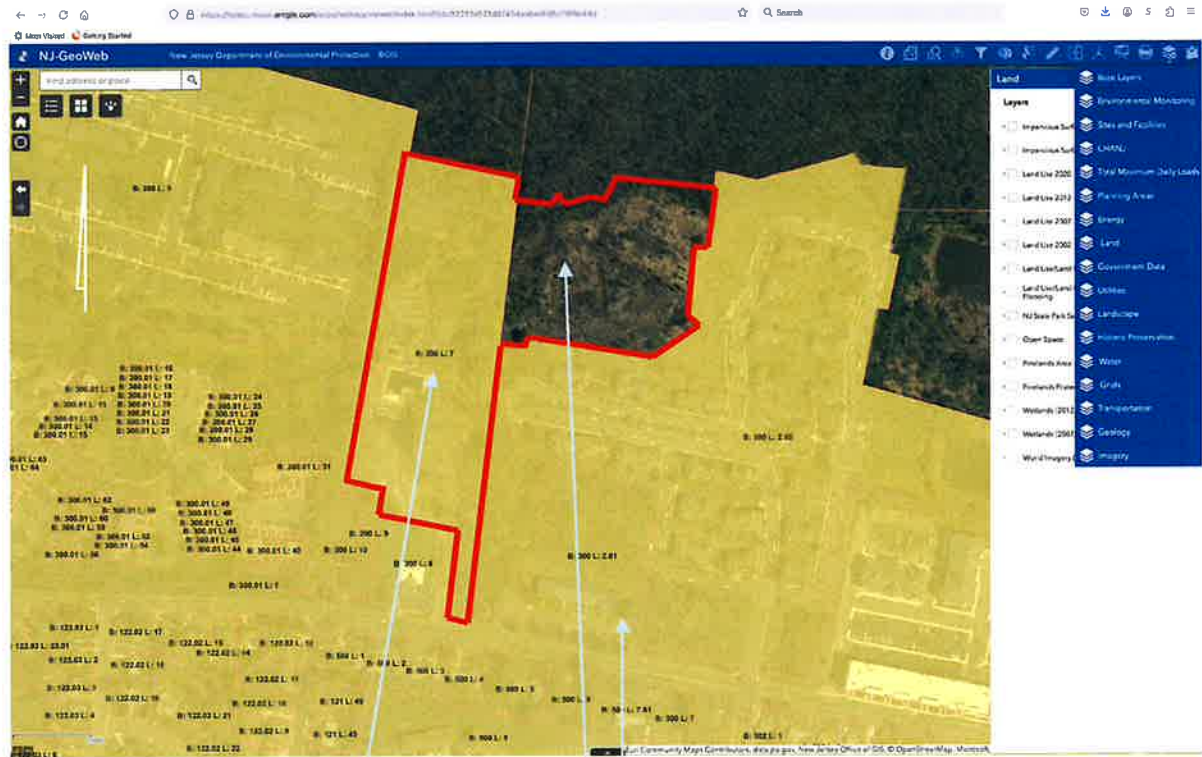


Not to Scale

The New Jersey Department of Environmental Protection (NJDEP) NJ-GeoWeb website provides information about various environmental resources and factors, including sewer service areas, for lands throughout the state. Map FSP-5 shows Block 200, Lot 7 being located within a sewer service area (area colored yellow) and the portion of former Block 300, Lot 2 (now Block 200, Lot 7.01; approved subdivision approximated with red line) being located outside the sewer service area. The NJDEP's website lacks the updated subdivision of the property and the creation of new Lot 7.01 in Block 200.

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Map FSP-5: NJDEP NJ-GeoWeb Showing Sewer Service Areas, Block 200, Lot 7 and Former Block 300, Lot 2, Now Block 200, Lot 7.01



Sewer Service Area (Yellow)

Block 200, Lot 7

Former Block 300, Lot 2,
Now Block 200, Lot 7.01

Not to Scale

Source: NJDEP NJ-GeoWeb

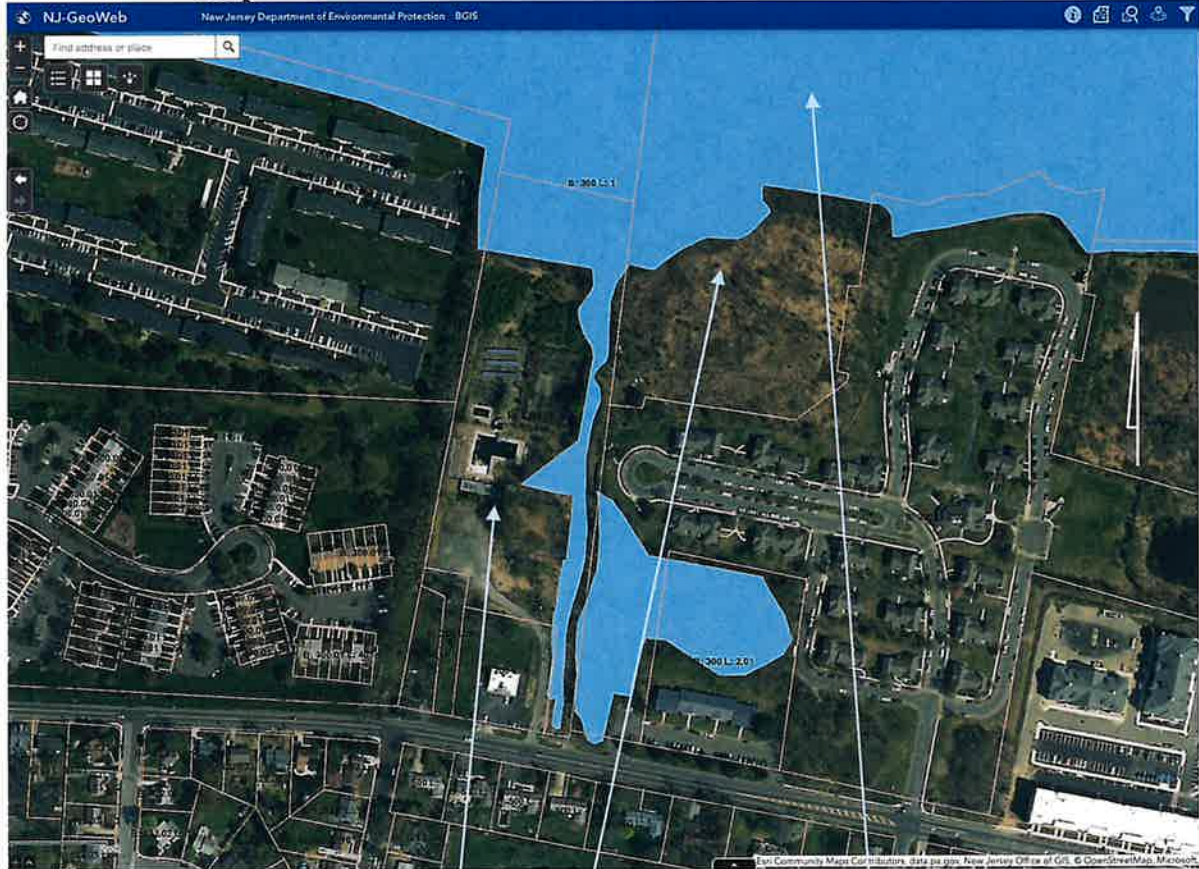
<https://njdep.maps.arcgis.com/apps/webappviewer/index.html?id=02251e521d97454aaba4fd8cfl68e44d>, viewed February 16, 2025.

The NJDEP NJ-GeoWeb website provides estimates for the potential of freshwater wetlands existing on properties in the state. Map FSP-6 shows NJDEP's wetland estimate for the TCAH lots (wetlands indicated in blue), which extends into the northern portions of Lots 7 and 7.01 and along the eastern property line of Lot 7 in Block 200.

Notwithstanding this estimate of potential wetlands on the two lots, the applicant who obtained subdivision approval had a wetland delineation prepared to demonstrate the extent of the wetlands are limited to the northern edges of the two lots and the wetlands do not exist along the eastern property line of Lot 7. Map FSP-7 is an enlargement of the subdivision that shows the delineation of the freshwater wetlands line, which was approved by NJDEP on February 23, 2024 (see Appendix I). The result is the two lots have significantly more uplands and therefore more developable land for the 100-percent affordable housing buildings and improvements.

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Map FSP-6: NJDEP NJ-GeoWeb Estimate of Wetlands



Wetlands

(Blue)

Block 200, Lot 7

Former Block 300, Lot 2
Now Block 200, Lot 7.01

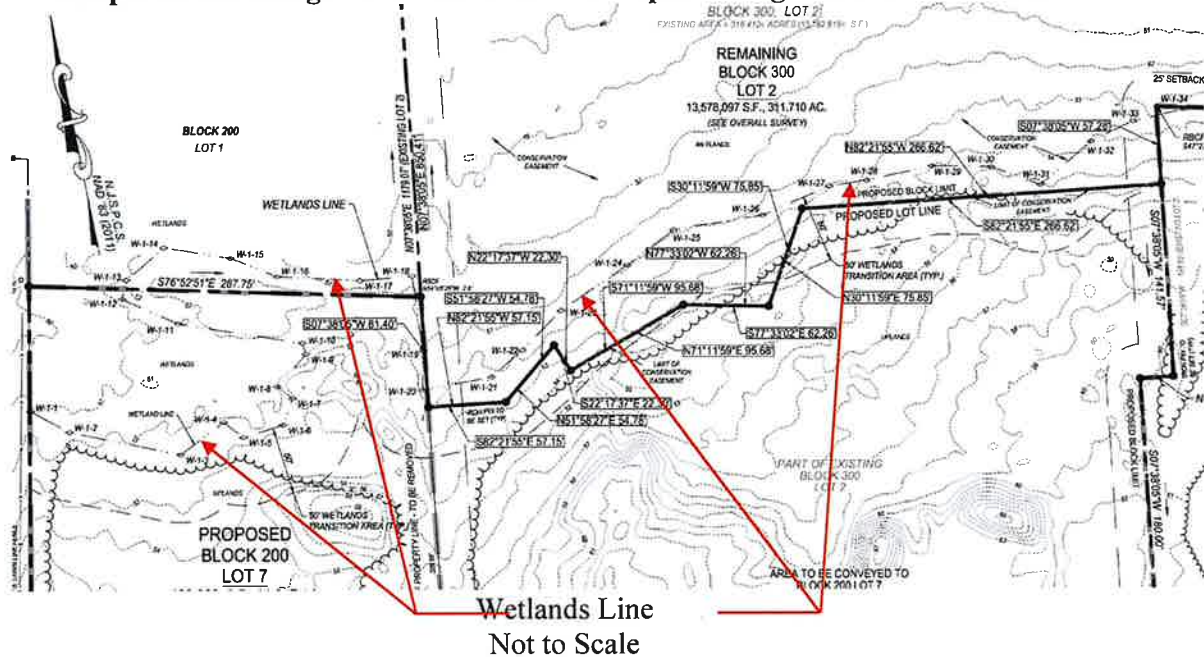
Not to Scale

Source: NJDEP NJ-GeoWeb, *ibid.*, viewed February 16, 2025.

Given the extent of wetlands on the two lots are significantly less than what is mapped by NJDEP NJ-GeoWeb and there are more developable uplands on the two lots, pursuing an amendment to the Burlington County Wastewater Management Plan to include Lot 7.01 in Block 200 in a sewer service area is reasonable. Further, Block 200, Lot 7.01 is surrounded by existing development to the east, south and west. Adding Block 200, Lot 7.01 to a sewer service area would facilitate the full development of the 100-percent affordable housing on the two lots contemplated by the TCAH zoning district. While a sewer service area amendment is pursued for Block 200, Lot 7.01, the development of the first phase of 100-percent affordable housing units could proceed on Block 200, Lot 7, which has developable uplands and is located in a sewer service area.

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Map FSP-7: Enlargement of Subdivision Map Showing Wetland Delineation



2. Evaluation of Potential Inclusionary Sites

Map FSP-8 shows the two potential sites for the production of affordable housing to address Eastampton Township's fourth-round affordable housing obligation. Both sites are located in the Town Center District. They are identified as follows:

<u>Zoning District</u>	<u>Block/Lot Numbers</u>	<u>Total Area (Acres)</u>
TCAH Town Center Affordable Housing	200/7 and 7.01	15.9
TCO1 Town Center Commercial/Office 1 Mixed-Use Overlay	600/1, 2.05, 7, 7.01 and 8	8

Each site is evaluated in the following manner:

- Site control
- Site suitability: available, suitable, developable, and approvable for development
- Site documentation : general description, New Jersey Development and Redevelopment Plan planning area(s), residential density, and sewer service area and capacity

Appendix J contains the evaluations of the two sites for producing affordable housing. The conclusion of the evaluations is that the two sites are suitable for production of affordable housing. The evaluations are summarized in subsections (1) and (2) that follow.

2025-2035 FOURTH ROUND HOUSING PLAN ELEMENT AND FAIR SHARE PLAN

a. TCAH Town Center Affordable Housing Zoning District

Eastampton Township intends to utilize up to \$2 million from its Housing Trust Fund for the purchase of Block 200, Lots 7 and 7.01 for developing the 112 100-percent affordable housing units in the TCAH zoning district. By adopting Resolution R2025-54 (Appendix K) on February 24, 2025, the Township has designated Ingerman Development Company, LLC (Ingerman) as the redeveloper of Block 200, Lots 7 and 7.01 to produce the 112 100-percent affordable housing units. Further, on April 28, 2025, Eastampton Township and Ingerman have executed a developer's agreement for the development of the 100-percent affordable housing development in the TCAH zoning district (Appendix L). Through Ingerman the Township is negotiating with the landowner to purchase said parcel of land.

Lots 7 and 7.01 in Block 200, which comprise the TCAH zoning district, contain 15.9 acres of which almost the entire area is developable uplands. Freshwater wetlands exist along the northern property line of Lot 7 and on Block 300, Lot 2 that adjoins the northern property line of Lot 7.01. These wetlands will not hinder or restrict the development of 112 affordable housing units in the TCAH zoning district. Lot 7 contains the remnants of the former Westwood Swim Club, which include a paved and gravel driveway that accesses Woodlane Road, parking lots, and sites where former buildings and the in-ground pool were razed. In essence, Lot 7 has a cleared, open area. Lot 7.01 consists of uplands with open grass areas dotted with woody shrubs and small trees.

Sanitary sewer and public water service, which was capped when the buildings and pool were razed, exist on Lot 7. These utilities can be easily extended to Lot 7.01, once the lot is placed in a sewer service area. Eastampton Township and Ingerman will pursue an amendment to the County's Wastewater Management Plan to include Lot 7.01 in a sewer service area. To create a looped water system that improves the flow of water, *Redevelopment Plan, Eastampton Town Center, TCAH Town Center Affordable Housing Zoning District, Block 200, Lots 7 and 7.01, Eastampton Township, Burlington County, New Jersey*, which was adopted in 2024, requires water utilities to be connected from the TCAH zoning district to the existing water lines in Pennrose Eastampton Town Center, a 100-percent affordable housing development that exists on adjoining Lot 2.02 in Block 300. The redevelopment plan also requires roads to be connected from the 100-percent affordable housing development in the TCAH zoning district to the deadend road in Pennrose Eastampton Town Center to provide a looped circulation system for the two 100-percent affordable housing developments (the Pennrose development has only one point of access from Woodlane Road). A looped circulation system would improve emergency access to the two developments in the event one entrance is obstructed and avoids isolating the two communities.

The approach to developing the 112 100-percent affordable housing units in the TCAH zoning district during the fourth-round obligation is to develop the lots in two phases: Phase One would consist of developing Lot 7, which is already in a sewer service area, with 56 housing units; and Phase Two would consist of developing Lot 7.01, after it has been placed in a sewer service area, with the balance of 56 housing units. Developing the TCAH zoning district in two phases would improve the ability to obtain 9 percent low-income tax credits

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for the development of each phase because phasing would avoid attempting to oversubscribe tax credits, which have limited availability and are competitive to obtain when the New Jersey Home and Mortgage Finance Agency offers them.

The TCAH zoning district represents a realistic opportunity to provide 112 100-percent affordable housing units.

b. TCO1 Town Center Commercial/Office 1 Zoning District, Overlay Zone for Mixed-Use including Inclusionary Housing

On December 16, 2024, the Eastampton Township Council adopted Ordinance 2024-14, “An Ordinance of the Township of Eastampton to Amend the Township Code at Section 540 ‘Zoning’”. This ordinance amendment implements the Land Use Plan Element of the 2023 Master Plan, which was adopted by the Land Use Planning Board on December 13, 2023 (Appendix M contains Resolution # 14-2023). The amended Chapter 540 Zoning provided in Article VIII Redevelopment Plan, Town Center Zoning District Regulations an overlay zone for mixed-uses that included inclusionary housing found at Section 540-44M(6) (Appendix N Section 540-44M TCO1 Town Center Commercial/Office District). The intention of the overlay zone was to create incentives to assembly Block 600, Lots 1, 2.05, 7, 7.01 and 8, which have several landowners and contain a total of 8 acres, and redevelop the lots by razing existing commercial buildings and replacing them with more intensive mixed-use development that includes a maximum residential density of 10 dwelling units per acre producing up to 80 dwelling units with a 15 percent setaside for affordable rental units (12 affordable housing units) and a 20 percent setaside for affordable for-sale units (16 affordable units).

The lots in the overlay zone are currently served by sanitary sewers and public water – they are in a sewer service area. According to the NJDEP NJ-GeoWeb website, the overlay zone contains no freshwater wetlands.

While the redevelopment of the overlay zone relies on market forces, the overlay zone represents the realistic opportunity to produce 12 affordable rental housing units or 16 affordable for-sale housing units.

B. Mechanisms for Fourth-Round Compliance

To satisfy its fourth-round Prospective Need of 35 affordable housing units, Eastampton Township has implemented the following mechanisms:

1. TCAH Town Center Affordable Housing Zoning District, a Municipally Sponsored 100-Percent Affordable Housing Development

By utilizing its Housing Trust Fund, Eastampton Township will acquire Block 200, Lots 7 and 7.01 for the development of a 100-percent affordable housing development in the

2025-2035 FOURTH ROUND HOUSING PLAN ELEMENT AND FAIR SHARE PLAN

TCAH zoning district. The Township has executed a developer's agreement with Ingerman, an affordable housing developer, to develop the project.

The TCAH zoning district provides for 112 100-percent affordable housing units, all of which would be rentals, in Block 200, Lots 7 and 7.01. This zoning district has been established in Chapter Zoning of the Eastampton Township Municipal Code at Section 540-44J. A copy of the TCAH zoning district provisions is contained in Appendix O. The 100-percent affordable housing units and their production, availability, distribution, and controls are required to comply with Chapter 130 Affordable Housing of the Township's Municipal Code (Appendix P), Section 540-11U Mandatory affordable housing set-aside (Appendix Q), and all state law that regulates affordable housing. The 112 100-percent affordable housing units would be developed in two phases whereby each phase would consist of 56 affordable housing units.

2. TCO1 Town Center Commercial/Office 1 Zoning District, Overlay Zone for Mixed-Use including Inclusionary Housing

The overlay zone of the TCO1 zoning district is intended to encourage the redevelopment of Block 600, Lots 1, 2.05, 7, 7.01, 7.02 and 8 with a mixed-use development consisting of non-residential and residential uses on 8 acres of land. The overlay zone provides for inclusionary housing that would consist of a total of 80 housing units of which there would be a range of affordable housing units: 12 affordable rental housing units (15 percent setaside), or 16 affordable for-sale units (20 percent setaside). The redevelopment of the overlay zone, which includes affordable housing, is required to comply with Chapter 130 Affordable Housing of the Township's Municipal Code, Section 540-11P Mandatory affordable housing set-aside, and all state law that regulates affordable housing.

3. Mandatory Affordable Housing Set-Aside Ordinance

To comply with its third-round affordable housing settlement agreement with the Fair Share Housing Center (FSHC), Eastampton adopted a mandatory affordable housing set-aside ordinance (previously discussed) (Appendix Q). The mandatory affordable housing set-aside provision applies to any residential development, including the residential portion of a mixed-use project, which consists of 5 or more new residential units at a density of 6 or more units per acre and that result from any use or density variance pursuant to N.J.S.A. 40:55D-70(d). Further, this provision applies to any residential development, including the residential portion of a mixed-use project, which consists of 50 or more new residential units at a density of 6 or more units per acre that results from any rezoning or the adoption of a new or amended redevelopment/rehabilitation plan.

The ordinance requires a 20 percent setaside of for-sale affordable housing and 15 percent setaside of rental affordable housing in an applicable residential development. The Township commits to ensure that the affordable housing setaside requirement is enforced by the Township's Land Use Planning Board in its capacity as a planning board and a zoning board of adjustment.

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4. Plan Implementation Mechanisms

a. Administrative Mechanisms

In compliance with its third-round affordable housing settlement with FSHC, Eastampton prepared the following documents, which were submitted separately, to administer mechanisms to address its affordable housing obligation:

- Affordability Assistance Manual
- Affirmative Fair Housing Marketing Plan
- Rental Housing Rehabilitation Program Manual
- Operating Manual for the Administration of the Affordable Rental Program

All of these documents are available on the Township's website:

<https://www.eastampton.com/planning/page/affordable-housing>

In addition to the foregoing documents, Eastampton Township prepared a Spending Plan for its fourth-round affordable housing obligation. The Spending Plan was submitted as a separate document as part of the Township's Fourth Round compliance.

On January 21, 2025, the Eastampton Township designated, by Resolution R2025-38 (Appendix R), Triad Associates as the Township's Affordable Housing Administrative Agent. The Township Council adopted Resolution R2021-82 (Appendix S) designating the Township Manager at the Township Municipal Housing Liaison on May 24, 2021.

b. Requirements for New Construction of Affordable Housing

The following requirements shall apply to the new construction of affordable housing:

- (a) All of the affordable units shall fully comply with the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1, et seq. ("UHAC"), including but not limited to the required bedroom and income distribution, with the sole exception that 13 percent of the affordable units within each bedroom distribution shall be required to be for very low income households earning 30percent or less of median income pursuant to the Fair Housing Act (FHA).
- (b) All of the affordable units shall be subject to affordability controls, as defined under current law: 40 years for newly created affordable rental units; and 30 years for affordable for-sale units.
- (c) In inclusionary developments, the affordable units shall be fully integrated with the market-rate units, and the affordable units shall not be concentrated in separate building(s) or in separate area(s) or floor(s) from the market-rate units. In buildings with multiple dwelling units, affordable units shall be generally distributed within each building with market-rate units. The residents of the affordable units shall have full and equal access to all of the entryways,

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amenities, common areas, and recreation areas and facilities as the residents of the market-rate units.

- (d) Construction of the affordable units in inclusionary developments shall be phased in compliance with N.J.A.C. 5:93-5.6(d).
- (e) The affordable units shall be affirmatively marketed in accordance with UHAC and applicable law. The affirmative marketing shall include the community and regional organizations identified in this agreement, and it shall also include posting of all affordable units on the New Jersey Housing Resource Center website in accordance with applicable law.
- (f) All new construction units shall be adaptable in conformance with P.L.2005, c.350/N.J.S.A. 52:27D-311a and -311b and all other applicable law.

C. Summary of Fourth-Round Compliance

Eastampton Township complies with its fourth-round affordable housing obligation as it relates to its Present Need, Prior Third-Round Obligation, and Fourth-Round Prospective Need as summarized below.

1. Present Need, 2025-2035

Eastampton Township will establish a Rehabilitation Program to address its Present Need of 24 housing units. Its Spending Plan provides for \$240,000 to rehabilitate the 24 housing units. The Burlington County Home Improvement Loan Program will supplement the Township's Rehabilitation Program.

2. Prior Third-Round Obligation, 1999-2025

Table FSP-2 summarizes how Eastampton Township has addressed its third-round affordable housing obligation of 131 housing units.

3. Fourth-Round Prospective Need, 2025-2035

Eastampton Township's fourth-round Prospective Need is 35 units. The Township proposes a 100-percent affordable housing development consisting of 112 housing units in the TCAH zoning district and an inclusionary housing development that may include 12 affordable rental housing units or 16 affordable for-sale housing units. The two locations for providing affordable housing are shown on Map FSP-8. Table FSP-5 demonstrates the Township's proposal complies with the minimum and maximum requirements for providing affordable housing in the fourth round.

The maximum amount of bonus credits permitted for the fourth round is 25 percent of the Prospective Need. For Eastampton Township the maximum bonus credits are 9 as calculated below.

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35 Units Prospective Need X 0.25 = 8.75 Bonus Credits, rounded to 9 Bonus Credits

While a minimum of 5 very-low-income units are required for the Township's Prospective Need of 35 units, a total of 19 very-low-income units will be provided: 18 in the 100 percent affordable housing project; and 1 in the TCO1 Overlay Inclusionary Housing Zone. Whereas a minimum of 3 very-low-income family units are required, the Township will provide 19 such units. Three of the very-low-income units in the 100 percent affordable project will be funded by utilizing \$750,000.00 from the required 30 percent Affordability Assistance requirement of the Housing Trust Fund.

**Table FSP-5: Minimum and Maximum Requirements for
Fourth Round Prospective Need**

Requirements	Required Total	TCAH 100% Affd. Hsg.	TCO1 Overlay Incl. Hsg.
Min. 50% Affordable Family Units (35 Units X 0.50)	17	112	6 Rentals, or 8 For-Sale
Min. 25% Rentals (35 Units X 0.25)	9	112	3 Rentals
Max. 30% Age-Restricted (35 Units X 0.30)	11	0	0
Min. 13% Very Low-Income (35 Units X 0.13)	5	18	1 Rental, or 1 For-Sale
Min. 50% Very Low-Income Families (5 Units X 0.50)	3	18	1 Rentals, or 1 For-Sale

**Table FSP-6: Credit Allocation for Affordable Mechanisms for
Fourth Round Prospective Need**

Mechanism	Status	Type	Units	Bonus Ratio	Bonus Credits	Total
100% Affordable Housing, TCAH Zoning District	Zoning In Place	Family Rental	112	1-for-1 X Max. 9 Bonus Credits	9	121
Inclusionary Housing, TCO1 Zoning District Overlay	Zoning In Place	Family Rental	12	N/A	0	12
Total			124		9	133

Given the ability to apply a one-for-one bonus credit ratio for its proposed 100-percent affordable housing project in the TCAH zoning district, Eastampton Township would earn 9 bonus credits. Notwithstanding the potential for 16 affordable for-sale units, Eastampton Township takes a conservative approach by claiming credit for 12 affordable rental units in the TCO1 zoning district overlay. Table FSP-6 indicates Eastampton Township would have a total of 133 affordable housing credits. Nonetheless, Eastampton Township reserves the right to claim credit for 16 affordable units in the event 16 affordable for-sale

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units are constructed instead of 12 affordable rental units, thereby increasing its total affordable housing credits to 137. Table FSP-7 summarizes the Township’s fourth round affordable housing credits.

With a conservative amount of 133 affordable housing credits applied toward its fourth-round Prospective Need, Eastampton Township would accrue a minimum surplus of 98 affordable housing credits that would apply toward its future rounds of Prospective Need.

Table FSP-7: Fourth Round Summary

35	Third Round Obligation
-112	100% Affordable Housing, TCAH Zoning District
-9	100% Afford. Hsg., TCAH zoning district Bonus Credits
-12	Inclusionary Housing, TCO1 Zoning District Overlay
-98	Remaining Obligation

VI. MULTIGENERATIONAL FAMILY HOUSING ANALYSIS

The New Jersey Fair Housing Act (C.52:27D-310g.) requires the following analysis pertaining to multigenerational family housing:

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 recommendation of the Multigenerational Family Housing Continuity Commission...

The 2024 amendment to Chapter 540 Zoning defined the term “multi-generational housing” in Section 540-6 Definitions in the following manner:

HOUSING, MULTI-GENERATIONAL: Housing designed to accommodate separate households consisting of two or more generations of immediate and related family members, which include a housing owner’s parent, sibling, aunt, uncle, niece, grandparent, grandchild, son-in-law, daughter-in-law, stepparent, stepchild, stepbrother, stepsister, half-brother, or half-sister, in separate attached, connected, or internal housing units. No separate utility meters shall be installed in the dwelling unit/structure. Multi-generational housing shall not be rented, leased or operated as part of a bed-and-breakfast.

The following zoning districts permit multi-generational housing as a principal use:

R-A Rural Agricultural District
ACR Agricultural/Commercial/Recreation District
R-L Residential Low Density District
RU-L Rural Residential Low Density District
RU-L1 Rural Residential Low Density 1 District

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RU-L2 Rural Residential Low Density 2 District
R-M Residential Medium Density District

VII. STATE DEVELOPMENT AND REDEVELOPMENT PLAN CONSISTENCY ANALYSIS

The New Jersey Fair Housing Act (C.52:27D-310i.) requires the following analysis pertaining to the consistency of the HPEFSP with the current 2001 *The New Jersey State Development and Redevelopment Plan* (SDRP):

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.

Map FSP-9 provides a copy of the Policy Map of the SDRP with the approximate location of Eastampton Township and surrounding areas encircled. Map FSP-10 is an enlargement of Quadrangle 95 showing SDRP planning areas for the northwestern portion of Eastampton Township. On this map are the locations of the two affordable housing sites for 100% Affordable Housing, TCAH zoning district and Inclusionary Housing, TCO1 Zoning District Overlay. Map FSP-10 indicates the portion of the Township in which the two affordable housing sites are located in Suburban Planning Area and a Proposed Regional Center that is associated with Mount Holly Township, which is the county seat for Burlington County.

The TCAH zoning district (100-percent affordable housing) and TCO1 zoning district overlay (inclusionary housing) are located in Eastampton Township's town center, which is planned for future compact, walkable development consisting of a mix of residential and non-residential uses. Over the years, the town center has been developing with higher density residential development in the form of apartments, townhouses, and single-family dwellings on small lots. Commercial space has been developed on the first floors of mixed-use buildings that have residential uses on the upper floors.

The TCAH zoning district provides for the redevelopment of a former swim club property, which fell into an advanced state of deterioration, into a higher density, 100-percent affordable rental housing that would be compatible with the 100-percent affordable housing development existing on the adjacent property to the east, the existing garden apartment complex located to the southeast, and a condominium development existing of a property to the west. The development of the 100-percent affordable housing would be in the form of infill.

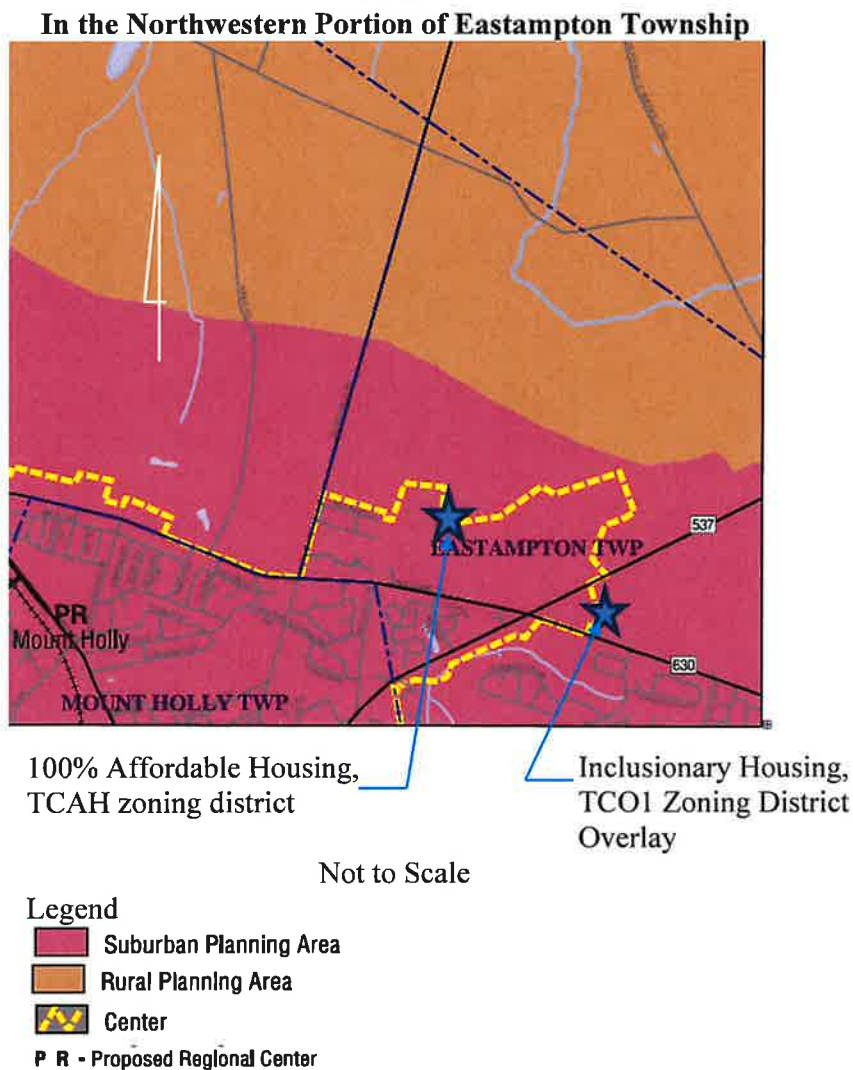
The TCO1 zoning district overlay provides for the complete redevelopment of an area currently consisting of a mix of older commercial buildings of varying degrees of obsolescence and disrepair with new mix of commercial uses and inclusionary housing. The purpose of the overlay zone is to encourage the redevelopment and revitalization of an area of the town center.

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The SDRP's intention for PA2 is to (196):

- Provide for much of the state's future development;
- Promote growth in Centers and other compact forms;
- Protect the character of existing stable communities;
- Protect natural resources;
- Redesign areas of sprawl;
- Reverse the current trend toward further sprawl; and
- Revitalize cities and towns.

Map FSP-10: Enlargement of Portion of Quadrangle 95 Showing SDRP Planning Areas



The TCAH zoning district and the TCO1 zoning district overlay are consistent with the SDRP in the following manner:

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- Provide for much of the state's future development

The TCAH zoning district and the TCO1 zoning district overlay provide for the future development of 192 new housing units, of which at least 124 would be affordable units, in Eastampton Township's planned town center that is intended for a concentration of future development.

- Promote growth in Centers and other compact forms

These zoning districts are planned for Eastampton Township's town center where higher density, compact, walkable mixed-use development is intended to occur. As indicated on Map FSP-10, which shows an enlargement of a SDRP quadrangle map, Eastampton Township's town center is part of a Proposed Regional Center that is associated with Mount Holly Township, the county seat.

- Protect the character of existing stable communities

While the core of the town center is transforming with mixed-use and higher density developments, the surrounding residential neighborhoods are kept intact. The redevelopment of the town center is intended to protect the surrounding residential areas from the further deterioration of existing commercial uses and by overcoming the lack of comprehensive and cohesive physical design and layout of the redevelopment areas.

- Protect natural resources

The development of the TCAH zoning district would reuse the former swim club property and utilize uplands areas of the property thereby avoiding disturbance to the wetland areas to the north. The TCO1 zoning district overlay would involve the redevelopment of commercial buildings and paved areas thereby protecting natural resources from development.

- Redesign areas of sprawl

The focus on the town center is to redesign and redevelop it with higher concentrations of mixed-uses so that the town center is compact and walkable. The two zoning districts that would provide affordable housing would contribute toward the continuing efforts to design the redevelopment area into a new town center for Eastampton Township.

- Reverse the current trend toward further sprawl

As explained above, the creation of the town center planned for Eastampton Township would avoid sprawl. Including the two zoning districts that provide for

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affordable housing would contribute toward the Township's efforts to create its town center and avoid further sprawl.

- Revitalize cities and towns

One of the primary purposes of creating Eastampton Township's town center is to continue revitalizing its crossroads (Monmouth and Woodlane Roads) by redeveloping it into a viable town center. This town center would be part of the Proposed Regional Center designated on the SDRP Map (FSP FSP-10).

In conclusion, the Eastampton town center and inclusion of the TCAH zoning district and the TCO1 zoning district overlay are consistent with the following statewide goals and strategies of the SDRP:

- Goal #1: Revitalize the State's cities and towns
- Goal #2: Conserve the State's natural resources and systems
- Goal #3: Promote beneficial economic growth, development and renewal for all residents of New Jersey
- Goal #4: Protect the environment, prevent and clean up pollution
- Goal #5: Provide adequate housing at a reasonable cost
- Goal #6: Provide adequate housing at a reasonable cost
- Goal #7: Preserve and enhance area with historic, cultural, scenic, open space and recreational value
- Goal #8: Ensure sound and integrated planning and implementation statewide

**2025-2035 FOURTH ROUND HOUSING PLAN ELEMENT
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APPENDICES**