

VOORHEES TOWNSHIP

Camden County, New Jersey



Housing Element and Fair Share Plan

June 10, 2025

Prepared by:

Jaclyn Bradley, PP, AICP

P.P. 33LI00644600

Deputy Director of Community Development

Voorhees Township, New Jersey

In Collaboration with:



**Consulting & Municipal
ENGINEERS**

CME Associates

1460 Rt.9 South

Howell, NJ07731

732-462-7400

Malvika Apte, PP, AICP

NJ Professional Planner License # 6056

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HOUSING ELEMENT

Introduction

The New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-1 to -136 ("MLUL") and the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 to -329 ("FHA") require every municipal planning board to adopt a Housing Plan Element to its Master Plan and further require the governing body of each municipality to adopt a Fair Share Plan. More specifically, the FHA and MLUL require municipalities to adopt a Housing Element that addresses the municipal present and prospective housing needs, "with particular attention to low and moderate income housing." Voorhees Township has prepared this Housing Plan Element and Fair Share Plan in response to the New Jersey Supreme Court's March 2015 Decision on Fair Share Housing and at the direction of the Camden County Court. This Housing Element and Fair Share Plan has been prepared in accordance with the provisions of N.J.A.C. 5:93, as outlined in the 2015 Court's decision, as well as the New Jersey Revised Statutes, Section 52:27D-310 (2024).

In accordance with the Fair Housing Act at N.J.S.A. 52:27D-310 (2024), a Housing Element shall contain the following essential components:

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

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

The preparation and submission of a Housing Element of a municipality's Master Plan, and a Fair Share Plan, is the first major step in the process for petitioning the New Jersey Courts for substantive certification.

Affordable Housing regulations define "Fair Share Plan" as follows:

"Fair Share Plan" means that plan or proposal, which is in a form that may readily be converted into an ordinance, by which a municipality proposed 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 sections 9 and 14 of the Act, addresses the development regulations necessary to implement the housing element. and addresses the requirements of N.J.A.C. 5:93-7 through 11.

This Housing Element and Fair Share Plan ("Plan") satisfies all of the applicable requirements set forth within the MLUL, the FHA, and N.J.A.C. 8:93. This Plan supersedes all previously adopted housing plans. 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 Township of Voorhees. In addition, this plan will address, the cumulative obligation for the Township, including Prior Round (Round I and Round II), Third Round (Round III) and Fourth Round (Round IV).

Voorhees Township's Compliance History

This section provides an overview, but by no means exhaustive chronology, of affordable housing activity in the Township of Voorhees. On July 8, 1987, Voorhees Township filed a first round Housing Plan Element and Fair Share Plan with the Council on Affordable Housing (COAH). This original plan was updated and revised over the next six years and was ultimately granted substantive certification from COAH on May 10, 1994. This gave Voorhees Township immunity from builder's remedy litigation for the following six years until May 10, 2000.

Prior to the Township's immunity expiring, the Township filed a new Housing Plan Element and Fair Share Plan with COAH on May 8, 2000. This plan addressed the cumulative Round I (1987-1993) and Round 2 (1993-1999) obligations and the new Housing Plan Element and Fair Share Plan was granted substantive certification from COAH on March 3, 2004. Once again this granted the Township immunity for another six years until March 3, 2010.

In 2004, COAH introduced the growth share rules which required Voorhees Township to revise its Second Round Housing Plan Element and Fair Share Plan. Therefore, in 2005 Voorhees prepared a supplemental Fair Share Plan as part of its Master Plan Reexamination. This supplemental Fair Share Plan resulted in the Township adopting a Mandatory Development Fee Ordinance on April 24, 2006 and updating it on October 26, 2009. Ultimately, the Round III Housing Plan Element and Fair Share Plan was adopted by the Planning Board on February 24, 2010, endorsed by the Voorhees Township Committee on March 1, 2010, and petitioned COAH for Round III substantive certification on March 2, 2010.

The Round III Housing Plan Element and Fair Share Plan never received substantive certification due to the invalidation of the growth share rules. However, the Township continued to provide affordable housing in the absence of clear direction from COAH and the Courts. With the March 2015 Supreme Court decision, known as the Mount Laurel IV decisions municipalities turned to the courts to seek a declaratory judgement of their housing plans to determine whether they are meeting their constitutional affordable housing obligation. On March 4, 2025, Township of Voorhees and Fair Share Housing Center adopted the final amended Settlement Agreement for its third round Obligation (Round III) for the period 1999 – 2025.

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.

On January 27, 2025, pursuant to the new amendments to the Fair Housing Act, the Township adopted Resolution # 80-25, calculating a present need obligation of 289 units, and a Fourth Round prospective obligation of 206 units. Following this on February 28, 2025, Township filed an Amended Complaint for Declaratory Relief pursuant to the Fair Housing Act, which calculated the Fourth Round prospective obligation of 181 units.

This Housing Plan Element and Fair Share Plan has been prepared in accordance with the requirements of P.L. 2024, c. 2, to satisfy the Township's municipal obligation to provide for its fair share of the regional need for low and moderate income housing for the Fourth Round period of 2025 – 2035.

Analysis of Demographic, Housing and Employment Characteristics

a. Inventory of Housing Stock

Age of Housing Stock

The age of a community's housing stock is considered a means of determining its overall condition and identifying housing units in need of rehabilitation, especially those units constructed 60 or more years ago. Voorhees' housing stock has been evenly distributed or built between the last seven decades with an average of 1,269 units built each decade. The majority of Voorhees's housing stock has been built between 1970 and 1989. Overall, Voorhees' housing stock is in good condition.

Table 1: Age of Housing Stock		
Time of Construction	Number of Units	Percent of Units
Built 2020 or later	0	0%
Built 2010 to 2019	320	2.5%
Built 2000 to 2009	1,478	11.6%
Built 1990 to 1999	1,618	12.8%
Built 1980 to 1989	4,421	34.8%
Built 1970 to 1979	2,579	20.3%
Built 1960 to 1969	1,292	10.2%
Built 1950 to 1959	594	4.7%
Built 1940 to 1949	92	0.07%
Built 1939 or earlier	294	2.3%
Total	12,688	100.0%
Source: 2023 ACS 5-Year Estimates		

Condition of Housing Stock

In addition to age, other factors are taken into consideration to determine the quality and condition of a municipality's housing stock and whether units are substandard. 2023 ACS data is used to estimate the number of substandard housing units in Voorhees using the following factors:

- Persons per room is an index of overcrowding. If 1.01 or more people occupy one room, then the unit is considered substandard
- The adequacy of plumbing facilities is used to determine if a unit is substandard. Inadequate plumbing facilities are indicated by either a lack of exclusive use of plumbing facilities or incomplete plumbing facilities.

- The adequacy of kitchen facilities is also used to determine the quality of a unit and determine if it is substandard. Inadequate kitchen facilities are marked by shared use of a kitchen or the lack of a sink with piped water, a stove, or a refrigerator.

Using the above indicators, the table below shows the number of substandard occupied housing units in the Township of Voorhees.

Table 2: Housing Characteristics		
	Total	Percentage
Number of Persons per Room		
More than one	16	0.13%
Plumbing Facilities		
Occupied Units with Complete Plumbing	12,354	99.9%
Units Lacking Complete Plumbing	6	0.0%
Kitchen Equipment		
Occupied Units with Complete Kitchen	12,194	98.7%
Lacking Complete Kitchen Facilities	166	1.3%
Total	12,360	100%
Source: 2023 ACS 5-Year Estimates		

As indicated in the table above, Voorhees Township has a total of 188 deficient units by either overcrowding or lack of adequate kitchen and/or plumbing facilities, assuming the same units are not represented in more than one deficiency category. It is likely, however, that some units are deficient due to overcrowding, and/or incomplete plumbing facilities, and/or incomplete kitchen facilities, causing the total number of deficient units stated to significantly overestimate the actual number of deficient units. Several expert reports have given Voorhees Township a rehabilitation obligation of either 240 or 247. This obligation has been disputed by a survey and analysis within Appendix A of this report which determines the Township's rehabilitation obligation to be 9 units. This number was agreed to within the Final Amended Settlement Agreement, dated March 4, 2025, between the Township and FSHC.

Purchase or Rental Value of Housing Stock

According to 2023 ACS 5-year estimates, the median value of housing sales in Voorhees was \$390,600. A majority of the owner-occupied housing stock was valued between \$200,000 and \$499,999. The median value of housing sales in Camden County in 2023 was \$202,900, which is marginally lower than Voorhees's median housing value for owner-occupied units. A total of 4,444 occupied units were paying rent with 86 not paying any rent. A majority of units paid between \$1,500 and \$1,999 for rents each month. The following tables describe the value of owner- occupied and renter-occupied units in the Township according to 2023 ACS data.

Table 3: Value of Owner-Occupied Units		
Value (\$)	Units	Percentage
Less than 50,000	118	1.5%
50,000 - 99,999	52	0.7%
100,000 - 149,999	308	3.9%
150,000 - 199,999	450	5.7%
200,000 - 299,999	1,348	17.2%
300,000 - 499,999	3,432	43.8%
500,000 - 999,999	2,084	26.6%
1,000,000 or more	38	0.5%
Total	7,830	100.0%
Source: 2023 ACS 5-Year Estimates		

Table 4: Cost of Rent in Voorhees Township		
Value (\$)	Units	Percentage
Less than 500	292	6.6%
500 to 999	156	3.5%
1,000 - 1,499	739	16.6%
1,500 - 1,999	2,377	53.5%
2,000 - 2,499	624	14%
2,500 - 2,999	172	3.9%
3,000 - more	84	1.9%
No rent paid	86	0.1%
Total	4,530	100.0%
Source: 2023 ACS 5-Year Estimates		

Occupancy Characteristics and Types of Housing Units

According to the 2023 ACS 5-year estimates, the Township of Voorhees had 12,360 occupied housing units, with 63.3% being owner-occupied and 36.7% being renter-occupied. There were 328 vacant units of the total 12,688 housing units in the Township of Voorhees. As depicted in Table 5 below, 51.7 percent of the housing stock consists of single-family detached housing. The balance of housing within the Township is comprised of 1-unit attached (10.3%) and multi-family units (38%).

Table 5: Housing Units		
Units in Structure	Number	Percent of Total Units
1 Unit, Detached	6,556	51.7%
1 Unit, Attached	1,308	10.3%
2 Units	168	1.3%
3 or 4 Units	330	2.6%
5 to 9 Units	896	7.1%
10 to 19 Units	1,363	10.7%
20 Units or more	2,061	16.2%
Mobile Home	0	0%
Boat, RV, Van, etc.	6	0.00%
Total	11,546	100%
Source: 2023 ACS 5-Year Estimates		

Units Affordable to Low and Moderate Income Households

Low-income households are defined as households earning less than or equal to 50 percent of a regional median income. Moderate-income households earn more than 50 percent of regional median income, but less than 80 percent of regional median income.

In addition, the Affordable Housing Professionals of New Jersey (AHPNJ) has developed a sliding scale for income limits, which defines low- and moderate-income limits based on household size. AHPNJ has determined separate incomes for households of one up to households of eight.

Similarly, housing units are to be priced to be affordable to households who could reasonably be expected to live within the housing units. For example, the current AHPNJ regulations require that an efficiency unit be affordable to a household of one, as shown below within Table 6, 2024 Income Limits for Region 5.

Table 6: 2024 Income Limits for Region 5					
	1 Person	2 Person	3 Person	4 Person	5 Person
Moderate	\$64,232	\$73,408	\$82,584	\$91,760	\$99,101
Low	\$40,145	\$45,880	\$51,615	\$57,350	\$61,938
Very Low	\$24,087	\$27,528	\$30,969	\$34,410	\$37,163
Source: Affordable Housing Professionals of New Jersey (AHPNJ)					

To be affordable, a household should not be paying more than 28% of its gross income on principal, interest, taxes and insurance, after a minimum down payment of 5%. A rental unit is affordable if the household is paying no more than 30% of its income on rent and utilities. The following tables display how many owners and renters are paying more than 30% of gross income on mortgages or rent.

Table 7: Monthly Owner Cost as a Percentage of Household Income		
Percentage of Income	Number	Percent of Total
Less than 20%	4,281	55.1%
20% to 24.9%	950	12.2%
25% to 29.9%	683	8.8%
30% to 34.9%	358	4.6%
35% or more	1,499	19.3%
Total	7,771*	100%
Source: 2023 ACS 5-Year Estimates *59 units not computed		

Table 8: Gross Rent as a Percentage of Household Income		
Percentage of Income	Number	Percent of Total
Less than 15%	310	7%
15% to 19.9 %	440	10%
20% to 24.9%	582	13.2%
25% to 29.9%	783	17.8%
30% to 34.9%	420	9.5%
35% or more	1,868	42.4%
Total	4,403*	100%
Source: 2023 ACS 5-Year Estimates *127 units not computed		

b. Projected Housing Stock

According to the New Jersey Department of Community Affairs, Voorhees Township has issued building permits for a total of 1,123 for single family housing units, two- to four-family housing units, and mixed use housing units during the period from 2004-2023. Using New Jersey Department of Community Affairs demolition data for the same period, the Township of Voorhees approved 67 demolition permits. This brings the total number of housing units added between the year 2004 and 2023 to 1,056. The building and demolition permit information is depicted within Table 9 below.

Table 9: Dwelling Units Permitted			
Year	Residential Permits Issued	Building Residential Demolitions*	Total Added
2004	116	3	113
2005	270	3	267
2006	75	9	66
2007	159	12	147
2008	243	1	242
2009	119	1	118
2010	3	2	1
2011	3	5	-2
2012	2	1	1
2013	9	2	7
2014	21	6	15
2015	19	2	17
2016	19	1	18
2017	5	4	1
2018	7	5	2
2019	3	0	3
2020	2	2	0
2021	26	0	26
2022	9	2	7
2023	13	6	7
Total	1,422	62	1,360

Source: Building Permit and Demolition data obtained from the New Jersey Department of Community Affairs, Division of Codes and Standards website: Accessed March 24, 2025.

c. Municipality's Demographic Characteristics

As depicted in Table 10 below, the population of Voorhees Township grew steadily from 1950 to 1990, with its greatest percent change of 107.9 percent occurring during the period between 1970 and 1980. The U.S. Census data demonstrates that the Township's population for the year 2010 was 29,131. The Delaware Valley Regional Planning Commission (DVRPC) conducted population projections for its jurisdiction which included Voorhees Township. The projections were calculated and estimated in January 2012. The projected population for the Township of Voorhees in 2015 is 29,206. The projections show that the Township will keep growing through 2040. DVRPC's projections show a population percent change of 5.5% between 2010 and 2040. Population density is a measure of the number of people residing within a given land area. As the table shows, Voorhees is of high density given the amount of land area the Township occupies. The table below displays Voorhees Township's population characteristics and projections.

Table 10: Voorhees Township Population Characteristics 1930-2040 (Projected)			
Year	Population	Percent Change	Population Density*
1930	1,405	-	120.7
1940	1,450	3.2%	124.6
1950	1,823	25.7%	156.6
1960	3,784	107.6%	325.1
1970	6,214	64.2%	533.8
1980	12,919	107.9%	1,109.9
1990	24,559	90.1%	2,109.9
2000	28,126	14.5%	2,416.3
2010	29,131	3.6%	2,502.7
2020	31,069	1%	2,669.2
2030**	31,202	1%	2,680.6
2040**	31,375	1%	2,695.4
* Population Density, displayed as residents per square mile			
** Population Projections from Delaware Valley Regional Planning Commission			
Sources: U.S. Census Bureau & Delaware Valley Regional Planning Commission			

As illustrated in Table 11, the age cohort breakdown of Voorhees Township is quite similar to Camden County. In addition, Voorhees residents have a higher median age than that of Camden County. A breakdown of population by age for the Township and the County is provided below:

Table 11: Population Comparison by Age		
Age (in years)	Voorhees Township	Camden County
Under 5	3.8%	6.0%
5 to 9	7.4%	6.4%
10 to 14	6.0%	6.4%
15 to 19	5.5%	6.2%
20 to 24	5.2%	5.8%
25 to 29	6.6%	6.6%
30 to 34	5.0%	7.1%
35 to 39	8.0%	7.0%
40 to 44	6.4%	6.4%
45 to 49	6.9%	6.1%
50 to 54	5.1%	6.5%
55 to 59	5.5%	6.7%
60 to 64	6.5%	6.6%
65 to 69	7.1%	5.5%
70 to 74	5.8%	4.2%
75 to 79	4.1%	2.9%
80 to 84	2.1%	1.8%
85 and over	2.9%	1.8%
Total	100.00%	100.00%
Median Age	43.5	38.8
Source: 2023 ACS 5-Year Estimates		

As illustrated in Table 12 below, according to the 2023 ACS 5-Year Estimates, the median household income in Voorhees Township was \$112,606. This was more than median income for Camden County, which was \$83,763. A distribution of households by income for Voorhees Township and Camden County is presented within Table 12, Households by Income (%) in 2014, below.

Table 12: Households by Income		
Income (\$)	Voorhees Township	Camden County
Less than \$10,000	5.6%	5.2%
\$10,000-\$14,999	3.0%	3.6%
\$15,000-\$24,999	3.3%	6.1%
\$25,000-\$34,999	3.1%	6.3%
\$35,000-\$49,999	6.4%	8.7%
\$50,000-\$74,999	11.4%	14.2%
\$75,000-\$99,999	13.4%	12.4%
\$100,000-\$149,999	16.4%	19.0%
\$150,000-\$199,999	12.1%	10.9%
\$200,000 or more	25.3%	13.6%
Median Household Income	\$112,606	\$86,384
Source: 2023 ACS 5-Year Estimates		

As per 2023 ACS 5-Year Estimates, the average household size in Voorhees Township is 2.42 persons per household. 12,360 individuals or 39.8% of the total population were householders. Of which, 8,098 individuals were a part of family households and 4,262 were part of non-family households. The distribution of household types is illustrated within Table 13 below.

Table 13: Household Type	Estimate
Total households	12,360
Family households (families)	8,098
Family households with own children under 18 years	3,509
Married couple family	6,658
Married couple with own children under 18 years	2,801
Male householder, no spouse present	409
Male householder, no spouse present with own children under 18 years	215
Female householder, no spouse present	1,031
Female householder, no spouse present with own children under 18 years	493
Non-family households	4,262
Householder living alone	28.9%
Householder living alone, 65 years and over	12.8%
Source: 2023 ACS 5-Year Estimates	

d. Employment Characteristics

The 2023 ACS 5-Year Estimates reports on work activity of residents 16 years and older. A total of 25,252 Voorhees Township residents were 16 years and older. As indicated in Table 14, only 6.0 percent of workers are self-employed and most workers (80.5%) work within the private sector.

Table 14: Classification of Workers		
Class	Voorhees Township	Percentage of Workers
Private Wage and Salary	12,190	80.5%
Government Workers	1,992	13.2%
Self Employed	910	6.0%
Unpaid Family Workers	43	0.3%
Total	15,135	100%
Source: 2023 ACS 5-Year Estimates		

An analysis of the employees (over the age of 16) by the economic sector indicates that Voorhees workers were involved in a broad array of economic sectors. As depicted in Table 15 below, the highest concentration of workers at 30.1% of the total workforce was in Educational, Health, and Social Services, which was followed by Professional, Scientific, Management, Administrative, and Waste Management Services at 17.6% of the work force.

Table 15: Workforce by Sector

Sector	Number of Employees	Percentage of Workforce
Agriculture, Forestry, Fisheries & Mining	13	0.1%
Construction	695	4.6%
Manufacturing	898	5.9%
Wholesale Trade	405	2.7%
Retail Trade	1,649	10.9%
Transportation, Warehousing, and Utilities	514	3.4%
Information	471	3.1%
Finance, Insurance & Real Estate	1,372	9.1%
Professional, Scientific, Management, Administrative, and Waste	2,657	17.6%
Educational, Health and Social Services	4,550	30.1%
Arts, Entertainment, Recreation, Accommodation and Food	851	5.6%
Other Services, except public administration	427	2.8%
Public Administration	633	4.2%
Source: 2023 ACS 5-Year Estimates		

The workforce occupation characteristics in Voorhees Township were compared with that of Camden County. As indicated in Table 16, the occupation characteristics of the Township's residents closely compare with those of workers residing in the County. The Township maintained a higher percentage in Professional, Scientific, Management, Administrative, and Waste Management Services than that at the County level. The County, however, had a higher percentage of jobs in several industries. Both the Township and County Occupational Characteristics are summarized within Table 16.

Table 16: Occupation Characteristics

Sector	Voorhees Township	Camden County
Agriculture, Forestry, Fisheries & Mining	0.1%	0.3%
Construction	4.6%	6.0%
Manufacturing	5.9%	7.4%
Wholesale Trade	2.7%	2.4%
Retail Trade	10.9%	12.7%
Transportation, Warehousing and Utilities	3.4%	6.9%
Information	3.1%	1.8%
Finance, Insurance & Real Estate	9.1%	7.0%
Professional, Scientific, Management, Administrative and Waste	17.6%	12.7%
Educational, Health and Social Services	30.1%	26.0%
Arts, Entertainment, Recreation, Accommodation and Food	5.6%	7.6%
Other Services, except public administration	2.8%	4.4%
Public Administration	4.2%	4.9%
Source: 2023 ACS 5-Year Estimates		

In addition, to understand what implications this employment data has for the Township and understand what the employment field and area trends are for Voorhees Township and Camden County, the New Jersey Department of Labor (NJDOLE) has prepared projections which analyze the expected increase or decrease in a particular employment sector by the year 2032. Overall, occupations in Camden County are expected to grow from 229,027 in 2022 to 236,591 in 2032. The county's employment by industry data has been summarized and is illustrated within Table 17.

Table 17: Camden County Projected Employment				
Industry	2022 Base Employment	2032 Projected Employment	Numeric Class	Outlook
Government	12,095	11,376	-719	Declining
Other Services (except Government)	8,346	8,282	-64	Declining
Accommodation and Food Services	15,316	15,557	261	Stable
Arts, Entertainment, & Recreation	3,824	4,279	455	Growing
Health Care & Social Assistance	44,196	49,241	5,045	Growing
Educational Services	21,505	22,084	579	Stable
Administration & Support & Waste Management & Remediation Services	17,197	17,764	567	Stable
Management of Companies & Enterprises	4,689	4,887	198	Stable
Professional, Scientific, & Technical Services	12,219	11,892	-327	Declining
Real Estate & Rental & Leasing	2,866	2,843	-23	Declining
Finance & Insurance	5,408	5,125	-283	Declining
Information	1,552	1,287	-265	Declining
Transportation & Warehousing	9,153	10,210	1,057	Growing
Retail Trade	25,398	24,628	-770	Declining
Wholesale Trade	7,826	8,632	806	Growing
Manufacturing	14,742	15,330	588	Stable
Construction	9,420	9,688	268	Stable
Utilities	354	347	-7	Declining
Total All Industries	229,027	236,591	7,564	Stable
Source: New Jersey Department of Labor, Industry Sector Information				

As indicated above in Table 17, it is projected that in 2032 employment will remain relatively stable and, overall, the economy will grow by 7,564 jobs. The "arts, entertainment, and recreation" and "healthcare and social assistance" industries are anticipated to realize the largest growth increase during the 2022-2023 period.

e. Fair Share determination and capacity to accommodate

For the Fourth Round, the Department of Community Affairs (DCA) has provided a non-binding report on the calculations of regional need and municipal obligations. Supplemental to the DCA's report, each municipality shall determine its present and prospective fair share obligation in accordance with the formulas established in sections 6 and 7 of P.L.2024, c.2 (C.52:27D-304.2 and C.52:27D-304.3) by resolution, which shall describe the basis for the municipality's determination and bind the municipality to adopt a Housing Element and Fair Share Plan. The DCA's report determined that Voorhees Township has a Fourth Round obligation of 206 units.

Following an in-depth examination of the Land Capacity Analysis performed by the DCA, Voorhees Township argued that a reduction from 273.70 to 119.48 total developable acres was warranted due to conditions which significantly restricted development. The justifications for those reductions ranged from inaccessible interior lots, land contained within a Known Contaminated Site, and lands that have already obtained approvals for development or are currently under construction. A copy of the Land Capacity Analysis examination is included in the Appendices of this work. The reduction in the developable land area resulted in a reduced obligation of 181 units.

f. Consideration of lands and existing structures for housing

A consideration of the lands that are most appropriate for the construction of low- and moderate-income housing, the existing structures that may be most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing, as well as consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing is required. The analysis provided below directly addresses each of those three areas to provide a complete examination of Voorhees' developable or redevelopable land and existing structures.

Analysis of land available for low- and moderate-income development

A thorough investigation of potential developable land was completed while reviewing DCA's Land Capacity Analysis (LCA). Several of the shapes shown in the LCA are only a portion of an existing lot, often at the rear of a property with no access to a right-of-way. Some of the properties included in the LCA have never been developed due to the presence of extensive wetlands which make the majority of those sites inaccessible. To clarify, the LCA eliminates the wetlands portions of the properties, so the wetlands areas are not included in the DCA's developable land calculations. However, the included portions of those lots containing wetlands are often broken into small areas at the exteriors of the lots (near the properties lines), making any development of those properties exceedingly challenging or impossible due to wetlands regulations. While those remaining segments (shapes on the LCA) may not

have any development restrictions placed directly on them, they are inaccessible and/or far too small to yield any development due to the presence of wetlands which make the shapes discontinuous from other portions of the lot or a right-of-way.

As stated previously, to Voorhees' knowledge, there are 119.48 total developable acres throughout the township. Few of the remaining undeveloped lots are larger than one acre, significantly limiting suitability for multi-family housing development. Of the parcels publicly available for purchase as of May 14, 2025 on LoopNet.com, a commercial real estate website, only nine (9) sites which are not already approved for development or currently being developed. Those sites are:

804 & 808 S Burnt Mill Road, two vacant parcels being sold together for a total of 1.1 acre listed for \$190,000. There is an existing bus stop located on the adjacent lot. This property could suit a small-scale multi-family development, such as a triplex or similar development.

600 & 602 Centennial Blvd, two vacant parcels totaling 6.6-acres which are planned to be developed as a 120-unit low- and moderate-income housing development. Credits for this property are to be applied to Voorhees Township's Fourth Round obligation.

710 Centennial Blvd, a vacant 3-acre parcel between Chelsea Place, an existing low- and moderate-income housing development, and The Club market rate apartment complex. No price was listed for this property. The site could suit an apartment complex similar to Chelsea Place's size and layout. There is an existing bus stop on the adjacent lot which could service this property, making it particularly well suited for low- and moderate-income housing development.

800 & 802 Cooper Road, two vacant lots totaling 5-acres on wedge-shaped parcel at the corner of Cooper Road and Centennial Blvd, listed for \$1,250,000. This parcel fronts two busy county roadways with the Animal Welfare Association's site forming its only non-street-fronting property line. Due to its odd shape limiting development potential, its significant exposure to two highly trafficked roadways with speed limits of 40 and 45 MPH, and the fact that it is adjacent to an animal shelter, a use which our residents often complain about as being too noisy, this site is not considered to be suitable for the development of residential uses, including low- and moderate-income housing.

122 Route 73, a vacant 2.48-acre lot on a state highway which has received court-ordered development approvals for the construction of a strip mall and is listed for \$1,850,000. Due to the previous litigation to secure development approvals from court after Voorhees denied the application (evidencing the property owner's strong desire to move forward with their commercial development), the listing price making residential development infeasible, and its corner location on a highly-trafficked state highway

with a 55 MPH speed limit and no public transit access, this site is not considered to be well suited for residential uses, including low- and moderate-income housing.

214 Route 73, a vacant 30-acre parcel on a state highway with about half of its land area designated by the NJ DEP as wetlands. No price was listed. Due to its location on a highly trafficked state highway with a 55 MPH speed limit and no public transit access, limited development potential due to the extensive presence of wetlands, and the fact that a proposed low- and moderate-income housing development at 300 Route 73 (an adjacent lot) could not be constructed due to the wetlands area covering a larger area than originally mapped, this site is not considered to be well suited for residential uses, including low- and moderate-income housing.

250 Route 73, a vacant 1.05-acre parcel on a state highway listed for \$448,700. Due to its location on a highly trafficked state highway with a 55 MPH speed limit and limited public transit access, restricted development potential due to the extensive presence of wetlands, and the fact that a proposed low- and moderate-income housing development at 300 Route 73 (an adjacent lot) could not be constructed due to the wetlands area covering a larger area than originally mapped, this site is not considered to be well suited for low- and moderate-income housing.

110 Somerdale Road is a 0.77-acre lot containing the foundation of a former restaurant building and its parking lot. The site is located between Osage Elementary School and the Regina Hill Center for Counseling Support and Healing. The area contains a mix of uses including retail and car service shops, a self-storage facility, and a residential subdivision known as Green Ridge. Across Somerdale Road lies the Voorhees Town Center, where 110 low- and moderate-income units are to be constructed as part of the Town Center Redevelopment Plan. Due to the size of the lot and the intended construction of 100 low- and moderate-income units directly across the street, this site is not considered to be highly suitable for the construction of low- and moderate-income housing.

10 W White Horse Road, a vacant L-shaped 0.88-acre lot which fronts on White Horse Road as well as Burnt Mill Road and is listed for \$395,000. Despite its frontage on two county roadways, this site is located within a mostly residential area with existing bus stops, several restaurants and stores including a "super" Wawa, and the Lindenwold PATCO rapid transit system within walking distance. This site is considered to be well-suited for low- and moderate-income housing.

When searching for residentially-zone undeveloped parcels available for purchase as of May 15, 2025 on realtor.com, a residential real estate website, only four (4) lots populated. Those parcels were:

1100 Rural Ave, a mostly vacant 4.58-acre lot with some wetlands mapped along the rear property line, listed for \$1,000,000. This site is large enough to be suitable for multi-family development; however, it

is located on a dead-end street with no access to public transportation. The Ashland PATCO station, the nearest stop on the line, is just over one mile away. As a result, this parcel is not considered to be well suited for low- and moderate-income housing.

400 Cooper Road, a vacant 1.69-acre wedge-shaped lot with a small amount of wetlands along the rear property line, listed for \$110,000. The immediate area is residential, with single-family dwelling subdivisions dominating both sides of Cooper Road and a condominium development known as “The Lakes at Alluvium” nearby. The nearest bus stop is located at the corner of Route 73 and Cooper Road, almost a mile away from this site. Due to its lack of access to public transportation and the presence of mapped wetlands, this parcel is not considered to be well suited for low- and moderate-income housing.

323-1 Kresson-Gibbsboro Road, a vacant 1.19-acre lot that is part of an approved 5-lot single-family cul-de-sac subdivision, listed for \$350,000. This lot has limited access to public transportation with the nearest bus stop located about a mile away at Virtua hospital. This parcel is not considered to be well suited for low- and moderate-income housing.

1193 Kirkwood-Gibbsboro Road, a vacant 1.13-acre lot which DEP’s NJ-GeoWeb site shows as almost entirely wetlands, listed for \$299,000. As a result of the mapped wetlands covering the vast majority of this property, this parcel is not considered to be well suited for low- and moderate-income housing.

Analysis of sites with existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing

1202 Berlin Road is an 11,600 SF flex storage/warehouse and office building constructed in 1980 with a detached garage located on a 1.5-acre site, listed for \$1,499,000. The area consists of a wide array of uses including residential, commercial shops, restaurants, and a dance school. It is considered well-suited for the construction of low- and moderate-income housing, however, due to Victory Commons being located directly across the street from this property, it is recommended that future low- and moderate-income developments are located elsewhere in the township to ensure that affordable housing units are spread throughout the community.

1213 Berlin Road is a 1.29-acre lot with a 1,054 SF one-story building located next to 1223 Berlin Road, the site upon which Victory Commons is currently under construction. The site is located across the street from the previously described site. It is considered well-suited for the construction of low- and moderate-income housing, however, due to the size of the building located on the site, conversion is not possible. Further, since Victory Commons is located directly next to this property, it is recommended

that future low- and moderate-income developments are located elsewhere in the township to ensure that affordable housing units are spread throughout the community.

332 S Burnt Mill Road is an existing 19,000 SF one-story warehouse/retail building constructed in 1966 and listed for \$3,200,000. The site is located near the busy intersection of Burnt Mill and Somerdale Roads in an area which contains mostly industrial and warehousing uses. There is, however, a Domino's Pizza at the corner mentioned and a strip mall of 9 small businesses within walking distance. The site is considered well-suited for a conversion to low- and moderate-income housing.

201 Laurel Road is an existing 8-story office building proposing to convert the existing structure into residential apartments. At the time of the last discussion, the developer proposed to construct 178 apartments within the building with 35 of those units available to low- and moderate-income individuals and families. This redevelopment project would result in the adaptive reuse of a vacant office building located near the Voorhees Town Center. The property has the Camden County Library next door, and restaurants and office buildings within walking distance. This site is considered well-suited for an inclusive conversion to residential apartments.

1010 Old Egg Harbor Road is an existing 71,728 SF industrial building constructed in 1972 on a 5.27-acre lot. The site is located on a dead-end street in a mixed use area consisting mostly of industrial and residential properties. Due to the site's isolated location, its only access being from a ~19' wide uncurbed road located within the neighboring community of Gibbsboro, and the lack of access to public transportation, this site is not considered to be suitable to low-and moderate-income housing development.

401 White Horse Road is an existing 224,000 SF multi-tenant office building constructed in 1972 and renovated in 2000. The site has been vacant for the past few years, except for a corner of the building which has been occupied by a government office since 2025. The site is located on White Horse Road with between professional offices, Kirkwood Park, and Kirkwood Forest, a Township-owned property that is almost entirely covered in wetlands. Several restaurants and shops are also within walking distance. This site is considered well-suited for a conversion to low- and moderate-income housing.

Consideration of lands of developers who have expressed a commitment to providing low- and moderate-income housing

Voorhees Township has been approached by or otherwise been in contact with a few potential low- and moderate-income housing developers. The Michaels Organization, who is currently constructing Victory Commons at 1223 Berlin Road, has expressed sincere interest in developing a 120-unit low- and moderate-income family rental community at 600 Centennial Blvd.

The Walters Group has also been in contact with Voorhees Township. The Group is proposing a 60 unit 100% affordable housing development to be located along Laurel Oak in the existing shopping center. The Township has received a Letter of Intent and is considering the site to be part of their Fair Share Plan.

Voorhees has also received a letter from Richard J. Hoff, Jr, Esq. as representative for the owners of several lots which make up the Kresson Golf Course. His letter expressed the owners' interest in constructing an inclusive development on their site at 298 Kresson Road. The DCA's NJ-GeoWeb mapping shows that the area around this site is largely wetlands, with the site itself containing Cedar Lake, several streams connecting to other lakes, a tributary for the Barton Run stream, and connections to the nearby Cooper River and its tributaries. Depending on how the development were laid out and whether access to Virtua hospital's loop road would be granted, the site could have access to public transit via existing bus stops on Virtua's campus. Aside from the bus stops located on the hospital's campus, there are no public transit options nearby. The property is located within a mostly residential portion of the township with no restaurants, grocery stores, or shops within half of a mile. As a result, this parcel is not considered to be well suited for low- and moderate-income housing.

g. 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 Multigenerational Family Housing Continuity Commission, pursuant to paragraph 1 of subsection f. of section 1 of P.L.2021, c.273 (C.52:27D-329.20).

The Multigenerational Housing Continuity Commission was charged with preparing and adopting recommendations on how governments, community organizations, private entities, and community members may advance the goal of enabling senior citizens to reside at the home of their extended families. As of the date of this Housing Plan, no recommendations have been adopted by the Multigenerational Family Housing Continuity Commission in which to provide an analysis.

To address the overarching goal of the Commission, Voorhees Township does not prohibit multigenerational family housing. Any residential property may add additional living space for use as an "in-law suite."

h. Analysis of compliance with Highlands Regulations

Voorhees Township is not located within the jurisdiction of the Highlands Water Protection and/or Planning Commission, therefore, this section is not applicable.

i. Analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation

The State Development and Redevelopment Plan (SDRP) aims to:

1. promote economic growth that benefits all residents,
2. provide an adequate supply of housing for residents of all ages and incomes in communities of their choosing,
3. enable economic opportunity through nation-leading infrastructure,
4. revitalize and recenter the state's underutilized developed areas,
5. effectively address the adverse impacts of global climate change,
6. protect, maintain, and restore the state's natural and water resources and ecosystems,
7. protect the environment; prevent and clean up pollution,
8. protect, enhance, and improve access to areas with exceptional archeological, historic, cultural, scenic, open space, and recreational value,
9. implement equitable planning practices to promote thriving communities for all, and
10. foster sound and integrated planning and implementation at all levels statewide.

Voorhees Township shares these goals and aims to improve the community by incorporating these elements into all proposed development and redevelopment projects. Its Planner continues to review and suggest updates to the Township's Unified Land Development Ordinance to improve adaptability and accomplish the goals set forth by the SDRP. Its Economic Development Director works with businesses interested in locating within the township, finding solutions which enable their success while adaptively reusing vacant commercial sites, thereby strengthening Voorhees' tax base without creating burdens or nuisances to existing residents and businesses. While Voorhees has been nearly built out for several years, the Township's housing supply continues to grow through the redevelopment of former commercial sites and proposed reuse of existing commercial buildings.

Voorhees Township's current housing supply is made up of a strong mix of residential housing types, including everything from studio apartments to million dollar single-family dwellings, with a multitude of senior and special needs assisted living facilities located throughout the township. Voorhees has satisfied its previous round obligations through the construction of low- and moderate-income housing developments including 100% affordable family, inclusive units created in compliance with set-aside

requirements, age-restricted affordable housing developments, and assisted living facilities for individuals with developmental disorders or brain injuries. While the Township currently offers a wide array of housing opportunities for all income levels and does not prohibit or restrict multigenerational housing, it could improve its practices to promote greater mixing of housing types. Further, Voorhees should consider permitting higher density residential development near the Ashland and Lindenwold PATCO Stations.

Voorhees continues to maintain and improve its public rights-of-way while adding sidewalks, bike lanes, and curbing to many sections of the community. Its land use boards, Environmental Commission, and Planner review all development and redevelopment plans to ensure that the most recent environmental regulations are accounted for, and all development projects preserve the maximum amount of extant natural landscaping and conditions on each site. This includes wetlands, buffer areas, floodplains, stormwater considerations, and the presence of natural habitats for various species including those classified as endangered. Voorhees strives to have sites containing hazardous conditions remediated, with many of its former industrial sites being cleaned up over the past few years. The Township continues to purchase both developed and undeveloped lands to preserve its natural resources and improve public safety through better roadway connections and has continued to expand its sewer service to provide more of its homes with public sewer connections.

Voorhees Township has pursued the redevelopment of its obsolete shopping mall center, formerly known as Echelon Mall, for many years. During the first phase of the site's redevelopment, it was renamed Voorhees Town Center, and the Foster Square apartment complex with first floor retail and restaurant tenants was constructed in the New Urbanist tradition. The first phase approved two additional buildings which were never constructed. Current redevelopment plans for the site, which have been approved through the Township Committee, include the construction of hundreds of residential townhomes and apartments on the surface parking areas surrounding the mall structure. A parking garage will be constructed as well, enabling mall visitors to access the site from that structure. The designated redeveloper is currently in the process of obtaining funding for the redevelopment project.

Shifting focus from development and redevelopment to preservation, Voorhees Township was heavily forested until its older sections were cleared to make way for homes, sawmills, and farms. It remained mostly forests and farms until development boomed in the area in the 1960s and 70s. As a result, Voorhees has few historic sites, with the Glendale Methodist Episcopal Church at 615 Berlin Road being its only site on the National Register for Historic Places. Voorhees has no known archeological, cultural (aside from the aforementioned church), or scenic sites, but maintains a number of public parks with extensive recreational facilities and preserved open space areas which include open lands, waterways,

and forests. Voorhees will continue to preserve its community amenities and natural resources to the best of its ability.

Multi-modal transportation is a staple of Voorhees Township's development. South Jersey historical records show that Berlin Road and State Route 73 have been in use for hundreds of years, originally carrying horses and wagons across the area. As development expanded beyond the two major thoroughfares, public roadways were constructed to provide access to all lands within the municipality. The township's roadways are well maintained and provide ample options for personal vehicle access as well as public transportation via the bus service provided by NJ Transit. Voorhees Township maintains a Senior Citizen Program which provides free bus services from several locations throughout the township. The service operates Monday through Thursday, transporting Voorhees residents of 50 years of age or greater from locations near their homes to retail stores, banks, and Voorhees' Senior Citizen Club. Finally, Voorhees' Ashland Station provides access to the PATCO rapid transit system, enabling riders to travel to and from Philadelphia and Atlantic City. The Township continues to seek opportunities to encourage transit oriented redevelopment near Ashland Station.

Voorhees strives to uphold its reputation as a highly desirable community for residents, a welcoming location for new and established businesses, and a place where natural resources are protected and fostered through purposeful planning.

FAIR SHARE PLAN

A. Fair Share Obligation Summary

The cumulative 1987-2035 affordable housing obligation for the Township was calculated based upon the rehabilitation share, prior round obligation, Third Round obligation, and Fourth Round obligation. Expert reports prepared by Dr. Kinsey and EConsult used N.J.A.C. 5:93 to calculate Voorhees Township's previous fair share obligations with the final figures being agreed to by both Voorhees Township and the Fair Share Housing Center. The Fourth Round obligation has been determined by removing undevelopable land from the Department of Community Affairs's (DCA) Land Capacity Factor. The DCA's original calculation yielded a Fourth Round obligation of 206 units. Following an in-depth analysis of the parcels included in their review, the Township has requested a reduction of 25 units, bringing the Fourth Round obligation to 181 units. Voorhees Township's affordable housing obligations are summarized within Table 18 below.

Table 18: Cumulative 1987-2025 Affordable Housing Obligations	
Type of Obligation	Units
Rehabilitation Obligation	9
Prior Round Obligation (1987-1999)	456
Third Round Gap and Prospective Need (1999-2025)	510
Fourth Round Obligation (2025-2035)	181 (206)
Cumulative 1987-2025 Obligation	1,156 (1,181)

The following sections outline the Township's compliance with its Fair Share Obligation. Several appendices are noted in the subsequent sections. Any proposed ordinance or resolution attached hereto as an appendix may be subject to change in accordance with an approved Housing Plan Element and Fair Share Plan, a Court order, or otherwise as required by law.

B. Rehabilitation Share

Previously, according to a report prepared by Dr. Kinsey, Voorhees Township had a rehabilitation share of 247 units. The methodology used by Dr. Kinsey, which has been accepted by previous Mount Laurel decisions, relies heavily upon Census data. It should be noted other expert reports have calculated a similar rehabilitation share for Voorhees Township. A more thorough analysis was prepared by the Township of Voorhees to confirm or adjust the pertinent Census data used to calculate a Municipal Present Need. The Township's analysis found that its rehabilitation share should be adjusted to 9 deficient units based on the report's findings that Census data estimates of incomplete kitchen facilities are much higher than reality. This higher and incorrect estimate of incomplete kitchen facilities

erroneously skewed the Township's Present Need and therefore required an adjustment. The full analysis can be found in Appendix E. The executed Final Amended Settlement Agreement between Voorhees Township and the Fair Share Housing Center, dated March 4, 2025, affirmed a rehabilitation share of 9 units.

The Township participates in Camden County Improvement Authority's Home Improvement and Housing Rehabilitation Program. The Home Improvement Program is County wide and uses Community Development Block Grant (CDBG) funds, HOME funds, and program income to rehabilitate existing owner-occupied units. The Court requires a ten (10) year deed restriction and that an average of \$10,000 to be spent per unit. The funding for the rehabilitated units will come from the Township's affordable housing trust fund. Funds will be transferred from the trust fund to the County for the rehabilitation program. However, the Township will have to rehabilitate renter-occupied units through its own program since the County program only rehabilitates owner-occupied units. Voorhees Township will continue to rehabilitate units through the County's program and its own program until the entire rehabilitation obligation is satisfied. Appendices include draft Developer Fee Spending Plan which outlines how the Township's rehabilitation program and other affordable housing programs will be funded and implemented.

C. Prior Round (Round I and Round II) (1987- 1999) Obligation

The 456 unit Prior Round Obligation for Voorhees Township has been met through inclusionary zoning developments, special and supportive needs housing, and prior cycle credits that have all been constructed and are currently occupied. All of these affordable housing projects, as shown in Table 19, provide a total of 467 affordable housing credits which entirely satisfy the Township's prior round obligation and contribute 11 credits towards its Third Round Obligation.

Bonus Credit Limitations

Per the requirements of N.J.A.C. 5:93, Voorhees Township must meet the following minimums and maximums when addressing its prior round obligation.

Age-Restricted

In accordance with the Settlement Agreement, the Township agrees to comply with an age restricted cap of 25% and to not request a waiver of that requirement. This shall be understood to mean that in no circumstance may the municipality claim credit towards its fair share obligation for age restricted units that exceed 25% of all units developed or planned to meet its cumulative prior round and third round fair share obligation.

$$25\% (510 + 456) = 241$$

Per the agreement, Township of Voorhees can apply maximum of 241 credits for its age restricted affordable housing. Township is applying 200 credits to its prior round and 41 credits to its third round from the 267 units age restricted development known as Echelon Towers.

Rental Obligation and Rental Bonus Credits

Per N.J.A.C. 5:93-5.15, a municipality has an obligation to provide a realistic opportunity to construct rental units. The following is the appropriate formula to determine the minimum number of rental units Voorhees Township must provide as part of its overall obligation. $0.25(\text{municipal pre-credited need} - \text{prior cycle credits} - \text{impact of the 20 percent cap} - \text{the impact of the 1,000 unit limitation})$. Applying the formula yields the following:

$$0.25(456 - 0 - 0 - 0) = 114$$

Voorhees Township must provide a minimum of 114 affordable rental units for the Prior Round Obligation. The minimum of 114 affordable rental units also acts as the maximum number of rental bonus credits Voorhees Township is eligible to put towards its Prior Round Obligation. '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. Voorhees Township will contribute 114 rental units, including 72 rental units in Chelsea Place, and 42 rental units in 3 Sheppard Ave. This satisfies the Township's Prior Round rental obligation and allows 114 rental bonus credits to be contributed towards the Prior Round Obligation. The following section outlines all inclusionary zoning projects or credits for the prior round.

100% Affordable Development

Echelon Towers

Echelon Towers, previously called Echelon House, is an age-restricted rental complex located at 219 Laurel Road and is known as Block 150.02 Lot 1.03. The complex was funded through HUD's Section 202 program in the late 1970s and was first occupied in 1980. Echelon Towers has 267 units which are all currently occupied. 200 credits from this development will be contributed towards the Township's Prior Round Obligation with the balance of available age-restricted credits (41) being applied toward the Third Round Obligation. The affordability controls for this development were extended through 2055.

*Inclusionary Project**Chelsea Place*

Chelsea Place is an inclusionary development located adjacent to the Club at Main Street. The units of Chelsea Place are on Chelsea Court just off Hermitage Drive which intersects Centennial Boulevard. The tax lots of Chelsea Place are Block 2203 Lots 13.05 and 13.07 (*Block 213.01 Lot 91*). Established in 1998, there are 72 low- and moderate-income units consisting of two and three bedroom apartments. The development is managed by AAH Management. All 72 units are affordable rentals, which allows them to be credited towards the Prior Round Obligation and allows each unit to count as a rental bonus credit. Therefore, Chelsea Place produces 144 affordable housing credits towards the Township's Prior Round Obligation.

*100% Affordable Housing**3 Sheppard Ave (Block 207 Lot 12)*

Township of Voorhees has zoned this property for a 100% affordable housing development to be developed with 60 multifamily units. Of the 60 units, 42 unit credits are applied to the Prior Round and 18 unit credits is applied to the Third Round. The units bedrooms and income distribution shall meet the UHAC Requirement.

Site Suitability Analysis for AH-II Overlay Zone (Block 207, Lot 12; AKA 3 Sheppard Road)

(a) Sites designated to produce affordable housing shall be available, approvable, developable and suitable, according to the following criteria:

1. The site has a clear title and is free of encumbrances which preclude development of affordable housing;

To the extent known, this parcel does not possess any title encumbrances that would preclude the development of affordable housing. The Township is the fee simple owner of the Site. The Township has authorized Sheppard Road, LLC to be the Developer of the Project.

2. The site is adjacent to compatible land uses and has access to appropriate streets;

The adjacent parcels include The Malvern School daycare, a small one-story medical office building, and the Animal Welfare Association, a no-kill shelter and low-cost animal clinic. On the other side of Sheppard Road lies "Sheppard Office Park," a 48-unit one-story professional office complex containing

mostly medical practices. The subject site is within walking distance (less than one-quarter mile) of Voorhees Township's Connolly Park which lies just beyond Sheppard Office Park.

The property fronts on Sheppard Road and is located just ~300' from Centennial Blvd, a collector road which contains a mix of residential and non-residential uses. There is currently an NJ Transit sheltered bus stop located at the nearby intersection of Centennial Blvd and Hermitage Drive and an uncovered bus stop located at Cooper Road and East Red Oak Drive.

3. Adequate sewer and water capacity, as defined under N.J.A.C. 5:97-1.4, shall be available to the site or the site is subject to a durational adjustment pursuant to N.J.A.C. 5:97-5.4; and

Voorhees Township currently services all adjacent properties with public sewer and can provide service to this site as well. NJ American Water provides water to all properties in this area, and obtaining a connection for this site is not expected to raise any concerns or issues.

4. The site can be developed consistently with the Residential Site Improvement Standards, N.J.A.C. 5:21, where applicable. Deviations from those standards are to be made in accordance with N.J.A.C. 5:21-3.

There appear to be no physical impediments or physical characteristics which would impede development of the subject property in accordance with the Residential Site Improvement Standards.

The applicant has recently filed the application with Township of Voorhees Planning Board.

Special Needs/Supportive Housing

Guidance Center Group Home

The Guidance Center Group Home was occupied within the prior cycle period between April 1, 1980 and December 31, 1986. The Guidance Center Group Home contributes five (5) prior cycle credits to the Township's Prior Round Obligation. It is located at 204 Homer Avenue known as Block 11 Lot 9.

Judith Flicker House

The Judith Flicker House is located at 1001 Van Buren Road known as Block 150.02 Lot 3. The Judith B. Flicker Center is owned and operated by Bancroft. It is a 100% affordable group home with 18 units where adults with autism, acquired brain injuries, or other disabilities can live and be treated. Therefore, all 18 units may be counted towards the Prior Round Obligation.

Group Homes

Township of Voorhees 16 additional Group Home Credits for the four (4) group homes located within the Township. Each of this Group Home is a four bedroom unit, apply 1 credit per bedroom. These are Group Homes for the developmentally disabled individuals.

List of Group Homes	
Name	Credits
5 Lafayette Ave	4
6 Chandler Ave	4
904 Rural Ave	4
11 Eastwood Drive	4
	16

Summary

The following table outlines Voorhees Township's Prior Round Obligation including which projects contribute units and/or bonus credits.

Table 19: Voorhees Township Prior Round Obligation Compliance			
Prior Round Total Obligation		456	
Projects	Credits	Bonuses	Project Type
Echelon Towers (Block 150.02 Lot 1.03)	200		Senior Rental
Chelsea Place (Block 2203 Lots 13.05 and 13.07)	72	72	Family Rental
3 Sheppard Ave (Block 207 Lot 12)	42	42	100% Affordable- Family Rental
Special Needs Housing/Supportive Housing			
Guidance Center Group Home -204 Homer Ave (Block 11 Lot 9)	5		Special Needs Housing
Judith Flicker House (Bancroft) (Block 150.02 Lot 3)	18		Special Needs Housing
Archway -5 Lafayette Ave	4		Special Needs Housing
Camden County Arc – 6 Chandler	4		Special Needs Housing
Camden County Arc – 904 Rural Avenue	4		Special Needs Housing
QMANJ 11 Eastwood Drive	4		Special Needs Housing
Subtotal	353	114	
Total Credits and Units	467		
Surplus Credits	11		

D. Third Round 1999-2025 Obligation

As agreed in the Final Amended Settlement Agreement dated March 4, 2025, Voorhees Township has a Third Round obligation of 510 units for the period from 1999 to 2025. This updated Third Round Need shall include the Gap Period Present Need, which is a measure of households formed from 1999-2015 that need affordable housing, as recognized by the Supreme Court in In re Declaratory Judgement Actions Filed by Various Municipalities, 227 N.J. 508 (2017).

Voorhees Township will satisfy its Third Round Obligation through 11 surplus units from the Prior Round, existing inclusionary developments, existing group homes, and proposed affordable family development. In total, Voorhees Township contributes 511 credits towards its Third Round Obligation. This entirely satisfies the Third Round Obligation and creates a surplus of 1 affordable housing credits that may be attributed to any future affordable housing obligation.

Bonus Credit Limitations

The following are Voorhees Township's Third Round Obligation minimums and maximums per the requirements of N.J.A.C. 5:93.

Age-Restricted

In accordance with the Settlement Agreement, the Township agrees to comply with an age restricted cap of 25% and to not request a waiver of that requirement. This shall be understood to mean that in no circumstance may the municipality claim credit towards its fair share obligation for age restricted units that exceed 25% of all units developed or planned to meet its cumulative prior round and third round fair share obligation.

$$25\% (510 + 456) = 241$$

Per the agreement, Township of Voorhees can apply maximum of 241 credits for its age restricted affordable housing. Township is applying 200 credits to its prior round and 41 credits to its third round from the 267 units age restricted development known as Echelon Towers.

Rental Obligation and Rental Bonus Credits

Per N.J.A.C. 5:93 -5.15 (d) and the Settlement Agreement at least 25% of the Third Round need shall be met through rental units, including at least half in rental units available to families.

$$25\% (510) = 128$$

Of this minimum 64 rentals should be available to the families.

Township of Voorhees meets this requirement through providing 233 family rental units.

Family Units

Per the agreement at least half of the units addressing the Third Round Need in total must be available to families.

$$50\%(510-128) = 191$$

Township of Voorhees meets this requirement by providing minimum 233 family units.

100% Affordable Development

Echelon Towers

Echelon Towers was previously described in the Prior Round Obligation section of this plan. As noted in that section, the units within Echelon Towers have extended their affordability controls until the year 2055. Voorhees Township will apply the 41 credit balance for these age-restricted affordable units towards its Third Round Obligation.

Inclusionary Development

Foster Square Apartments (Block 150.01 Lot 3)

PREIT Services, LLC is the redeveloper that constructed and redeveloped the Echelon Mall site Phase I into the Voorhees Town Center. Included in this redevelopment was the construction of 400 market rate units known as Foster Square Apartments. Twenty five (25) of these units are affordable rental units for qualified low- and moderate-income households. These units are completed. This development provides 23 bonus credits in addition to the 25 unit credits for a total of 48 credits toward Third Round compliance.

Special Needs/Supportive Housing

Echelon Glen Group Home

Township of Voorhees is seeking 5 credits for the 5 one bedroom supervised apartment. These apartments are located along Bibbs Road identified as 1124 Bibbs Road Apt #2, 1132 Bibbs Road Apt# 3, 1144 Bibbs Road Apt# 3, 1158 Bibbs Road Apt# 2, 308 Echelon Road Apt# 3.

Oaks Integrated Care Group Homes

Township of Voorhees is seeking 26 credits from the group homes noted below:

List of Group Homes	
Name	Credits
102 Lucas Lane	2
108 Lucas Lane	1
306 Lucas Lane	2
1506 Lucas Lane	2
606 Britton Place	2
1402 Roberts Way	2
1501 Britton Place	2
1505 Britton Place	2
1506 Britton Place	2
2102 Sandra Road	1
213 Bergen Ave	4
133 Paradise Drive	4
	26

Bancroft Supervised Apartments

Bancroft is a leading regional nonprofit provider of programs and services for individuals with autism, intellectual and developmental disabilities and those in need of neurological rehabilitation.

Bancroft has several apartments scattered throughout Township of Voorhees that are offered to these individuals. Through the Settlement Agreement, Township was approved to take credits for existing units owned and operated by Bancroft without the imposition of any deed restrictions, provided Bancroft commits to make such units available to low or moderate income persons through Bancroft and the Township agreement. A list of these units are provided in the appendices of this document. An agreement shall be provided.

100% Affordable Development

1223 Berlin Road (Block 263 Lot 11)

This is a 100% Affordable Development that has received site plan approval in August 2019. The project is currently under construction and is slated for completion in Summer 2025. The bedroom distribution as well as income distribution shall all comply with the UHAC requirements.

Inclusionary Development and 100% Affordable Development

Voorhees Town Center (Block 150.01 Lot 1, 2, 5 and 5.01)

Voorhees Town Center is located in the north western portion of the Township in the Ecehlon neighborhood. This Phase II portion of the mall, comprising of the lots noted above, contains the Mall, including several retail stores and the Township of Voorhees, municipal building. The site was designated as Area in need of Redevelopment on May 14, 2018. A Redevelopment Plan for the site has been adopted 2018 that permits mixed use including residential and commercial development. Currently the Township is proposing an amendment to the Redevelopment Plan that would include 201 market rate units and 50 affordable stacked townhome units and 60 100% affordable housing development.

Site Suitability Analysis for Amended Town Center Redevelopment Overlay Zone (Voorhees Town Center)

(a) Sites designated to produce affordable housing shall be available, approvable, developable and suitable, according to the following criteria:

1. The site has a clear title and is free of encumbrances which preclude development of affordable housing;

To the extent known, this parcel does not possess any title encumbrances that would preclude the development of affordable housing. It is owned in its entirety by a single owner and has been deemed an Area in Need of Redevelopment. The Redevelopment Agreement names Hoboken Brownstone Company as the redeveloper.

2. The site is adjacent to compatible land uses and has access to appropriate streets;

The subject parcels contain the Voorhees Town Center, a retail shopping center with extensive surface parking. Adjacent to the mall parcel are several residential developments including Seaton Voorhees, Echelon Tower, the Green Ridge subdivision, and the mixed use development known as Foster Square Apartments. Adjacent non-residential uses include The Learning Experience daycare, the Camden County Library, and several professional office buildings. Directly across Somerdale Road lies Osage Elementary School, the Regina Hill Center for Counseling, Support, and Healing (operated by Center for Family Services), a vehicle service center, and a Domino's Pizza.

The site has frontages on two county roadways, Burnt Mill Road to the west and Somerdale Road to the north. To the south, the property fronts on Laurel Road, which serves as a partial ring road around

the mall site. In addition to the site's street access, NJ Transit maintains five stops at the Voorhees Town Center site.

3. Adequate sewer and water capacity, as defined under N.J.A.C. 5:97-1.4, shall be available to the site or the site is subject to a durational adjustment pursuant to N.J.A.C. 5:97-5.4; and

Voorhees Township already provides the subject parcels with public sewer. NJ American Water already provides water to these properties.

4. The site can be developed consistently with the Residential Site Improvement Standards, N.J.A.C. 5:21, where applicable. Deviations from those standards are to be made in accordance with N.J.A.C. 5:21-3.

There appear to be no physical impediments or physical characteristics which would impede development of the subject property in accordance with the Residential Site Improvement Standards. As mentioned, the site is currently developed with extensive surface parking. The parking areas provide plenty of space for the construction of affordable units which will meet RSIS standards.

Very Low Income

Voorhees Township has a Very Low Income (VLI) minimum obligation of 23 units. Through three (3) planned developments, the Township will provide a total of 32 VLI units. This will be achieved by the construction of 8 VLI units at 3 Sheppard Road, 10 VLI units at 1223 Berlin Road, and 14 VLI units as part of the Voorhees Town Center redevelopment project.

Summary

Table 20 provides a summary of the Township's Fair Share Plan to satisfy its Third Round Obligation.

Table 20: Voorhees Township Third Round Obligation Compliance			
Third Round Total Obligation		511	
Project	Credits	Bonus	Project Type
Echelon Towers (Block 150.02 Lot 1.03)	41		Senior Rental
Echelon Glen Group Home (See description)	5		Supportive Needs
Oaks Integrated Group Home (see description)	26		Supportive Needs
Bancroft Supervised Apartments (see appendices)	67		Supportive Needs
Foster Square Apartments (Block 150.01 Lot 3)	25	23	100% Affordable Family
3 Sheppard Road (Block 207 Lot 12)	18		100% Affordable Family
Victory Commons (1223 Berlin Rd) (Block 263 Lot 11)	80	80	100% Affordable Family
Voorhees Town Center Inclusionary (150.01 Lot 1,2, 4 5)	50		Inclusionary
Voorhees Town Center 100% Affordable Block 150.01 Lots 1, 2,5, 5.01)	60	25	100% Affordable Family
Total	372	128	
Carryover credits from Prior Round	11		
Total credits toward Third Round	511		One-unit surplus*
*One-unit surplus shall be eligible for future credits in a manner consistent with controlling law and jurisdiction pursuant to P.L. 2004, c.2, or any subsequent and controlling changes in law in the given Round.			

Voorhees Township completely satisfies its Third Round Obligation for the 1999-2025 period. The number of affordable housing credits provided exceeds the Township's 1999-2025 Third Round Obligation. This allows 1 affordable housing credit to be contributed to the subsequent affordable housing cycle.

E. Fourth Round 2025-2035 Obligation

As discussed above, Voorhees Township had an obligation of 510 units in the Third Round. Its plans will result in the production of 511 total units for a surplus of 1 affordable housing credit to be applied to the Fourth Round. In the Department of Community Affairs' "Fair Share Housing Obligations for 2025-2035 (Fourth Round)," issued in October 2024, they determined that Voorhees Township would have a Fourth Round obligation of 206 units. As mentioned, following a parcel-by-parcel investigation of the land included in the DCA's Land Capacity Analysis, the Township Planner determined that the developable land area should be reduced to 119.49 acres. That reduction in the developable land area results in a reduced obligation of 181 units. .

The Township has a Fourth Round (2025 – 2035) Obligation of 181 affordable units.

The following minimum and maximum requirements must be met when addressing the Fourth Round Obligation:

- **Age-Restricted Units:** A maximum of 30% of credits claimed by the may be age-restricted, or senior housing units exclusive of bonus credits
 - $30\% \times 181-45 = 40$
 - A maximum of 40 units may be age-restricted senior housing units.
- **Family Units:** A minimum of 50% of credits to satisfy the Fourth shall be for units available to families (non-age restricted or non-special needs housing), exclusive of bonus
 - $50\% \times 181-45 = 68$
 - A minimum of 68 units must be family units.
- **Rental Units:** A minimum of 25% of credits claimed by the Township must be rental units, with at least half of those rental units being available to families.
 - $25\% \times 181-45 = 34$
 - A minimum of 34 units must be rental units
 - A minimum of 17 units must be family rental units.
- **Bonus Credits:** The Township may claim bonus credits for rental units at the following ratios, with a maximum of 25% of the obligation being satisfied through bonus credits:
 - A maximum of 45 bonus credits can be applied to the Fourth Round obligation.