

**Township of Maurice River  
Cumberland County**

**Spending Plan  
June 26, 2025**

Approved by the Governing Body on June 26, 2025  
By Resolution No. 100-2025

Maurice River Township  
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Prepared By:

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June 2025**

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***MAYOR***

Ken Whildin

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Denise Peterson, Township Clerk

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The original of this document was signed and  
sealed in accordance with NJAC 13:41-1.3.b

## **TABLE OF CONTENTS**

<b><i>INTRODUCTION</i></b>	<b><i>2</i></b>
<b><i>SPENDING PLAN</i></b>	<b><i>3</i></b>
<u>Revenues for Certification Period</u>	4
<u>Administrative Mechanism To Collect And Distribute Funds</u>	6
<u>Anticipated Use Of Affordable Housing Funds</u>	7
<u>Expenditure Schedule</u>	10
<b><i>FOUR YEAR SPENDING PLAN:</i></b>	<b><i>11</i></b>
<b><i>SUMMARY</i></b>	<b><i>11</i></b>

## INTRODUCTION

This 2025 spending plan addresses the Fourth-Round Housing Element and Fair Share Plan (HEFSP) mechanisms and components and accounts for the funds already deposited, and to be deposited through 2035, into the Township's Mount Laurel Trust Fund; and (2) demonstrates the manner in which the Township intends to expend the funds to advance the interests of the region's low- and moderate-income households.

In accordance with the 2024 amendments to the Fair Housing Act, municipalities are permitted to rely on the previously adopted rules and regulations for Spending Plans and Development Fees. This plan is prepared in accordance with the provisions of the amended Fair Housing Act under N.J.S.A. 52:27D-329.2 and the previously effective regulations at N.J.A.C. 5:93-1 et. Seq., Substantive Rules of the New Jersey Council on Affordable Housing.

In 2025, the Township of Maurice River prepared, adopted, and endorsed Housing Element and Fair Share Plan ("2025 HEFSP") to address its Affordable Housing Obligation. The 2025 HEFSP included the Mount Laurel compliance techniques through which the Township will satisfy its Cumulative affordable housing obligation. In accordance with the a2025 HEFSP, the Township has prepared this spending plan for projected funds to be collected into the AHTF under the proposed Development Fee Ordinance. This document is the Township's first Spending Plan and provides for expenditures and projections through 2035.

## SPENDING PLAN

A development fee ordinance creating a dedicated revenue source for affordable housing is proposed by the municipality in their 2025 HEFSP. The ordinance establishes the Township of Maurice River's affordable housing trust fund for which this Spending Plan is prepared.

Pursuant to N.J.S.A. 52:27D-329.2 and N.J.A.C. 5:93-5.1(c), if a municipality intends to collect development fees, it shall prepare a plan to spend development fees that includes the following:

- A projection of revenues anticipated from imposing fees on development, based on historic development activity;
- A description of the administrative mechanism that the municipality will use to collect and distribute revenues;
- A description of the anticipated use of all development fees;
- A schedule for the creation or rehabilitation of housing units (if required);
- If the municipality envisions being responsible for public sector or non-profit construction of housing, a pro-forma statement of the anticipated costs and revenues associated with the development; and
- The manner through which the municipality will address any expected or unexpected shortfall if the anticipated.

### **Revenues for Certification Period**

To calculate a projection of revenue anticipated during the period relevant to the Township's Fourth Round HEFSP (2025-2035), the Township of Maurice River considered the following:

(a) Development fees:

1. Projects which have had development fees imposed upon them at the time of development approvals;
2. All projects currently before the planning and zoning boards for development approvals that may apply for certificates of occupancy; and
3. Future development that is likely to occur based on historical rates of development and/or projected development in accordance with projections.
4. Revenues from the 2.5 non-residential, for all commercial development

(b) Other funding sources: No other funds have been or are anticipated to be collected.

(c) Projected interest: Interest on the projected revenue in the municipal affordable housing trust fund based upon the average amount earned on prior years. This is subject to change as interest rates change and the account balance will fluctuate with approved spending.

SOURCE OF FUNDS	PROJECTED REVENUES-HOUSING TRUST FUND 2025 THROUGH 2035										
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
(a) Projected Development fees:	0	2,000	25,000	2,000	2,000	5,000	5,000	2,000	2,000	2,000	2,000
(b) Payments in Lieu of Construction	0	0	0	0	0	0	0	0	0	0	0
(c) Other Funds	0	0	0	0	0	0	0	0	0	0	0
(d) Interest – estimated	0	100	200	200	200	225	250	250	250	250	250
<b>Totals</b>	0	2,100	25,200	2,200	2,200	5,225	5,250	2,250	2,250	2,250	2,250
<b>TOTAL PROJECTED REVENUES AND INTEREST 2025-2035</b>					<b>\$51,175.00</b>						

The above projected revenues are based upon growth rates from prior years. The Township proposes to collect development fees from new residential development. The Township has not seen any considerable residential growth, with only 8 new housing units since 2020. Therefore the projections of funds from residential development are modest.

Non-Residential Development Fees in the Township are expected from a new Dunkin Donuts planned along Route 47. There are limited opportunities for new non-residential development, however the existing marina's and resource extraction facilities may generate some modest fees over the next 10 years.

All interest earned on the account shall accrue to the account to be used only for the purposes of affordable housing. The projected interest through 2035 is \$2,175, when added to the estimated deposits the Township will realize an estimated \$51,175 in additional deposits (including interest).

### **Administrative Mechanism To Collect And Distribute Funds**

The following procedural sequence for the collection and distribution of development fee revenues shall be followed by the Township of Maurice River:

(a) Collection of development fee revenues:

Collection of development fee revenues shall be consistent with the Township's development fee ordinance for residential developments in accordance with the rules and regulations at N.J.A.C. 5:93-8.1 et. seq. and for non-residential development consistent with N.J.S.A. 52:27D-329 et. seq. and N.J.S.A. 40:55D-8.1 through 8.7.

(b) Distribution of development fee revenues:

The Township of Maurice River's Municipal Housing Liaison shall recommend to the governing body the expenditure of development fee revenues as set forth in this Spending Plan. The governing body shall then review the request and, assuming for consistency with the Spending Plan, shall authorize the expenditure by resolution.

The release of funds requires the adoption of the governing body resolution in accordance with the Township's approved amended spending plan. Once a request is approved by resolution, the Chief Financial Officer shall release the requested revenue from the Affordable Housing Trust Fund for the specific use approved in the governing body's resolution referenced immediately above.



### **Anticipated Use Of Affordable Housing Funds**

Regulations permit the use of revenues generated by a Development Fee Ordinance for activities that address the municipal fair share obligation including, but not limited to, rehabilitation, new construction, improvement to land, roads, and infrastructure for affordable housing, assistance to render units more affordable, and administrative costs of housing plan implementation.

(a) **New construction programs and projects (N.J.A.C. 5:93-8.16)**

The Township of Maurice River will dedicate an estimated \$25,587 to assist in any identified affordable housing site towards the creation of new housing units as provided for in the 2025 HEFSP, or in addressing their rehabilitation requirements. The Township also reserves the ability to use funds to implement a future market to affordable program, if funds are available.

<b>New Construction Expenditure Estimates through 2035</b>		
Development fees projected 7/2025-2035		\$51,175.00
Less Estimated Required Affordability Assistance		\$15,352.50
Less Estimated Administrative Expenditures		\$10,235.00
<b>Estimated Available New Construction Funds 7/2025-2035</b>		<b>\$25,587.50</b>

(b) **Affordability Assistance N.J.S.A. 52:27D-392.2.c.(3) and N.J.A.C. 5:93-8.16**

The Township shall provide affordability assistance in accordance with the rules and requirements of the Fair Housing Act. In accordance with the projections for new development the Township of Maurice River has prepared a table projecting the minimum affordability assistance requirement. The following table includes current funds and estimates of future funds with the required expenditures:

<b>Estimates through 2035</b>		
Development fees projected 7/2025-2035		\$51,175.00
<b>PROJECTED MINIMUM Affordability Assistance Requirement through 12/31/2035</b>	x 0.30=	<b>\$15,352.50</b>
<b>PROJECTED MINIMUM Very Low-Income Affordability Assistance Requirement through 12/31/2035</b>	1/3 <sup>rd</sup> of Requirement	<b>\$5,117.50</b>

The Township of Maurice River will dedicate a minimum of 30% of the total collected fees from the Affordable Housing Trust Fund to render units more affordable, including a minimum of 1/3<sup>rd</sup> of the required 30% to render units more affordable to households earning 30 percent or less of median income by region. Affordability assistance programs will include down-payment assistance, rental assistance, and the conversion of low-income units to very low-income units and other programs. These funds will go to future affordable housing units. Specifically, the funds can assist families in any future affordable housing units created and to buy-down units to very low-income units pursuant to the Township's Fair Share Plan.

(c) **Administrative Expenses N.J.S.A. 52:27D-392.2.c.(5) and N.J.A.C. 5:97-8.9**

The Township of Maurice River is permitted to expend a maximum of 20% of the collected revenues from the Affordable Housing Trust Fund to be used for administrative purposes. The amount will be utilized for administrative purposes such as salaries and benefits for municipal employees or consultant fees necessary to develop or implement municipal housing programs such as rehabilitation, accessory apartments, new construction, housing elements and/or affirmative marketing programs. Administrative funds may be used to income qualify households and monitor implementation. Development fees may be used to defray the costs of staff or consultants that are preparing or implementing a Fair Share Plan.

<b>Estimates through 2035</b>		
Development fees projected 7/2025-2035		\$51,175.00
<b>Available for Administrative Expense through 12/31/2035</b>	<b>x 0.20 =</b>	<b>\$10,235.00</b>

## **Expenditure Schedule**

The Township of Maurice River intends to use Affordable Housing Trust Fund revenues for the creation of new affordable housing units in accordance with the 2025 HEFSP and/or to address the Township's rehabilitation requirement if necessary. The following summarizes the use of the funds as required:

<b>Estimates through 2035</b>		
Projected Revenue		\$51,175.00
<b>Expenditures</b>		
<i>New Construction Projects</i>		
New Units or Rehab	-	\$25,587.50
<i>Affordability Assistance</i>		
Unit Assistance	-	\$10,235.00
Very Low Income Assistance		\$5,117.50
<i>Administrative Expense</i>	-	\$10,235.00
<b>Total Projected Expenditures</b>	=	<b>\$51,175.00</b>
<b>Remaining Balance</b>	=	<b>\$0</b>

Administrative Expenses: The Township of Maurice River will expend funds for administrative expenses through December 31, 2035, for the purposes of salaries and benefits of the municipal employees involved in the implementation and administration of the Township's Affordable Housing program, Housing Element and Fair Share Plan, and affirmative marketing program. Funds will also be used for consultants and any other permitted program under N.J.A.C. 5:93-8.16(e).

**Affordability Assistance:** The Township of Maurice River intends to spend funds for affordability assistance in accordance with N.J.A.C. 5:93-8.16(c). One-third of the balance will be utilized for the affordability assistance to very low-income households.

**Housing Programs:** The Township of Maurice River intends to utilize \$25,587 of the projected Housing Trust Fund balance for the creation of new affordable housing units as provided for in the 2025 HEFSP and/or to address the Township's rehabilitation requirement if necessary.

## FOUR YEAR SPENDING PLAN:

In accordance with N.J.S.A. 52:27D-329.2.d development fees collected are required to be committed for expenditure within four years of the date of collection. As of June 2025, the Affordable Housing Trust Fund had a balance of \$0. As projected funds are collected, the Township commits to utilize funds as follows:

<b>AHTF Projected Balance 2035</b>		<b>\$51,175.00</b>
Less Estimated Allowable Administrative Expenses	-	\$10,235.00
Less Required Affordability Assistance	-	\$15,352.50
<b>AHTF Balance</b>	<b>=</b>	<b>\$25,587.50</b>
New Unit Assistance Rehabilitation Programs	-	\$25,587.50
<b>AVAILABLE BALANCE</b>	<b>=</b>	<b>\$0</b>

## SUMMARY

The Township of Maurice River intends to spend affordable housing trust fund revenues as approved by the court pursuant to the Fair Housing Act and consistent with the housing programs outlined in the Housing Element and Fair Share Plan.