

**TOWNSHIP OF WESTAMPTON,
BURLINGTON COUNTY, NEW JERSEY**

Housing Plan Element & Fair Share Plan

Fourth Round (2025 – 2035)



May 21, 2025

Prepared by:



**Consulting & Municipal
ENGINEERS**

CME Associates

1 Market Street, Suite 1F
Camden, NJ 08102
732-410-2651

A handwritten signature in blue ink, appearing to read "C. Dochney", is written over a horizontal line.

Christopher N. Dochney, PP, AICP
NJ Professional Planner License # 6225

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

Adopted by the Land Development Board on _____

Endorsed by the Township Committee on _____

ACKNOWLEDGMENTS:

Westampton Township Mayor and Committee

Mayor Sandy Henley
Deputy Mayor Odise Carr
Committeewoman Dr. Ashley Caldwell
Committeewoman Gail Maddox-Canteen
Committeewoman Jaime Mungo

Westampton Township Land Development Board

Gary Borger – Chair
David Guerrero – Vice Chair
Mayor Sandy Henley
Committeeman Odise Carr
Robert Thorpe
Ryan Fagan
Joseph Odenheimer
Frank Jones
Mike Luneman
Jaspreet Singh – Alternate 1
John Wisniewski – Alternate 2

Jennifer Cragg – Board Secretary
Wade Dickey, Esq. – Board Attorney
Michael Roberts, PE – Board Engineer
Chris Dochney, PP, AICP – Board Planner

Robert Wright, Esq. – Township Affordable Housing Attorney

CONTENTS

Introduction	1
Location and Context	1
Affordable Housing	1
Westampton's Compliance History	4
Housing Plan Element	5
Demographics	7
Housing Conditions	11
Economic Data	15
Fair Share Plan	19
Consideration of Lands Suitable for Affordable Housing	19
Site Suitability	21
Fair Share Obligation.....	23
Present Need (Rehabilitation) Obligation.....	23
Prior Round Obligation (1987-1999).....	24
Prior Round Compliance Mechanisms	25
Regional Contribution Agreement (RCA)	25
Family for Sale.....	25
Family Rental.....	27
Special Needs / Supportive Housing	27
Third Round Obligation	28
Third Round Compliance Mechanisms	30
Family Rental Projects.....	31
Family for Sale.....	32
Supportive / Special Needs Housing	33
Fourth Round Obligation.....	35
Fourth Round Compliance Mechanisms	37
Family Rental.....	37
Family for-Sale	37
Senior for-Sale.....	38
Supportive / Special Needs Housing	39
Summary of Fair Share Plan	40
Prior Round Summary	40
Third Round Summary	41
Fourth Round Summary.....	42
Affordable Housing Administration	43

Affordable Housing Ordinances	43
Affordable Housing Trust Fund	43
Municipal Housing Liaison	44
Administrative Agent	44
Income Levels.....	44
Appendices.....	45

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

List of Appendices

- A. Third Round Final Judgement of Compliance
- B. Fourth Round Obligations
 - 1. Resolution 34-25 – Establishing Fourth Round Obligations
 - 2. Order Fixing Fourth Round Obligations
- C. Administrative Documents
 - 1. Municipal Housing Liaison
 - 2. Administrative Agent
 - 3. Affordable Housing Trust Fund Spending Plan
 - 4. Affirmative Marketing Plan
 - 5. Resolution of Intent to Fund
- D. Affordable Housing Maps
 - 1. Prior Round Projects
 - 2. Third Round Projects
 - 3. Fourth Round Projects
- E. Crediting Documents
 - 1. Draft Ordinance – Virtua site
 - 2. Concept Plan – Virtua Site
 - 3. Concept Plan – Fernwood Springs

INTRODUCTION

Location and Context

Westampton Township is a town of approximately 11 square miles, located in northern Burlington County along the Rancocas Creek. The Township is surrounded by Willingboro, Burlington, Springfield, Eastampton, Mt Holly, Hainesport, and Mt Laurel Townships, all within Burlington County. The Township is within the Philadelphia metropolitan region, just 16 miles east-northeast of Center City Philadelphia, and also centrally located within the larger northeast corridor region, being approximately 70 miles from Manhattan Borough in New York City.

Westampton Township was initially inhabited by the Lenape Indians, and the area was first settled by Europeans by Quakers around 1700. The historic village of Rancocas was established along the banks of the Rancocas Creek and was initially 100 homes and a meeting house, and portions of this village remain in the western end of the Township. The village of Timbuctoo along the Rancocas Creek and east of Rancocas Village, was established by freed slaves in 1826. Outside of these two villages, the area of Westampton Township, and northern Burlington County in general, was a very rural area being largely woodlands or plantation farms. The population of the Township was less than 1,000 people until the 1950's. Then, like many other communities in New Jersey on the periphery of a major metropolitan area, a suburban population boom ensued, and the population of the Township steadily increased, even doubling each decade according to US Census counts from 1960 through 1990 to a population of 6,000 at that time. This population boom was largely fueled by the development of the highways that provided quicker access to employment centers like Philadelphia, Trenton, and Camden, the availability of land for the development of bedroom communities, and Federal policies that supported home ownership in new suburban locations.

The Township now has a population of around 9,000 people according to 2020 Census population data. This is an increase from the 2010 Census count of 8,813, but the rate of increase is now much smaller than was the case when the population was doubling each decade. This modest growth is projected to continue for the next several decades. Population projections from the Delaware Valley Regional Planning Commission show that the Township will grow to just under 10,000 people at 9,800 residents by 2045.

Of the approximately 9,000 people in Westampton, data indicates that a little over half identify as white, 28 percent identify as African American or black, 8 percent as Asian, 3 percent as “other” and 10 percent two or more races. Approximately 7 percent of the population of any race is considered Hispanic.

Census data also indicates a median household income of approximately \$123,000 (2023 ACS 5-Year estimate) for the Township. This is a relatively high household income given that the median income for the state of New Jersey as a whole is approximately \$100,000

Affordable Housing

In 1975 the New Jersey Supreme Court determined, in *So. Burlington County. NAACP v. Township of Mount Laurel* (“Mount Laurel I”) that every developing municipality in New Jersey had an affirmative

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

obligation to provide a “realistic opportunity” for its fair share of low- and moderate-income housing. In 1983, frustrated with the lack of voluntary compliance, the Supreme Court sought to create an incentive for voluntary compliance in its “Mount Laurel II” decision. In this decision, the Court exposed municipalities that refused to comply voluntarily to the possibility of builder’s remedy relief. The Court also called for the state legislature to enact legislation that would save municipalities from the inefficiency of having the courts determine their affordable housing needs.

First and Second Rounds

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

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

Third Round

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

COAH adopted new Third Round rules in May of 2008 and subsequently adopted amendments that became effective on October 20, 2008. Changes to the Fair Housing Act were also adopted in July of 2008 (P.L. 2008 c. 46 on July 17, 2008). The COAH rules and regulations adopted in 2008 were subsequently challenged, and in an October 2010 decision the Appellate Division invalidated the “Growth Share” methodology, and also indicated that COAH should adopt regulations pursuant to the “Fair Share” methodology utilized in the First and Second Rounds. The Supreme Court affirmed this decision in September 2013, invalidating the third iteration of the Third Round regulations and sustaining the invalidation of growth share, and directing COAH to adopt new regulations pursuant to the methodology utilized in the First and Second Rounds. In October of 2014 COAH was deadlocked and

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

failed to adopt their newly revised Third Round regulations. Fair Share Housing Center, who was a party in the earlier cases, responded by filing a motion in aid of litigants' rights with the New Jersey Supreme Court. On March 20, 2015, the Court ruled that COAH was effectively dysfunctional, and consequently returned jurisdiction of affordable housing issues back to the trial courts as it had been prior to the creation of COAH in 1986.

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

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

Fourth Round

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

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

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

Westampton's Compliance History

The Township filed a declaration with the courts on July 8, 2015, seeking a judgment of compliance with the Fair Housing Act. As a part of the judgment process, the Township submitted a Housing Plan Element and Fair Share Plan, adopted by the Land Development Board on October 25, 2015, addressing the obligations of what was initially the Third Round period of 2015 – 2025. Following the decision of the courts in Mount Laurel IV, indicating that the gap period need be addressed as a part of the Third Round obligation, the Township was obligated to amend the Housing Plan to address the gap need as determined by Judge Jacobsen. Through a negotiated settlement agreement with Fair Share Housing Center signed on December 24, 2019, the Township established Third Round obligation numbers and identified mechanisms to address those obligations that were deemed satisfactory to both Fair Share Housing Center and the courts.

Westampton Township's cumulative First and Second Round ("Prior Rounds") obligation was 221 units, as had previously been determined by COAH. The Township's Prior Round compliance is outlined in the Fair Share Plan. In accordance with the settlement agreement, Westampton had a Third Round prospective need obligation of 592 credits. The Township then prepared a new Housing Plan Element and Fair Share Plan which was adopted by the Land Development Board on September 11, 2020. Following a conditional Judgment of Compliance and Repose granted on February 10, 2020, the Township adopted subsequent amendments to the Fair Share Plan on December 1, 2020, and March 24, 2021 to address changes requested by the court and Fair Share Housing Center.

The Township was granted a Final Judgment of Compliance with the obligations of the Fair Housing Act on May 18, 2021 in an order signed by the Honorable Jeanne T. Covert, A.J.S.C., certifying that the Township's Third Round Fair Share Plan provided a realistic opportunity for the provision of low- and moderate-income housing in the Township.

In January of 2025, the Township Committee adopted Resolution 34-25 on January 14, 2025 establishing its Fourth Round obligation numbers in accordance with the amended Fair Housing Act adopted by the Legislature and signed by the Governor in March of 2024. The resolution establishing Fourth Round obligation numbers was submitted to the Program through a declaratory judgment action, beginning the process of demonstrating and certifying the Township's compliance with the Fourth Round of affordable housing obligations.

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

HOUSING PLAN ELEMENT

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

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

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

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

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

- 1. 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;*
- 2. 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;*
- 3. An analysis of the municipality’s demographic characteristics, including but not necessarily limited to, household size, income level and age;*
- 4. An analysis of the existing and probable future employment characteristics of the municipality;*
- 5. 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);*
- 6. 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*

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

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;

7. *An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c. 273 (C.52:27D-329.20);*
8. *For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, established pursuant to section 4 of P.L.2004, c. 120 (C.13:20-4), an analysis of compliance of the housing element with the Highlands Regional Master Plan of lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands-conforming municipalities. This analysis shall include consideration of the municipality's most recent Highlands Municipal Build Out Report, consideration of opportunities for redevelopment of existing developed lands into inclusionary or 100 percent affordable housing, or both, and opportunities for 100 percent affordable housing in both the Highlands Planning Area and Highlands Preservation Area that are consistent with the Highlands regional master plan; and*
9. *An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.*

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

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

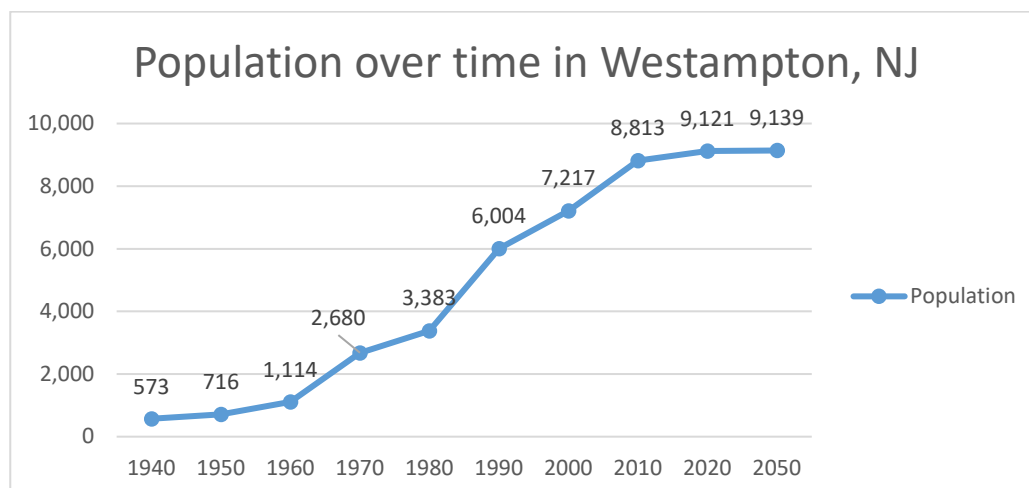
Westampton Township – Fourth Round Housing Plan Element & Fair Share Plan

*Demographics***Population Trends**

The Township of Westampton has experienced steady increases in population over the past few decades. According to the 2020 U.S Census, the Township population stood at 9,121 residents, marking a 3.49% increase from the 8,813 residents recorded in 2010. In comparison, the Township's population rose significantly more between 2000 and 2010, increasing 22.11% from the 7,217 residents recorded by the 2000 Census. In comparison, Burlington County's population increased at a slower rate during this time period, increasing 5.98 % between 2000 and 2010, and by 2.93 % between 2010 and 2020. Table 1 below illustrates the population growth trends for both Westampton Township and Burlington County from 2000 through 2020.

Table 1: Population Trends, 2000 – 2010					
	2000	2010	2020	% Change 2000-2010	% Change 2010-2020
Westampton Township	7,217	8,813	9,121	22.11%	3.49%
Burlington County	423,394	448,734	461,860	5.98%	2.93%
<i>Source: US Census Bureau Decennial Census (Table DP-1)</i>					

Westampton's population growth between 1940 – 2050 (actual and estimated) is illustrated in Figure 1 below. The largest population growth occurred between 1960 (when the Township had 1,114 residents) to 1960 when population increased by 140.57 % to 2,680 residents. The largest numerical increase occurred between 1980 and 1990, when population increased from 3,383 residents to 6,004 residents, representing an increase of 2,621 residents. It is projected that Westampton's population will remain approximately the same between 2020 and 2050.



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

Population Composition by Age

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

The age composition of Westampton has shifted between age cohorts since 2000, as illustrated in Table 2 below. According to the U.S. Census Bureau's Decennial Census Estimates, significant changes occurred between younger and older age groups. The number of residents 14 years old and younger decreased, as well as the 35-44 age cohort. All other age cohorts increased, with the largest increases (percentage wise) occurring in those age groups 55 years old and above.

Table 2: Population by Age Cohort, Westampton Township, 2000 - 2020					
Population and Cohort Type	2000		2020		Percent Change 2000-2020
	Number	Percent	Number	Percent	
Total population	7,217	100%	9,121	100%	26.38%
Under 5 years	525	7.27%	477	5.23%	-9.14%
5 to 9 years	605	8.38%	559	6.13%	-7.60%
10 to 14 years	654	9.06%	631	6.92%	-3.52%
15 to 19 years	491	6.80%	592	6.49%	20.57%
20 to 24 years	272	3.77%	481	5.27%	76.84%
25 to 34 years	960	13.30%	1,095	12.01%	14.06%
35 to 44 years	1,449	20.08%	1,178	12.92%	-18.70%
45 to 54 years	1,069	14.81%	1,344	14.74%	25.72%
55 to 59 years	289	4.00%	727	7.97%	151.56%
60 to 64 years	244	3.38%	658	7.21%	169.67%
65 to 74 years	416	5.76%	867	9.51%	108.41%
75 to 84 years	204	2.83%	346	3.79%	69.61%
85 years and over	39	0.54%	166	1.82%	325.64%

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

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

Table 3: Population by Age Cohort, Burlington County, 2000 - 2020					
	2000		2020		Percent Change 2000-2020
	Number	Percent	Number	Percent	
Total population	423,394	100%	461,860	100%	9.09%
Under 5 years	27,172	6.42%	22,728	4.92%	-16.36%
5 to 9 years	30,391	7.18%	25,827	5.59%	-15.02%
10 to 14 years	31,219	7.37%	29,574	6.40%	-5.27%
15 to 19 years	26,859	6.34%	28,476	6.17%	6.02%
20 to 24 years	22,436	5.30%	28,794	6.23%	28.34%
25 to 34 years	57,677	13.62%	57,000	12.34%	-1.17%

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

Table 3: Population by Age Cohort, Burlington County, 2000 - 2020					
	2000		2020		Percent Change 2000-2020
	Number	Percent	Number	Percent	
35 to 44 years	75,817	17.91%	57,421	12.43%	-24.26%
45 to 54 years	60,060	14.19%	61,528	13.32%	2.44%
55 to 59 years	21,755	5.14%	35,952	7.78%	65.26%
60 to 64 years	16,790	3.97%	32,959	7.14%	96.30%
65 to 74 years	29,037	6.86%	46,714	10.11%	60.88%
75 to 84 years	18,690	4.41%	24,436	5.29%	30.74%
85 years and over	5,491	1.30%	10,451	2.26%	90.33%
<i>Source: US Census Bureau, Decennial Census (Table DP-1)</i>					

The median age of Westampton residents was 40.8 as of the 2020 census, which is a 13.97 % increase from the median age of 35.8 as of 2000, as indicated in Table 4 below. Burlington County's median age rose in similar fashion, from 37.2 in 2000 to 41.6 in 2020, a 11.83 % increase. The statewide median age rose 8.72 % during this same time period, from 37.7 to 39.9. Overall, it appears that the broader trend of increasing median age is reflective of the Baby Boomer generation continuing to age and are not being replaced by younger cohorts.

Table 4: Median Age, 2000 – 2020			
	2000	2020	Percent Change
Westampton Township	35.8	40.8	13.97%
Burlington County	37.2	41.6	11.83%
New Jersey	36.7	39.9	8.72%
<i>Source: US Census Bureau, Decennial Census (Table DP-1)</i>			

Household Information

Table 5 provides number of households and household sizes within Westampton Township and Burlington County. A household is defined as one or more individuals, related or not, living together in a single housing unit.

According to the 2023 ACS 5-Year estimates, there were approximately 3,282 households in Westampton. Of these, the largest percentage were households of two people at 42.20 %, followed by 25.69 % with 4 or more people, 16.67 % with 3 or more people, and 15.45 % being one-person households.

In comparison, the County recorded 32.94 % two-person households, 26.68 % one-person households, 23.86 % four-person households, and 16.52 % three-person households.

Westampton's average household size was 2.77 people, which is slightly more than both the County's average of 2.58 and New Jersey's average of 2.61, according to the 2023 ACS 5-Year estimates.

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

Table 5: Household Characteristics in Westampton, Burlington and New Jersey						
	Westampton Township		Burlington County		New Jersey	
	Number	Percent	Number	Percent	Number	Percent
Total Households	3,282	100%	176,046	100%	3,478,355	100%
1-person	507	15.45%	46,962	26.68%	918,897	26.42%
2-persons	1,385	42.20%	57,994	32.94%	1,081,842	31.10%
3-persons	547	16.67%	29,079	16.52%	594,946	17.10%
4 or more persons	843	25.69%	42,011	23.86%	882,670	25.38%
Average Household Size	2.77 people		2.58 people		2.61 people	
Source: US Census Bureau, ACS 5-year Estimates 2019 to 2023 (Table S2501& B25010)						

Family households are defined as two or more individuals living together in the same residence, related by blood, marriage, or adoption. Of the total 3,282 households within Westampton, a total of 2,558 (77.94 %) are family households, while 724 (22.06 %) are non-family households. In contrast, Burlington County has 68.24 % family households and 31.76 % non-family households, which are lower (family) and higher (non-family) occupied-housing unit ratios as compared to the Township.

Within Westampton, approximately 77.94 % of family households consist of married couple householders. Among the remaining family households, 7.27 % are headed by a single male householder, and 6.12 % are headed by a single female householder. In comparison, Burlington County consists of 76.73 % married couples, with 6.12 % male householders and 17.15 % female householders. Further, 7.8 % of the households in Westampton are comprised of individuals aged 65 or older, totaling 256 households, whereas in comparison, 12.4 % Burlington County households are headed by individuals aged 65 or older.

The average family size in Westampton is 3.12 persons, which is similar to the Countywide average family size of 3.15 people.

Table 6: Household by Type, Westampton and Burlington County				
	Westampton Township		Burlington County	
	Number	Percent	Number	Percent
Total Households	3,282	100.00%	176,046	100.00%
Average Household Size	2.77 people		2.58 people	
Total Families	2,558	77.94%	120,137	68.24%
Average Family Size	3.12 people		3.15 people	
Married Couple Family	1,973	77.13%	92,183	76.73%
With own children under 18 years	676	34.26%	35,933	38.98%
No children under 18 years	1,297	65.74%	56,250	61.02%
Male householder, no spouse present	186	7.27%	7,355	6.12%
With own children under 18 years	71	38.17%	3,210	43.64%

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

Table 6: Household by Type, Westampton and Burlington County				
	Westampton Township		Burlington County	
	Number	Percent	Number	Percent
No own children under 18 years	115	61.83%	4,145	56.36%
Female householder, no spouse present	399	15.60%	20,599	17.15%
With own children under 18 years	122	30.58%	9,809	47.62%
No own children under 18 years	277	69.42%	10,790	52.38%
Nonfamily Households	724	22.06%	55,909	31.76%
65 years and over	256	7.80%	21,830	12.4%
<i>Source: US Census Bureau, American Community Survey 5-year Estimates 2019 to 2023 (Table S1101)</i>				

*Housing Conditions***Existing Housing Conditions**

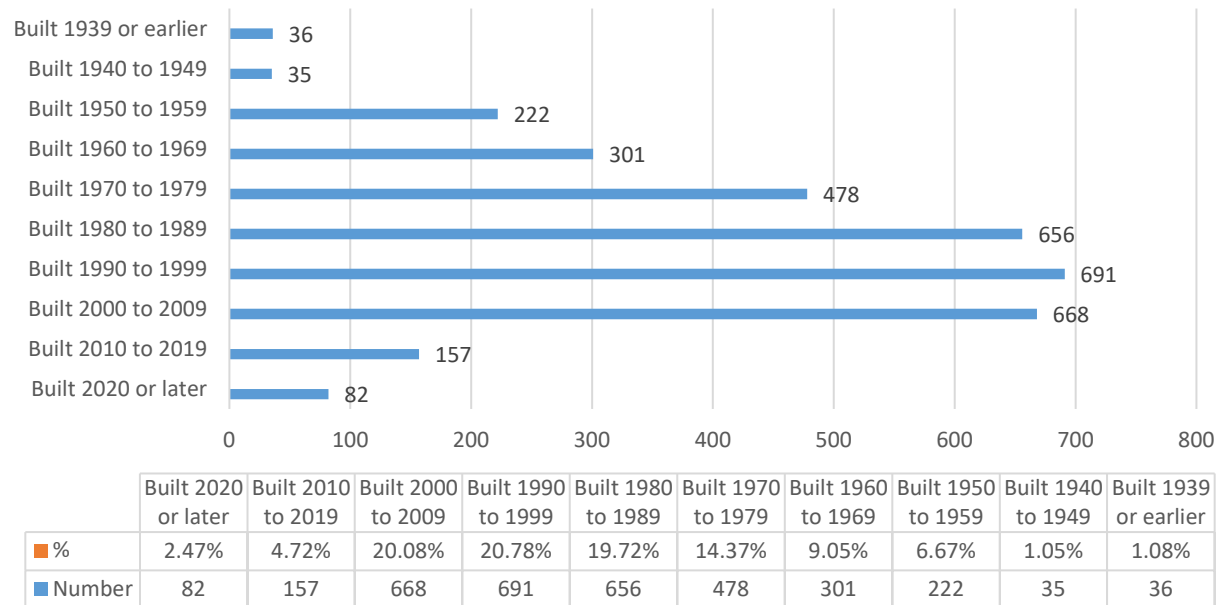
Westampton’s housing stock is predominantly occupied, as indicated in Table 7. According to 2023 ACS 5- Year estimates, the Township has a total of 3,326 housing units, of which 3,010 units (98.68%) are occupied, and 44 (1.32 %) are vacant. Among the occupied units, the majority (3,010 or 91.71 %) are owner-occupied, while 272 (or 8.29 %) are renter-occupied.

Table 7: Housing Units in Westampton Township		
	Number	Percent
Total Housing Units	3,326	100.00%
Occupied Housing Units	3,282	98.68%
Owner Occupied	3,010	91.71%
Renter Occupied	272	8.29%
Vacant Housing Units	44	1.32%
For rent	0	0.00%
Rented, not occupied	0	0.00%
For sale only	0	0.00%
Sold, not occupied	0	0.00%
For seasonal, recreational, or occasional use	0	0.00%
For migrant workers	0	0.00%
Other vacant	44	100.00%
<i>Source: US Census Bureau, ACS 5-year Estimates 2019 to 2023 (Tables DP04 and B25004)</i>		

As indicated in Figure 2 below, 691 housing units (20.78 % of existing housing stock) within Westampton were built between 1990-1999, which represents the largest amount of housing stock within the Township.

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

Figure 2: Age of Housing Stock, Westampton Township



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

Housing Type and Size

Westampton's housing stock is predominantly comprised of one-unit detached homes, making up an estimated 61.88 % of the Township's total housing units as indicated in Table 8 below. The next highest housing type is those consisting of 1-unit attached homes, which make up 29.37 % of all housing units. Nearly half (48.71 %) of Westampton's housing inventory is made up of 3-bedroom homes, followed by 4-bedroom homes at 28.26 %.

Table 8: Housing Units by Type: Westampton Township

	Number	Percent
Total Housing Units	3,326	100.00%
1-unit detached	2,058	61.88%
1-unit, attached	977	29.37%
2 units	18	0.54%
3 or 4 units	93	2.80%
5 to 9 units	97	2.92%
10 to 19 units	53	1.59%
20 or more units	30	0.90%
Mobile home	0	0.00%
Boat, RV, Van etc	0	0.00%

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

Table 8: Housing Units by Type: Westampton Township

Bedrooms		
No bedroom	15	0.45%
1 bedroom	169	5.08%
2 bedrooms	431	12.96%
3 bedrooms	1,620	48.71%
4 bedrooms	940	28.26%
5 or more bedrooms	151	4.54%

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

Housing Values and Contract Rents

According to the ACS 5-Year Estimates, almost one-third (33.09 %) of housing units in Westampton are valued between \$ 300,000 - \$ 499,999, as compared to Burlington County, in which 37.31 % of housing units are within this price range. Table 9 provides a detailed breakdown of home values for owner-occupied units within the Township and the County. 4.19 % and 1.69% of housing units within Westampton were valued at less than \$ 50,000 and between \$50,000 - \$99,999, respectively, as compared to the County's 2.86 % and 1.33 %. The median value of an owner-occupied home in Westampton was \$ 304,000, which is less than the County's median, which was \$ 326,700.

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

	Westampton Township		Burlington County	
	Number	Percent	Number	Percent
Total	3,010	100.00%	133,325	100.00%
Less than \$50,000	126	4.19%	3,817	2.86%
\$50,000 to \$99,999	51	1.69%	1,778	1.33%
\$100,000 to \$149,999	64	2.13%	5,486	4.11%
\$150,000 to \$199,999	328	10.90%	12,658	9.49%
\$200,000 to \$299,999	908	30.17%	34,881	26.16%
\$300,000 to \$499,999	996	33.09%	49,746	37.31%
\$500,000 to \$999,999	473	15.71%	22,389	16.79%
\$1,000,000 and greater	64	2.13%	2,570	1.93%
Median Value	\$304,000		\$326,700	

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

The vast majority of rental prices in Westampton (72.36 %) are between \$1,000 to \$ 1,499. Table 10 provides a detailed breakdown of gross rent paid within the Township and Burlington County. According to the 2023 ACS 5-Year Estimates, the median gross rent in Westampton was \$1,375, which is lower than the County median of \$1,669. Westampton had no units with rents under \$500 per month, while ACS estimates indicate the 2.92 % of County units had rents below this threshold. Additionally, an

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

estimated 26 Westampton units did not require rent payments, compared to 1,280 such units across the County.

Table 10: Gross Rent Paid, 2019 - 2023				
Westampton Township			Burlington County	
	Number	Percent	Number	Percent
Total	246	100.00%	41,441	100.00%
Less than \$500	0	0.00%	1,210	2.92%
\$500 to \$999	11	4.47%	3,431	8.28%
\$1,000 to \$1,499	178	72.36%	11,958	28.86%
\$1,500 to \$1,999	18	7.32%	12,181	29.39%
\$2,000 to \$2,499	19	7.72%	7,886	19.03%
\$2,500 to \$2,999	0	0.00%	3,009	7.26%
\$3,000 or more	20	8.13%	1,766	4.26%
No rent paid	26		1,280	
Median Contract Rent	\$1,375		\$1,669	
Source: US Census Bureau, ACS 5-year Estimates 2019 to 2023 (Tables DP04)				

Housing Conditions

Overcrowding is minimal in Westampton, with approximately 3.85 % (116 units) of owner-occupied units and no renter-occupied units exceeding one person per room. As outlined in Table 11 below, no units within the Township lack complete plumbing and kitchen facilities. Housing deficiencies are often key factors in assessing overall housing conditions and determining municipal rehabilitation needs.

Table 11: Housing Deficiency Characteristics, Westampton Township 2023		
Housing Units with 1.01 or More Persons Per Room		
	Count	Percent
Owner-Occupied	116	3.85%
Renter-Occupied	0	0.00%
Plumbing Facilities		
Total Occupied Housing Units	3,282	100.00%
Lacking complete plumbing facilities	0	0.00%
Kitchen Equipment		
Total Occupied Housing Units	3,282	100%
Lacking complete kitchen facilities	0	0.00%
<i>Source: US Census Bureau, ACS 5-year Estimates 2019 to 2023 (Tables B25014, S2504)</i>		

Housing Stock

Westampton issued building permits for 536 new residential units between January 2013 and December 2023 as indicated in Table 12 below, which is based upon data provided by the NJ Department of

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

Consumer Affairs. A total of 10 residential demolition permits were issued during this time period. Subtracting the demolition permits from the construction permits reveals a net increase of 526 residential units over the same timeframe.

Of the 575 permits, 135 were for 1 & 2 family homes and 401 were for multi-family units. The year with the highest number of permits issued was 2022 (363 permits). In comparison, the amount of permits issues was much lower for all other years, and no permits were issued at all 2013, 2016, 2020 and 2021. In general, excluding 2022, this data indicates that Township has seen slow growth in housing stock during this time period.

Table 12: Building Permits and Demolition Permits Issued 2013 - 2023

Year	1&2 Family	Multi Family	Mixed Use	Total New Construction	Total Residential Demolitions	Net Units Added
2013	0	0	0	0	0	0
2014	0	48	0	48	0	48
2015	0	2	0	2	0	2
2016	0	0	0	0	0	0
2017	0	75	0	75	3	72
2018	1	0	0	1	1	0
2019	4	0	0	4	0	4
2020	0	0	0	0	0	0
2021	0	0	0	0	0	0
2022	87	276	0	363	6	357
2023	43	0	0	43	0	43
Total	135	401	0	536	10	526

Source: NJ DCA, Construction Reporter 2013 to 2023

Economic Data

Employment Status

ACS estimates provide data on the work activity of residents aged 16 and older. Westampton's working-age population was 7,506, with approximately 5,666 residents in the labor force as indicated in Table 13 below. Approximately 24.51 % of the Township's working-age residents were not participating in the labor force at the time of the 2023 ACS 5-Year estimates, which is lower than the County's 33.43 % non-participation rate during the same time. 75.47 % of Westampton's labor force (5,665 people) were employed in civilian jobs, with 1 resident reported as a member of the armed forces. However, Westampton's 5.34 % unemployment rate is higher than County's unemployment rate of 3.34 %.

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

Table 13: Employment Status, 2023

	Westampton Township		Burlington County	
	Number	Percent	Number	Percent
Population 16 years and over	7,506	100.00%	380,584	100.00%
In labor force	5,666	75.49%	253,351	66.57%
Civilian Labor Force	5,665	75.47%	247,803	65.11%
Employed	5,264	70.13%	235,108	61.78%
Unemployed	401	5.34%	12,695	3.34%
Armed Forces	1	0.01%	5,548	1.46%
Not in Labor Force	1,840	24.51%	127,233	33.43%

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

Worker Classification

Approximately 68.26 % of Westampton’s workers were employed in private wage and salary positions, while 2.87 % were self-employed as indicated in Table 14 below. Government employees made up 28.50 % of the workforce, with unpaid family workers representing 0.38 %.

Table 14: Classification of Workers, Westampton Township, 2023

	Number	Percent
Total	5,264	100.00%
Private Wage and Salary Worker	3,593	68.26%
Government Worker	1,500	28.50%
Self-Employed Worker	151	2.87%
Unpaid Family Worker	20	0.38%

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

Workforce by Sector

An analysis of employed individuals over the age of 16 by economic sector reveals while there is a diverse range of industries in which Westampton's working-age population is engaged, two (2) sectors comprise over half (50.84 %) of the overall total: educational services, healthcare, and social assistance (24.82 %) and Public Administration (16.01 %).

Table 15: Workforce by Sector, Westampton Township, 2023

Industry	Number	Percent
Civilian employed population 16 years and over	5,264	100.00%
Agriculture, forestry, fishing and hunting and mining	0	0.00%
Construction	179	3.40%
Manufacturing	257	4.88%
Wholesale trade	139	2.64%
Retail trade	474	9.00%

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

Table 15: Workforce by Sector, Westampton Township, 2023

Industry	Number	Percent
Transportation and warehousing, and utilities	316	6.00%
Information	32	0.61%
Finance and insurance, and real estate and rental and leasing	324	6.16%
Professional, scientific, and management, and administration and waste management services	487	9.25%
Educational services, health care and social assistance	1,833	34.82%
Arts, entertainment, and recreation, and accommodation and food services	324	6.16%
Other services, except public administration	56	1.06%
Public administration	843	16.01%
<i>Source: US Census Bureau, ACS 5-year Estimates 2019-2023 (Table DP03)</i>		

Occupations by Type

Table 16 presents a breakdown of occupations by type within the Westampton’s employed civilian labor force. The largest segment is engaged in management, business, science, and arts occupations (46.5 %), followed by service occupations (23.27 %), sales and office occupations (19.41 %) and production, transportation, and material moving occupations (8.28 %). The sector with the smallest share is natural resources, construction, and maintenance occupations at 2.53%.

Table 16: Occupations by Type, Westampton Township, 2023

	Number	Percent
Employed Civilian population 16 years and over	5,264	100.00%
Management, business, science, and arts occupations	2,448	46.50%
Service occupations	1,225	23.27%
Sales and office occupations	1,022	19.41%
Natural resources, construction, and maintenance occupations	133	2.53%
Production, transportation, and material moving occupations	436	8.28%
<i>Source: US Census Bureau, ACS 5-year Estimates 2019-2023 (Table DP03)</i>		

Commuting to Work

As shown in Table 17 below, the vast majority of residents (80.65 %) commute to work alone by private vehicle, which is higher than the County rate of 74.61%. Those who carpool represent 6.43 % of the workforce, followed by those who rely on public transportation (excluding taxicabs) at 1.10% and by those who commute by other means (0.87 %). No one in Westampton’s workforce was recorded as walking to work, as compared to the County rate of 0.83 %.

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

Table 17: Means of Commute, Westampton Township, 2023

	Westampton Township		Burlington County	
	Number	Percent	Number	Percent
Workers 16 years and over	5,178	100.00%	235,859	100.00%
Car, truck, van - Drove Alone	4,176	80.65%	175,986	74.61%
Car, truck, van - Carpooled	333	6.43%	14,911	6.32%
Public transportation (excluding taxicab)	57	1.10%	5,388	2.28%
Walked	0	0.00%	1,969	0.83%
Other means	45	0.87%	2,632	1.12%
Worked from home	567	10.95%	34,973	14.83%

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

As indicated in Table 18 below, 54.61 % of residents have a commute of more than 30 minutes, which is higher than the County's rate of 44.27 %. In contrast, 29.75 % of residents have a commute of less than 20 minutes, which is slightly less than the County rate of 34.85 %.

Table 18: Travel Time to Work, 2023

	Westampton Township		Burlington County	
	Number	Percent	Number	Percent
Less than 10 minutes	275	5.96%	19,988	9.95%
10 to 19 minutes	1,097	23.79%	50,025	24.90%
20 to 29 minutes	721	15.64%	41,950	20.88%
30 to 44 minutes	1,623	35.20%	48,087	23.94%
45 to 59 minutes	490	10.63%	18,483	9.20%
60 to 89 minutes	265	5.75%	15,638	7.78%
90 or more minutes	140	3.04%	6,715	3.34%
Mean travel time to work (minutes)	31.2		29.3	

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

FAIR SHARE PLAN

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

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

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

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

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

Consideration of Lands Suitable for Affordable Housing

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

Westampton’s current land use and development patterns show several clusters of dense development around their major transportation corridors of I-295, and the New Jersey Turnpike, and the access points to those highways which are made up of Burlington County. The southwest end of the Township is largely developed with light industrial uses and warehouses, as well as the historic village of Rancocas. The west side of the Township near the border with Willingboro is made up of many single family and townhouse residential developments. The eastern portions of the Township closer to Mt. Holly are also densely developed, as are clusters of areas along Burlington Mt Holly Road. Much of the center of the Township consists of farmlands, and the northeastern section of the Township consists of wooded lands

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

that are encumbered freshwater wetlands and conservation lands. The southern end of the Township east of the NJ Turnpike consists of Rancocas State Park along the banks of the Rancocas Creek.

Within Westampton, the lands most suitable for development are those areas generally to the east and west of the two major highways that bisect the Township: I-295 and the New Jersey Turnpike. This primarily consists of tracts of land along Woodlane Road to the east of the Turnpike and west of I-295, and along Burlington Mt Holly Road between Mt. Holly and the NJ Turnpike interchange at exit 5. Outside of these areas, much of the Township is outside of the designated sewer service areas. Consistent with the State Development and Redevelopment Plan, as well as general smart growth planning principles, Westampton has focused its efforts to identify appropriate sites for affordable housing on those areas in the Township that are located within proximity to existing infrastructure, including highways and the sewer service area.

All properties in the Township where a developer has approached Township staff or officials and expressed an interest in building affordable housing have been considered in the preparation of this Plan. Several tracts of land that were considered, but are not included in the recommendations of this Plan to be targeted for or rezoned to permit inclusionary housing at this time include the following:

1. 598 Rancocas Road – Block 201, Lot 10 & 11:

This +/- 8 acre tract is located just west of the I-295 interchange on Rancocas Road, and is currently developed with only a small auto repair shop, and is otherwise vacant. While the parcel is large enough to accommodate housing and appears to be free of environmental constraints such as wetlands, this tract was considered less desirable for residential development due to the numerous light industrial uses surrounding it, and the limited space available on the site for any buffering from the industrial uses. The site has large warehouses to the north and south, and the highway interchange jughandle immediately to the east, making the site an ill-fitting location for new higher density multi-family housing.

2. Blocks 402 / 403 between NJ Turnpike, Rancocas Road, and Woodlane Road.

This large tract of mostly farmland between the highways is currently zoned in the R-7 district which already permits residential development and requires an inclusionary set aside. It is the Township's understanding that at this time the current owners of the properties, which also own and operate the airstrip and industrial park immediately to the west of the tract, are not interested in developing residential uses or selling the parcel to a residential builder. As a result, the Township is focusing its consideration on lands where current owners have expressed interest to participate in the affordable housing process.

3. Rancocas Road at NJ Turnpike – Block 404, Lot 18

This parcel directly north of the municipal building is a narrow and deep wooded tract with limited frontage on Rancocas Road and lengthy frontage along the New Jersey Turnpike. The site is currently not located within a sewer service area, although it is generally surrounded by parcels that are within the SSA. The parcel could potentially accommodate new development, and is currently zoned in the R-1 district where single family homes are permitted, the Township

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

feels this site is most suited for lower density development consistent with the communities immediately to the east along Irick Road, and feels that there are other available sites that are more suited for dense inclusionary development.

4. 507 Woodlane Road – Block 401, Lot 4

This parcel of approximately 7 acres on the north side of Woodlane Road is currently located in the C Commercial zoning district of the Township, although located in close proximity to existing inclusionary developments in Project Freedom and the Willows. It appears that there may be some wetlands in the rear of the site according to NJDEP records, however the bulk of the site appears to be developable. This site may be suitable for a modestly scaled residential development, but at this time the Township would prefer to see this site developed with a commercial use, consistent with its long standing zoning plan to have the areas around Woodlane Road and Springside Road reserved for neighborhood scaled commercial business and service uses.

However, the Township remains open to considering this site for future affordable housing needs, as it is not considered unsuitable for residential development, only that the Township would like to see the development consistent with the current zoning.

The Township remains open to all additional opportunities for providing housing in the event that any new developers or property owners express interest in any particular property or tract of land.

Site Suitability

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

- A. An “available site” is a site with clear title, and that is free of encumbrances which preclude development for low- and moderate-income housing.
 - All unbuilt sites in the compliance plan are “available”.
- B. A “developable site” is a site that has access to appropriate water and sewer infrastructure, and is consistent with the applicable area-wide water quality management plan and wastewater management plan.
 - All unbuilt sites in the compliance plan are “developable”. All sites are within the sewer service area and will be served by the Municipal Utilities Authority (MUA).
- C. A “suitable site” is a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4 (not in wetlands, flood hazard areas, steep slopes).
 - All unbuilt sites in the compliance plan are “suitable”.

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

- D. An “approvable site” is a site that may be developed for low- and moderate-income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing.
- All sites in the compliance plan are “approvable”. All projects noted in the Prior Round and Third Round plans are either completed, have been approved, or have appropriate zoning regulations in place to make them completely approvable should a developer seek to build affordable housing on those particular parcels.
 - Projects included for the Fourth Round are proposed at this time, and appropriate zoning regulations will be adopted to implement the recommendations of this Housing Plan.

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

Fair Share Obligation

The Township has the following cumulative affordable housing obligations:

- Rehabilitation / Present Need = 0 Units
- Prior Round / First and Second Round (1987-1999) Prospective Need = 221 Units
- Third Round (1999-2025) Prospective Need = 592 Units
- Fourth Round (2025-2035) Prospective Need = 165 Units

A copy of Resolution #34-25 of the Township Committee can be found in Appendix B.

Present Need (Rehabilitation) Obligation

The Township does not have a present need or rehabilitation obligation.

Township residents that may be low- or moderate-income households remain eligible to participate in the Burlington County rehabilitation program.

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

Prior Round Obligation (1987-1999)

The Township has a requirement of 221 credits in order to satisfy its Prior Round (1987 – 1999) obligation. In accordance with previous COAH rules found at N.J.A.C. 5:93, the Township must meet the following minimum and maximum requirements in addressing the 221 total credit obligation.

- **Age Restricted Units:** a municipality may receive credits for age-restricted affordable housing at up to 25 percent of the obligation, minus any RCA contributions.
 - $(221 - 12) \times 0.25 = 52.25$
 - The Township may claim a maximum of 52 credits through age-restricted units.
- **Rental Units:** a municipality has an obligation to provide a realistic opportunity for the construction of rental housing of at least 25 percent of the total obligation.
 - $221 \times 0.25 = 55.25$
 - The Township has an obligation to provide at minimum 56 rental units.
- **Income Distribution:** The Township is required to provide half of the total units as affordable to low-income households:
 - $221 \text{ Total units} \times 0.5 = 110.5$
 - The Township has an obligation to provide at minimum 111 low income units.
- **Rental Bonus Credits:** A municipality shall be granted a rental bonus for rental units that are constructed and conform to the standards contained in N.J.A.C. 5:93-5.8(d) and 5.9(d) and 5:93-7. A municipality shall receive two units (2.0) of credit for rental units available to the public, but no rental bonuses shall be granted for rental units in excess of the rental obligation. A municipality shall receive one and one-third 1.33 units of credit for age restricted rental units. However no more than 50 percent of the rental obligation shall receive a bonus for age restricted rental units.
 - The Township may claim bonus credits for rental units up to 56 bonus credit units. This may be either through 2.0 credits for family rental units, or 1.33 credits for age-restricted rental units, provided that no more than 50 percent of the rental obligation is met through age-restricted units.

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

Prior Round Compliance Mechanisms

The Township has addressed its Prior Round Obligation through the development projects listed below. The Township satisfied its Prior Round obligation through regional contribution agreements (RCA) with the Borough of Mt. Holly, as well as through multiple inclusionary family for sale developments and family rental communities.

Prior Round Compliance Mechanisms				
Project	Type	Credits	Bonus	Total
RCA Mt Holly	RCA	12	0	12
Rolling Hills East	Family for Sale	22	0	22
Spring Meadow	Family for Sale	54	0	54
Project Freedom	Family Renal	52	52	104
Hancock Farm / Agrihood	Family for Sale	21	0	21
Holly House / Oaks	Supportive Needs	4	4	8
Totals		165	56	221

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

REGIONAL CONTRIBUTION AGREEMENT (RCA)***RCA Mt Holly = 12 credits***

The Township contributed funds to Mt. Holly in a court approved regional contribution agreement that resulted in the creation of 12 affordable housing units in neighboring Mt Holly.

FAMILY FOR SALE***Rolling Hills East: 22 credits***

Block 401.01, Lots 1-92; Block 401.02, Lots 1-20

Springside Road

Status: Completed

Rolling Hills East is an inclusionary development constructed on the eastside of Springside Road, just north of Woodlane Road. The project includes 22 affordable family for sale single-family townhouses as a part of a larger project that had 110 total units, for an affordable set aside of 20%. The project was completed in 1990, and initial deed restrictions on these affordable units had an affordability control period of 20 years, meaning that some of the controls on these units may have expired unless they were extended.

Spring Meadow: 54 credits

Block 203.01, Lots

Sharpless Boulevard

Status: Completed

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

Spring Meadows is an inclusionary family for sale project located off of Springside Road just south of Woodlane Road in the west side of the Township. Initially the development consisted of 73 affordable units, however many were lost to foreclosure and affordability controls were extinguished. The project includes affordable 54 townhouses within the development that remain deed restricted. The project was completed in 1994, and 30 year deed restrictions were placed on each unit at the time of sale, meaning that many of these units are now nearing or have reached the end of the affordability period.

Hancock Site / Agrihood: 21 credits

Block 906.07, Lot 5

1960 Burlington – Mt Holly Road

Status: Proposed

The Hancock Farm is a large tract of approximately 88 acres located on Burlington Mt Holly Road near the NJ Turnpike interchange. As a part of the Township's Third Round compliance plan, the Township worked with the current owners of the tract to develop comprehensive zoning amendments to permit mixed use development that would allow the construction of up to 228 affordable units on the site. The innovative AMU zoning that was proposed by the owners and negotiated with the Township is the development of an "agri-hood" community that would be made up of a residential village surrounding a small farm and the farm house on the property that would operate as an agri-tourism business. The zoning in place on the site permits a mixture of senior and family affordable units, requiring at minimum 80 affordable family units and up to 148 senior units, although the senior affordable units are only permitted and not required. The developer could elect to by-right develop a full 228 family units on site. The project would include the required split of low and moderate income units, and would be fully compliant with UHAC requirements for bedroom distribution. The zoning requires at least 30 of the affordable units to be designated for very low income households.

The zoning also permitted a commercial component on the northern edge of the tract. This commercial component has already been approved by the Land Development Board, while the remainder of the site is still available.

NJDEP records do not show any potential wetlands on the site, and the property as a farm use is largely cleared and available. The zoning on the site has been in place for approximately 4 years, making the site completely approvable for an inclusionary development once the owners or a developer bring forward a plan. Conceptual plans for the residential and agri-hood component of the area have been presented to the Land Development Board. Although no construction activity has taken place, the site's location and availability make it a suitable location for affordable housing, and any project on the site remains viable.

The Township's previously approved Housing Plan split the 228 credits from this project into 21 credits in the Prior Round, and the remaining 207 credits in the Third Round. For the purposes of this Plan, at this time we are classifying the credits from this development as family for sale units, however the ordinance does permit senior affordable housing, and does not prohibit rental units on the site either. Actual constructed units could vary in terms of the numbers of family units, senior units, and rental units.

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

FAMILY RENTAL***Project Freedom: 52 credits + 52 rental bonus credits******Block 203, Lot 4.03******Freedom Boulevard******Status: Completed***

Project Freedom was constructed as a 100% affordable rental project located on Woodlane Road in the northwest side of the Township. The development included 63 family rental units targeted towards veterans, and 9 apartments within the development that are occupied and used as supportive housing. The Township contributed \$150,000 in funds to offset development costs for the developer of the project.

The development is constructed and occupied.

The credits for this project are split between the Prior Round and Third Round, with 52 credits being applied, and 52 rental bonus credits applied to the Prior Round, with the remaining 11 credits being applied to the Third Round obligation.

SPECIAL NEEDS / SUPPORTIVE HOUSING***Holly House / Oaks: 4 credits + 4 bonus credits******Block 1002.01, Lot 5******16 Manor Drive******Status: Completed***

Holly House is a licensed group home facility with four bedrooms that is currently operated by Oaks Integrated Care. The home has been operated on the site as a supportive needs facility continuously since at least 1991.

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

Third Round Obligation

The Township has a Third Round prospective need obligation of 592 affordable housing credits. The Township is eligible to claim up to 148 bonus credits, this requires that the Township must plan for the actual construction of at least 444 affordable housing units. Township must meet the following minimum and maximum requirements in addressing the 592 total credit obligation:

- **Low/Moderate Income Split:** at least fifty percent (50%) of the units addressing the Third Round Prospective Need shall be affordable to very-low-income and low-income households with the remainder affordable to moderate-income households.
 - $444 \times 0.5 = 222$
 - A minimum of 222 units must be affordable to low income households.
- **Very Low Income Units:** Thirteen percent (13%) of all affordable units referenced in the Settlement Agreement, except for those units constructed or approved prior to July 1, 2008, shall be affordable for very low income households, with half of the very-low-income units being available to families.
 - The Township has an obligation to provide at least 58 units for very-low-income households, with at least 29 of those units being available to families.
- **Family Units:** A minimum of fifty percent (50%) of the units addressing the Third Round Obligation must be non-age restricted affordable units available to families.
 - $444 \times 0.5 = 222$
 - A minimum of 222 units must be available to families.
- **Rental Units:** At least twenty-five percent (25%) of the actual units in the Third Round Prospective Need shall be met through rental units, including at least half in non-age-restricted rental units available to families.
 - $444 \times 0.25 = 111$
 - A minimum of 111 units must be rental units, and at least 56 of those units must be non-age-restricted units that are available to families.
- **Age Restricted Units:** A maximum of 25 percent (25%) of the Township's actual units can be from age-restricted senior units.
 - $444 \times 0.25 = 111$
 - The Township may claim a maximum of 111 credits from senior units.
- **Rental Bonus Credits:** The Township may claim bonus credits for rental units in accordance with N.J.A.C. 5:93-5.15(d), which states that a municipality shall receive two units (2.0) of credit for rental units available to the public, but no rental bonuses shall be granted for rental units in

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

excess of the rental obligation. A municipality shall receive one and one-third 1.33 units of credit for age restricted rental units. However no more than 50 percent of the rental obligation shall receive a bonus for age restricted rental units. The rental bonus claimed shall not exceed the minimum rental obligation.

- $592 \times 0.25 = 148$
- The Township may claim bonus credits for rental units up to 148 bonus credit units. This may be either through 2.0 credits for family rental units, or 1.33 credits for age-restricted rental units, provided that no more than 50 percent of the rental obligation is met through age-restricted units.

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

Third Round Compliance Mechanisms

The Township proposes to satisfy its 592 credit Third Round obligation through the following mechanisms:

Third Round Credits				
Project	Type of Unit	Units	Bonus	Total
Hancock Site / Agrihood	Family Rental / Sale	207	0	207
Willows	Family Rental	72	72	144
Project Freedom	Family Rental	11	11	22
Salt & Light	Family Rental	5	0	5
Laurel Run	Family Rental	75	25	100
Virtua Site	Senior Sale	34	0	34
<i>Group Homes</i>				
Holly House / Oaks	Special Needs	2	2	4
Salt & Light	Special Needs	1	1	2
EIHAB	Special Needs	2	2	4
EIHAB	Special Needs	3	3	6
EIHAB	Special Needs	2	2	4
NHS New Jersey	Special Needs	3	3	6
EIHAB	Special Needs	2	2	4
EIHAB	Special Needs	2	2	4
EIHAB	Special Needs	3	3	6
Advancing Opportunities	Special Needs	1	1	2
EIHAB	Special Needs	2	2	4
EIHAB	Special Needs	3	3	6
REM NJ	Special Needs	4	4	8
Bancroft	Special Needs	3	3	6
Oaks Integrated Care	Special Needs	4	4	8
Salt & Light	Special Needs	1	1	2
Salt & Light	Special Needs	1	1	2
Salt & Light	Special Needs	1	1	2
Overall Totals		444	148	592

A copy of the Township's Third Round Final Judgment of Compliance, approving of the Prior Round and Third Round Fair Share Plans can be found in Appendix A.

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

FAMILY RENTAL PROJECTS***Willows at Westampton: 72 credits + 72 rental bonus credits******Block 401, Lots 2, 7, 8******Woodlane Road / Justin Drive******Status: Completed***

The Willows was a redevelopment project located on Woodlane Road west of I-295 that was completed in 2017. The multifamily apartment complex includes 72 family rental units as a 100% affordable development constructed by the Ingerman Development Group. The Township is claiming 72 credits and 72 rental bonus credits from this project.

Project Freedom: 11 credits + 11 bonus credits***Block 203, Lot 4.03******Freedom Boulevard******Status: Completed***

Project Freedom was constructed as a 100% affordable rental project located on Woodlane Road in the northwest side of the Township. The development included 63 family rental units targeted towards veterans, and 9 apartments within the development that are occupied and used as supportive housing. The Township contributed \$150,000 in funds to offset development costs for the developer of the project.

The development is constructed and occupied.

The credits for this project are split between the Prior Round and Third Round, with 52 credits being applied, and 52 rental bonus credits applied to the Prior Round, with the remaining 11 credits being applied to the Third Round obligation.

Salt & light: 5 credits***Block 1208, Lots 11.01, 11.02******1841 Burlington Mt Holly Road******Status: Approved***

This project located on Burlington Mt Holly Road at the border with Mt Holly consists of a 5 unit apartment building owned and operated by the Salt & Light Company as 5 affordable apartments in a 100% affordable building. The development is constructed and occupied.

Laurel Run: 75 credits + 25 rental bonus credits***Block 204, Lot 2******Springside Road******Status: Completed***

This project is the former property of the Diocese of Trenton on the west side of Springside Road north between Rancocas Road and Woodlane Road, which was constructed and occupied starting in

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

2023 and completed in 2024. The project was built by DR Horton as an inclusionary townhouse and apartment complex. 75 family rental affordable units were included in the project.

The project is completed and occupied.

FAMILY FOR SALE***Hancock Farm Site / Agrihood: 207 credits******Block 906.07, Lot 5******1960 Burlington Mt Holly Road******Status: Proposed***

The Hancock Farm is a large tract of approximately 88 acres located on Burlington Mt Holly Road near the NJ Turnpike interchange. As a part of the Township's Third Round compliance plan, the Township worked with the current owners of the tract to develop comprehensive zoning amendments to permit mixed use development that would allow the construction of up to 228 affordable units on the site. The innovative AMU zoning that was proposed by the owners and negotiated with the Township is the development of an "agri-hood" community that would be made up of a residential village surrounding a small farm and the farm house on the property that would operate as an agri-tourism business. The zoning in place on the site permits a mixture of senior and family affordable units, requiring at minimum 80 affordable family units and up to 148 senior units, although the senior affordable units are only permitted and not required. The developer could elect to by-right develop a full 228 family units on site. The project would include the required split of low and moderate income units, and would be fully compliant with UHAC requirements for bedroom distribution. The zoning requires at least 30 of the affordable units to be designated for very low income households.

The zoning also permitted a commercial component on the northern edge of the tract. This commercial component has already been approved by the Land Development Board, while the remainder of the site is still available.

NJDEP records do not show any potential wetlands on the site, and the property as a farm use is largely cleared and available. The zoning on the site has been in place for approximately 4 years, making the site completely approvable for an inclusionary development once the owners or a developer bring forward a plan. Conceptual plans for the residential and agri-hood component of the area have been presented to the Land Development Board. Although no construction activity has taken place, the site's location and availability make it a suitable location for affordable housing, and any project on the site remains viable.

The Township's previously approved Housing Plan split the 228 credits from this project into 21 credits in the Prior Round, and the remaining 207 credits in the Third Round. For the purposes of this Plan, at this time we are classifying the credits from this development as family for sale units, however the ordinance does permit senior affordable housing, and does not prohibit rental units on the site either. Actual constructed units could vary in terms of the numbers of family units, senior units, and rental units.

SENIOR FOR SALE***Virtua Site / NVR Ryan Homes: 34 credits******Block 804, Lot 7******Burlington Mt Holly Road / Woodlane Road******Status: Proposed***

The large farm tract located in the center of the Township between Burlington Mt Holly Road and Woodlane Road is over 100 acres in size and mostly cleared as farmland. This site was previously the subject of a proposal for the construction of a new Virtua Health hospital campus. The current zoning on the site reflects efforts to permit the healthcare campus on the site. At this time, Virtua Health has elected to abandon its proposal to build a hospital in Westampton and is now seeking to expand their existing facility in Mt. Holly to add capacity to its network. As a result, the site remains available for development. The current zoning on the site is a split zone of Commercial and Office-Research 1, with an overlay for the medical campus district.

NVR Ryan Homes, a national homebuilder, has approached the Township with a proposal to construct a mixed-use community on the tract that would consist of approximately 650 total residential units, with 108 units set aside for low and moderate income households. The 108 affordable residential units in the development would consist of a mixture of senior for sale units (50), and family for sale units (58) in a mixture of detached single family homes, townhouses, and stacked flat apartment homes. A small commercial component of the project is proposed for the Burlington Mt Holly Road frontage of the site.

A key feature of the proposal is that the site will be designed as a traditional neighborhood village, in a compact development surrounding public spaces, with the commercial and residential pieces integrated and interconnected in a walkable mixed income community.

A portion of the site would also be dedicated to the Township for future public use.

The site is located in the center of the Township on a County highway, with a NJ Transit bus stop along the site's Burlington Mt Holly Road frontage, and is within the designated sewer service area. The site is surrounded by a mixture of farmlands, residential uses, and commercial uses along the highway, making it suitable for high intensity development.

There are likely some wetlands on the western side of the site, but at over 100 acres total, with the wetlands considered, there is still over 80 acres of developable uplands on the site, which makes the site suitable for development.

The Township intends to rezone the property to permit the uses noted above, to permit up to 650 residential units on the tract, requiring a set aside of at least 108 affordable units (16.6% set aside), which will make the site approvable.

The proposed credits for this project will be split between the Third Round and the Fourth Round, with 34 of the senior credits being applied to the Third Round, while the remaining 16 senior credits and the 58 family sale credits being applied to the Fourth Round.

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

A draft ordinance to permit this project can be found in Appendix E.1

A conceptual plan for the development can be found in Appendix E.2

SUPPORTIVE / SPECIAL NEEDS HOUSING

There are eighteen different supportive housing projects in Westampton, totaling 40 bedrooms for 40 credits. The Township will also claim bonus credits for each unit for a total of 80 credits from special needs or supportive housing.

Special Needs Housing						
Project	Block	Lot	Location	Beds	Bonus	Total
Holly House	1002.01	8	16 Manor Drive	2	2	4
Salt & Light	401.01	73	38 Winstead Drive	1	1	2
EIHAB	203	4.02	104 Freedom Blvd	2	2	4
EIHAB	203	4.02	204 Freedom Blvd	3	3	6
EIHAB	203	4.02	206 Freedom Blvd	2	2	4
NHS New Jersey	203	4.02	404 Freedom Blvd	3	3	6
EIHAB	203	4.02	405 Freedom Blvd	2	2	4
EIHAB	203	4.02	406 Freedom Blvd	2	2	4
EIHAB	203	4.02	503 Freedom Blvd	3	3	6
Advancing Opportunities	203	4.02	505 Freedom Blvd	1	1	2
EIHAB	203	4.02	605 Freedom Blvd	2	2	4
EIHAB	403	6	667 Rancocas Road	3	3	6
REM NJ	803.06	32	115 Irick Road	4	4	8
Bancroft	908	4	202 Burrs Road	3	3	6
Oaks Integrated Care	906	19	215 Hill Road	4	4	8
Salt & Light	1505	1	593 Fort Drive Suite 1	1	1	2
Salt & Light	1501	5	593 Fort Drive Suite 2	1	1	2
Salt & Light	301	9	611 Downing Court	1	1	2
Totals				40	40	80

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

Fourth Round Obligation

Westampton Township has a Fourth Round prospective need (new construction) obligation of 165 affordable housing units. Being eligible to claim up to 41 bonus credits, the Township must plan for the construction of at least 124 actual affordable housing units.

The Township must meet the following minimum and maximum requirements in addressing the 165 unit obligation, in accordance with N.J.A.C.52:27D-311.I.

- **Low/Moderate Income Split:** at least fifty percent (50%) of the actual units shall be affordable to very-low-income and low-income households with the remainder affordable to moderate-income households.
 - $124 \times 0.5 = 62$
 - A minimum of 62 units must be affordable to low income households.
- **Very Low Income Units:** Thirteen percent (13%) of all affordable units must be affordable to very low income households, with half of the very-low-income units being available to families.
 - $124 \times 0.13 = 16.12$ (17)
 - The Township has an obligation to provide at least 17 units for very-low-income households, with at least 9 of those units being available to families.
- **Family Units:** A minimum of fifty percent (50%) of the actual units must be non-age restricted affordable units available to families.
 - $124 \times 0.5 = 62$
 - A minimum of 62 units must be available to families.
- **Rental Units:** At least twenty-five percent (25%) of the actual units to be constructed shall be met through rental units, including at least half in non-age-restricted rental units available to families.
 - $124 \times 0.25 = 31$
 - A minimum of 31 units must be rental units, and at least 16 of those units must be non-age-restricted units that are available to families.
- **Age Restricted Units:** A maximum of 30 percent (25%) of the Township's credits can be from age-restricted senior units.
 - $165 \times 0.3 = 49.5$ (49)
 - The Township may claim a maximum of 49 credits from age-restricted senior units.
- **Bonus Credits:** The Township may claim bonus credits for a maximum of 25% of the obligation.

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

- $165 \times 0.25 = 41.24$ (41)
- The Township may claim a maximum of 41 bonus credits.

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

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

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

Fourth Round Compliance Mechanisms

The Township has a Fourth Round Prospective Need obligation of 165 affordable credits.

The Township proposes to satisfy its 165 unit obligation through the following mechanisms:

Fourth Round Credits				
Project	Type of Unit	Units	Bonus	Total
Burlington County Shelter	Supportive Housing	60	41	101
Hogan Site	Family Rental	34		34
Virtua Site / Ryan Homes	Senior for Sale	16		16
Virtua Site / Ryan Homes	Family for Sale	58		58
Fernwood Springs Farm	Family for Sale	29		29
Overall Totals		195	41	236

FAMILY RENTAL

Hogan Farm Site: 34 credits

Block 1001, Lots 58-61

1884 Burlington Mt Holly Road

Status: Proposed

The Hogan farm located on the north side of Burlington Mt Holly Road on the east side of the Township. The tract overall is approximately 40 acres in area, although some portions of the site are identified as wetlands by NJDEP online mapping, leaving approximately 33 acres of upland areas that are developable. The property is currently farmland and mostly cleared of vegetation. Surrounding the site are farmlands and woodlands, as well as the Deerwood Country Club and golf course development. The site is located within the sewer service area and would be served by the Mt Holly MUA.

As a part of the Township's Third Round compliance mechanisms, the site was rezoned to the MU-1 district that permits multi-family housing at a density of 6.76 units per acre which is sufficient to allow construction of up to 224 dwelling units on this tract, and with a 15% set aside would include 34 affordable rental units. The zoning was enacted after the adoption of the Third Round Housing plan in 2021 and has been in place for four years. Although there has not been any construction on the site at this time, the site remains available and suitable for multi-family development.

FAMILY FOR SALE

Virtua Site / NVR Ryan Homes: 58 Credits

Block 804, Lot 7

Burlington Mt Holly Road / Woodlane Road

Status: Proposed

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

The project discussed above is currently proposed to include 58 affordable family homes that will be for sale, in addition to the senior for sale units.

Fernwood Springs Farm: 29 Credits***Block 803.08, Lots 38, 39, 40******Woodlane Road******Status: Proposed***

The Fernwood Springs farm site is located on the south side of Woodlane Road across the street from the County Library. The overall tract is approximately 62 acres in area, and is partially cleared and partially wooded. Lands. NJDEP records indicate that much of the eastern portion on the site, and some of the southern portions of the site are likely encumbered by wetlands, and leaving approximately 23 acres of developable uplands on the site, primarily along the Woodlane Road frontage.

The Township has held discussions with Ryan Homes, who has proposed to construct an inclusionary family development on the site consisting of townhouses and stacked flat apartment units. The inclusionary development would consist of approximately 195 total residential units with a minimum 15% set aside for affordable units which would yield at least 29 affordable family units. As a part of the proposed development, the developer has agreed to conserve over half of the tract as preserved open space.

The site is currently available and the portions of the site proposed to be developed are largely cleared and vacant. The location of the site is suitable for new residential construction, being surrounded by a mixture of single-family residential uses, woodlands and farmlands, as well as the Burlington County Library. The current zoning on the site permits multifamily development with an inclusionary set aside of at least 15%. The Township will commit to amending the zoning for this site if necessary to support the project as proposed in order to make it approvable. However, the current concept plan provided by the developer proposes a subdivision and site plan that would not require any use or bulk variances.

A conceptual plan for the development can be found in Appendix E.3

SENIOR FOR-SALE***Virtua Site / NVR Ryan Homes: 16 Credits******Block 804, Lot 7******Burlington Mt Holly Road / Woodlane Road******Status: Proposed***

The project as discussed above is currently proposed to include as many as 50 senior for sale townhouses and single family homes in addition to the 58 family for sale units. The Township will claim credits for 16 of the 50 senior units proposed in the Fourth Round as 34 senior credits are being applied to the Third Round prospective need obligation.

SUPPORTIVE / SPECIAL NEEDS HOUSING***Burlington County Emergency Shelter: 60 Credits + 41 Bonus Credits******Block 804, Lot 5******795 Woodlane Road******Status: Under Construction***

Burlington County has proposed to construct an emergency housing shelter on their property on Woodlane Road for adults who are at risk of homelessness. The shelter will consist of 60 beds, as well as kitchen space, support facilities and services, and office space. As per N.J.A.C. 40A:12A-16(11), the County emergency shelter will provide support services for homeless families and individuals.

As a new special needs development, under N.J.A.C.52:27D-311.k(1) of the Amended Fair Housing Act, the Township will claim 60 credits from the 60 beds proposed, as well as the maximum permitted of 41 bonus credits.

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

Summary of Fair Share Plan

PRIOR ROUND SUMMARY

The Township has a requirement of 221 credits in order to satisfy its Prior Round (1987 – 1999) obligation.

- **Age Restricted Units**: The Township may claim a maximum of 52 credits through age-restricted units. No credits from age restricted or senior units were claimed by the Township in the Prior Rounds.
- **Rental Units**: The Township has an obligation to provide at least 56 rental units. The following rental units are being credited towards the Prior Round:
 - Project Freedom – 52 units
 - Holly House – 4 units
 - Total Rental Credits = 56 credits
- **Rental Bonus Credits**: The Township may claim bonus credits for rental units up to 56 bonus credit units. The Township is claiming the following rental bonuses:
 - Project Freedom – 52 bonus credits
 - Holly House – 4 bonus credits
 - Total Bonus Credits = 56 credits

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

THIRD ROUND SUMMARY

The Township has a requirement to provide 592 credits to satisfy its Third Round obligation, including at least 444 actual units to be constructed exclusive of any bonus credits. This obligation has the following limitations and requirements:

- **Age Restricted Units:** The Township can claim a maximum of 148 credits from senior age-restricted units.
 - 34 credits from the Virtua Site are being claimed.
- **Family Units:** A minimum of 222 units must be available to families. The following projects are family units:
 - Willows at Westampton – 72 units
 - Project Freedom – 11 units
 - Laurel Run – 75 units
 - Salt & Light – 5 units
 - Hancock / Agrihood – 207 units
 - Total family units = 370 units
- **Rental Units:** A minimum of 111 rental units must be provided, with at least half of those (56) available to families. The following projects are rental units.
 - Willows at Westampton – 72 units (family)
 - Project Freedom – 11 units (family)
 - Salt & Light – 5 units (family)
 - Laurel Run – 75 units (family)
 - Group Homes – 40 units
 - The Township is claiming 163 family rental units in addition to 40 supportive needs housing units that are rental units.
- **Rental Bonus Credits:** The Township may claim a maximum of 148 bonus credits from rental units. The following rental projects will be claimed for bonus credits:
 - Willows at Westampton – 72 bonus credits
 - Project Freedom – 11 bonus credits
 - Laurel Run – 25 bonus credits
 - Group Homes – 40 bonus credits
 - Total Bonus Credits – 148

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

FOURTH ROUND SUMMARY

The Township has Fourth Round prospective need obligation of 165 credits, which includes at least 124 actual units excluding bonus credits. That obligation has the following specific requirements:

- **Age Restricted Units:** The Township can claim a maximum of 49 credits from senior age-restricted units. The following projects will include age-restricted senior units:
 - Virtua Site: 16 senior units
- **Family Units:** At least 62 units must be available to families with children. The following units will be available to families with children:
 - Hogan Site: 34 units
 - Virtua Site: 58 units
 - Fernwood Springs: 29 units
 - In total, this Plan proposes as much as 121 affordable units available to families with children.
- **Rental Units:** The Township must provide a minimum of 31 rental units, including half of those (16) being available to families. The following housing units are proposed as rental credits:
 - Hogan Site: 34 units (family)
 - County Shelter: 60 units (supportive needs)
 - Total Rental Units: 94
- **Bonus Credits:** The Township is eligible to claim a maximum of 41 bonus credits. Bonuses will be applied to the following projects:
 - County Shelter: 41 bonus credits for special needs / supportive housing.

AFFORDABLE HOUSING ADMINISTRATION

Affordable Housing Ordinances

Through the Township's Zoning Ordinance at Chapter 250 of the municipal code, Westampton provides requirements and standards for low and moderate income housing. Individual zoning districts that currently permit affordable housing, which includes the R-3, R-4, R-7, R-8, R-9, MU-1, and the AMU districts each contain standards for affordable housing developments consistent with the requirements of the Fair Housing Act and the Uniform Housing Affordability Controls (UHAC).

If necessary, the Township will prepare and adopt any comprehensive amendments to the Affordable Housing ordinances to ensure that all current and proposed affordable housing projects are compliant with the requirements for affirmative marketing, administration, income and bedroom distribution, monitoring of projects, and reporting, in accordance with the Fair Housing Act and the UHAC.

The Township has also adopted a development fee ordinance found in Section 250-29 of the Township Code that requires all non-residential developments and residential developments that do not provide affordable housing to make a contributions to the Township's Affordable Housing Trust Fund at the time of construction and occupancy of new developments.

Affordable Housing Trust Fund

The Township currently collects development fees from both residential and non-residential projects that are deposited into an interest bearing account. All funds collected from these fees will be spent on projects that will support affordable housing within the Township, as identified in this Housing Plan Element and in a Spending Plan.

The AHTF Spending Plan is intended to demonstrate commitment of the funds in the Affordable Housing Trust Fund within four years of the date of collection as required by P.L. 2008 c.46, and to outline the Township's plan to utilize the funds in support of proposed and existing affordable housing within the Township. The adopted spending plans and the draft Updated Spending Plan provides a specific plan for the expenditure of the monies collected as of December 31, 2024 and also for anticipated revenue during the Fourth Round through 2035.

Revenues from the AHTF will be used to fund housing programs, affordability assistance, and administrative costs.

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

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

In the event that there is a shortfall of funds in the AHTF needed to support the Township's affordable housing projects, Westampton will commit to funding projects as necessary by bond. A draft resolution of intent to fund projects is included in Appendix C.5.

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

Municipal Housing Liaison

The Township will appoint an employee as the municipal housing liaison to serve as the primary contact person in the municipality for affordable housing matters, and to coordinate with the Township Planner, affordable housing professionals, and administrative agents on all affordable housing matters and records.

See Appendix C.1 for a draft resolution to appoint a MHL.

Administrative Agent

The Township will contract with a qualified administrative agent, or agents to serve as the designated administrative agent for the Township to ensure that all affordable housing units are properly affirmatively marketed and that all buyers or tenants of a unit are properly income qualified.

See Appendix C.2 for a draft resolution to appoint a municipal administrative agent.

Several existing projects are administered independently by qualified administrative agents.

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

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

The Township’s current affirmative marketing plan is included in included as Appendix C.4.

Income Levels

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

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

APPENDICES

List of Appendices

- A. Third Round Final Judgement of Compliance
- B. Fourth Round Obligations
 - 1. Resolution 34-25 – Establishing Fourth Round Obligations
 - 2. Order Fixing Fourth Round Obligations
- C. Administrative Documents
 - 1. Municipal Housing Liaison
 - 2. Administrative Agent
 - 3. Affordable Housing Trust Fund Spending Plan
 - 4. Affirmative Marketing Plan
 - 5. Resolution of Intent to Fund
- D. Affordable Housing Maps
 - 1. Prior Round Projects
 - 2. Third Round Projects
 - 3. Fourth Round Projects
- E. Crediting Documents
 - 1. Draft Ordinance – Virtua site
 - 2. Concept Plan – Virtua Site
 - 3. Concept Plan – Fernwood Springs

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

APPENDIX A

Third Round Final Judgment of Compliance

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

APPENDIX B-1

Resolution #34-2025 of the Township Committee

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

APPENDIX B-2

Order Fixing Fourth Round Obligations

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

APPENDIX C-1

DRAFT Resolution Appointing Municipal Housing Liaison

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

APPENDIX C-2

DRAFT Resolution Appointing Administrative Agent(s)

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

APPENDIX C-3

DRAFT Affordable Housing Trust Fund Spending Plan

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

APPENDIX C-4

Affirmative Marketing Plan

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

APPENDIX C-5

DRAFT Resolution of Intent to Fund

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

APPENDIX D-1

Prior Round Projects Map

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

APPENDIX D-2

Third Round Projects Map

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

APPENDIX D-3

Fourth Round Projects Map

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

APPENDIX E-1

DRAFT Zoning Ordinance – Virtua Site

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

APPENDIX E-2

Virtua Site Concept Plan

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

APPENDIX E-3

Concept Plan – Fernwood Springs