

SURENIAN, EDWARDS, BUZAK & NOLAN LLC

Jeffrey R. Surenian, Esq. ▲
Email - JRS@Surenian.com

Michael J. Edwards, Esq. ►
Email - MJE@Surenian.com

Edward J. Buzak, Esq. ▼
Email - EJB@Surenian.com

Erik C. Nolan, Esq.
Email - EN@Surenian.com

Also admitted:

▲ CA ▼ DC ▲ PA ■ MA ► NY

A Limited Liability Company
Counselors at Law
311 Broadway, Suite A
Point Pleasant Beach, New Jersey 08742
Phone: (732) 612-3100
Fax: (732) 612-3101
www.Surenian.com

—
North Jersey location:
150 River Road, Suite N-4
Montville, NJ 07045
Phone: (973) 335-0600
Fax: (973) 335-1145

Keli L. Gallo, Esq. ►
Email - KLG@Surenian.com

Susan L. Crawford, Esq. ▲■
Email - SLC@Surenian.com

Nancy L. Holm, Esq. ▲
Email - NLH@Surenian.com

Jacquelin P. Gioioso, Esq.
Email - JPG@Surenian.com

William E. Olson, Esq.
Email - WEO@Surenian.com

March 12, 2026

Via eCourts

Honorable Robert G. Malestein, P.J.Ch.
Gloucester County Old Courthouse
1 North Broad Street
Floor 2
Woodbury, New Jersey 08096

**RE: In the Matter of the Township of East Greenwich, Gloucester County
Docket No. GLO-L-139-25**

Dear Judge Malstein:

As the Court is aware, this office represents the Township of East Greenwich with regard to affordable housing matters. In accordance with the Recommendation of Program Judge Julio L. Mendez, J.S.C. (Ret.), the terms of the Township's Mediation Agreements with Fair Share Housing Center ("FSHC") and ALR East Greenwich, LLC ("ALR"), the Township of East Greenwich hereby submits the following implementation documents, as required by the amended Fair Housing Act, N.J.S.A. 52:27D-304.1(f)(2)(c), to be submitted by March 15th of the relevant compliance year:

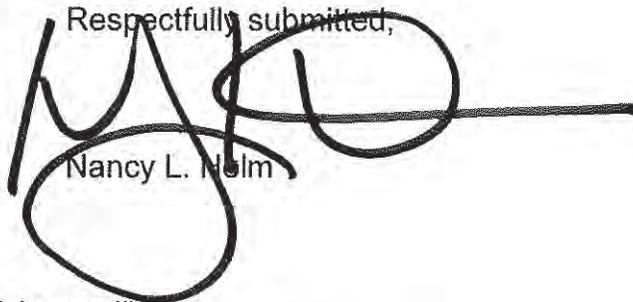
1. Township's Adopted Amended Fourth Round Housing Element and Fair Share Plan ("HEFSP");
2. Planning Board Resolution No. 6-2026, Adopting the Township's Amended Fourth Round HEFSP;
3. Township Committee Resolution No. 63-2026, Endorsing the Township's Amended Fourth Round HEFSP;
4. Ordinance No. 4-2026, Rezoning the BVM (Referred to as "Ryan Homes" in the Township's HEFSP and Mediation Agreements) Senior Inclusionary project, as well as the Planning Board consistency resolution;

5. Ordinance No. 5-2026, Rezoning the ALR inclusionary project, as well as the Planning Board consistency resolution;
6. Ordinance No. 6-2026, Rezoning the Whiskey Mill 100% affordable project, as well as the Planning Board consistency resolution;
7. Ordinance No. 7-2026, Repealing and Replacing the Township's Affordable Housing Ordinance, as well as the Planning Board consistency resolution;
8. Ordinance No. 8-2026, Repealing and Replacing the Township's Development Fee Ordinance, as well as the Planning Board's consistency resolution;
9. Resolution No. 46-2026, Authorizing the Mayor to sign a Developer's Agreement with Ingerman Development Company for 100% affordable project on Whiskey Mill site and fully executed agreement;
10. Resolution No. 70-2026, Authorizing the Mayor to sign an Affordable Housing Agreement with Gloucester County Habitat for Humanity for the development of the 265 Kings Highway project as well as a long-term agreement for the Township's Market to Affordable Program for a total of 5 affordable units and fully executed agreement;
11. Resolution No. 69-2026, Adopting an Amended Spending Plan and Affordability Assistance Program Manual, as well as the attached Spending Plan and Manual;
12. Resolution No. 65-2026, Adopting an Affirmative Marketing Plan;
13. January 5, 2026 Funding Letter from Albion confirming funding for Veteran's Project;
14. Veteran's Project construction schedule;
15. Resolution No. 191-2025, Authorizing the Mayor to sign real estate contract with Whiskey Mill Holdings, LLC and fully executed Agreement. This transaction was scheduled to close February 28, 2026; however, due to some title issues that need to be resolved, as well as removal of personal items and equipment from the site by the seller (delayed due to the significant snowfall in January and February), the transaction has been extended 60 days and the extension is attached hereto;
16. Ingerman Development Company's construction schedule and pro forma for the Whiskey Mill project
17. February 20, 2026 Letter and subsequent email correspondence confirming that challenger South Shore will be withdrawing its challenge upon the filing of the Township's Amended HEFSP that has removed its property;
18. Resolution No. 64-2026, Authorizing the Mayor to sign a Developer's Agreement and fully executed Agreement with BVM for the senior inclusionary project (referenced as "Ryan Homes" in the Township's Program documents.

The Township has worked tirelessly to implement its Amended Fourth Round HEFSP and all of the corresponding ordinances, agreements, and administrative documents. Should any documentation need to be corrected or amended, the Township will do so in a timely manner, in accordance with the instructions of the Court, Special Adjudicator, and in collaboration with FSHC and ALR.

The Township expresses its sincere appreciation to Judge Mendez, Special Adjudicator Lelie, FSHC, and ALR for working together with East Greenwich to come to agreements in an extremely short timeframe, and looks forward to finalizing its Fourth Round compliance with the Court in the coming months.

Respectfully submitted,

A handwritten signature in black ink, appearing to be 'Nancy L. Holm', written over the typed name. The signature is stylized and somewhat cursive.

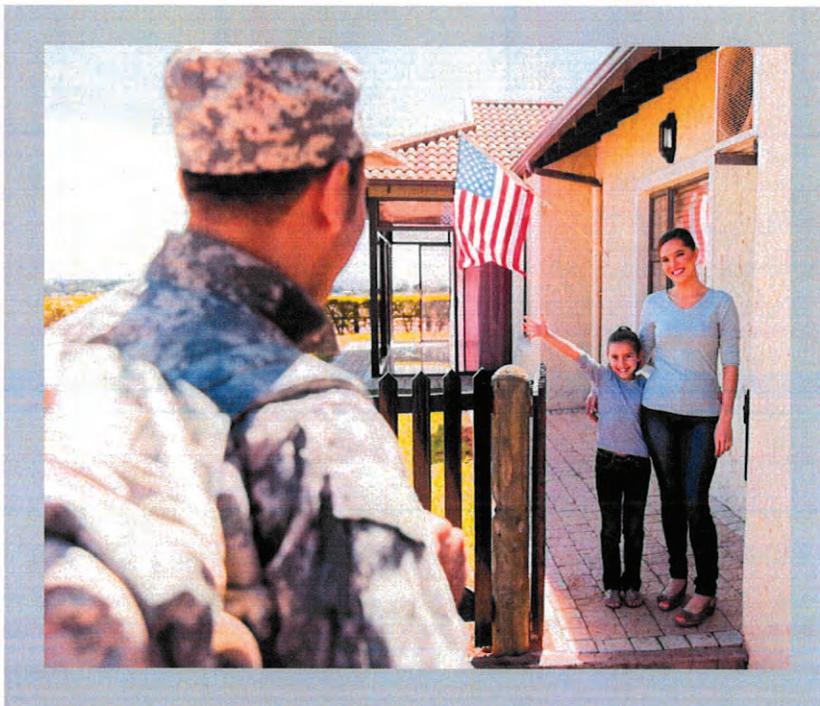
Nancy L. Holm

cc: All counsel of record (via eCourts)
Hon. Julio L. Mendez, J.S.C. (Ret.) (via email)
Special Adjudicator Kendra Lelie, PP, AICP (via eCourts & email)
Mayor & Township Committee, Township of East Greenwich (via email)
Matthew Lyons, Esq., Township Solicitor (via email)
Richard Hunt, Township Planner (via email)

1



**East Greenwich Township
Master Plan
2025 Housing Element
&
Fair Share Plan
June 17, 2025
Amended February 6, 2026**



Housing
Our
Heroes



Prepared by:
Alaimo Group

East Greenwich Township

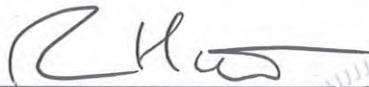
Housing Element & Fair Share Plan of the Municipal Master Plan

February 6, 2026

Amended Plan adopted February 17, 2026

Prepared in Accordance with
NJSA 40:55D-28.b.(3) MLUL
&NJSA 52:27D-310 FHA


Joseph S. Augustyn, PP, AICP
NJ Professional Planner No. 2447


Richard Hunt, PP, AICP
NJ Professional Planner No. 6478

Alaimo Group
200 High Street
Mt. Holly, New Jersey, 8060

609-267-8310



Document original Signed and sealed in accordance with NJAC 13:41-1.3 and filed in East Greenwich Clerks Office

East Greenwich Township

Township Committee

Honorable James R. Philbin, Jr., Mayor
Richard Schober, Deputy Mayor
Eileen Hollingshead, Committee Member
Robert Tice, Committee Member
Michael Quigley, Committee Member

Land Use Board

Patrick Montgomery, Chairperson, Class IV
David T. McHenry, Vice Chairperson, Class IV
Honorable James R. Philbin, Jr., Mayor, Class I
Richard Schober, Deputy Mayor, Class III
Brett Pfeiffer, Class II Public Official
Pamela Kafka, Board Member, Class IV
Dennis Lumia, Board Member, Class IV
Brad Summerville, Member, Class IV
Gerald Hall, Alternate Board Member, Alternate #1
Herbert Konrad, II, Alternate Board Member, Alternate #2

Administrative and Professional Staff

Elizabeth A. McGill, Township Clerk
Stephanie McCaffrey, Deputy Clerk/Land Use Secretary
Andy Hoglen, Zoning Enforcement Officer
Matthew P. Lyons, Esquire, Township Solicitor
Michael A. Aimino, Esquire, Land Use Board Solicitor
Jeffrey R. Surenian, Esquire, Affordable Housing Attorney
Nancy L. Holm, Esquire, Affordable Housing Attorney
Joseph J. Raday, P.E., CME, Traffic Engineer, Pennoni Associates
Rick Alaimo, PE, CME, Municipal Engineer, Alaimo Group
Joseph S. Augustyn, PP, AICP, Municipal Planner, Alaimo Group
Richard Hunt, PP, AICP, Municipal Planner, Alaimo Group

Table of Contents

Part 1: Housing Element

Part 2: Fair Share Plan

Appendix

Introduction

The 2025 East Greenwich Housing Plan Element, as amended pursuant to the Settlement Agreements executed by the Township and challenging parties pursuant to the Affordable Housing Dispute Resolution Program (“the Program”), by reference to Section 52:27D-310 of the Fair Housing Act, commits access to affordable housing to meet present and prospective housing needs, with particular attention to low- and moderate-income housing. The Housing Element of East Greenwich Master Plan is implemented by zoning ordinance. Pursuant to NJSA 40:55D-62(a), a governing body may not adopt or amend a zoning ordinance until and unless the planning board would have adopted a Land Use Plan Element and a Housing Plan Element of the Master Plan.

The Housing Element set forth under the fair housing act includes:

- a. An inventory of the municipality’s housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of unit affordable to low and moderate income households and substandard housing capable of being rehabilitated and in conducting the is inventory the municipality shall have access on a confident basis for the sole purpose of conducting the inventory to all necessary propriety tax assessment records and information in the assessor’s office including but not limited to the property record cards
- b. A projection of the municipalities housing stock including the probable future construction of low- and moderate-income housing, for the next ten years, considering, but not necessarily limited to, construction permits issues, approvals of application for development and probable residential development of lands
- c. An analysis of the municipalities’ 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 municipalities’ 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 housings
- 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 the conversion to, or rehabilitation for low- and moderate-income housing including a consideration of lands of developer who have expressed a commitment to provide low- and moderate-income housing

***Procedural History of Mount Laurel Compliance:
East Greenwich Township***

East Greenwich has demonstrated consistent commitment to complying voluntarily with its Mount Laurel obligations and the following facts demonstrate this commitment. On June 5, 2006, East Greenwich filed a Declaratory Judgment seeking judicial review and approval of an adopted and endorsed Housing Element and Fair Share Plan. In December of 2008, East Greenwich's Planning Board adopted and East Greenwich's Governing Body endorsed an amended Round 3 Housing Element and Fair Share plan ("2008 plan"). The 2008 plan was submitted to the Court for review and approval along with an Amended Declaratory Judgment Complaint. On April 14, 2009, Judge Rafferty entered an order maintaining the Township's immunity from Mount Laurel lawsuits. In August of 2011, East Greenwich's Planning Board adopted and East Greenwich's Governing Body endorsed an amended Round 3 Housing Element and Fair Share plan ("2011 plan"). The 2011 plan was subsequently submitted to the Court for review and approval. On January 26, 2012, after a properly noticed Compliance Hearing, portions of East Greenwich's 2011 plan were approved when the Court entered a Prior Round Judgment of Compliance and Repose and Stay of Third Round Proceedings ("2012 Prior Round JOR").

In response to In the Matter of the Adoption of N.J.A.C. 5:96 and 5:97 by the New Jersey Council on Affordable Housing, 221, N.J. 1 (2015) ("Mount Laurel IV"), the Township filed a Declaratory Judgment Action on July 2, 2015 ("2015 DJ Action") and simultaneously brought a motion to extend the immunity it enjoyed from exclusionary zoning lawsuits under the Township's 2012 Prior Round JOR. On March 18, 2020, the Township received a Judgment of Compliance and Repose approving the Township's Third Round Housing Element and Fair Share Plan ("JOR").

On March 20, 2024, Governor Murphy signed P.L. 2024, c.2. into law which amended the FHA and established a new framework and regulations for affordable housing obligations in New Jersey ("Amended FHA"). As part of the new law, the DCA prepared a report in October 2024, calculating the Fourth Round (2025-2035) fair share methodology for each of the state's municipalities including Present Need and Prospective Need.

The Township adopted Resolution 52-2025 on January 28, 2025, committing to the DCA Fourth Round Present Need (rehabilitation) obligation of zero (0) units and calculating its Prospective Need obligation of 108 units, challenging the DCA's Prospective Need calculation. On January 29, 2025 the Township filed a complaint for Declaratory Relief pursuant to the AOC Directive 14-24, requesting that the Affordable Housing Dispute Resolution Program ("the Program") (1) review and establish the Township's present need and prospective need affordable housing obligations; (2) provide continued immunity from all Mount Laurel lawsuits, including "builder's remedy" lawsuits, through 2035; (3) review and approve the Township's Housing Element and Fair Share Plan; and (4) issue a Certificate of Compliance to the Township.

The New Jersey Builder's Association ("NJBA") filed an objection to the Township's calculations, and after several attempts, the parties were unable to mediate to a resolution. The Special Adjudicator and Program Judge, who mediated the dispute, submitted their findings to the Superior Court Judge, opining that the Township's Prospective Need number should be 130.

On May 5, 2025, the Court entered an Order setting the Township's Fourth Round affordable housing obligations and accepted the findings of the Program Judge and Special Adjudicator.

The Housing Element and Fair Share Plan ("HEFSP") superseded the current, Court-approved Township HEFSP and addresses current affordable housing planning requirements for the Fourth Round (2025-2035) and summarizes the Rounds 1-3 obligation for the period from 1987 through 2025. Pursuant to the Amended FHA, this plan includes "an assessment of the degree to which the municipality has met its fair share obligation from the prior rounds of affordable housing obligations as established by prior court approval. . . and determine to what extent this obligation is unfulfilled or whether the municipality has credits in excess of its prior affordable housing obligations. If a prior round obligation remains unfulfilled, . . . the municipality shall address such unfulfilled prior round obligation in its housing element and fair share plan." N.J.S.A. 52:27D-304.1(f)(2)(a).

The Planning Board of the Township of East Greenwich adopted the 2025 HEFSP on June 17, 2025, and the Township Committee of the Township of East Greenwich endorsed the 2025 HEFSP on June 24, 2025. The Township's Affordable Housing Counsel filed the 2025 HEFSP with the Program on June 18, 2025, thereby meeting the statutory deadline of June 30, 2025.

The Township received challenges by the August 31, 2025 statutory deadline from Fair Share Housing Center ("FSHC"), South Shore Properties, LLC, and ALR East Greenwich Property, LLC (together known as "the challenging parties"). The Township and the challenging parties engaged in mediation with the assigned Program Judge and Special Adjudicator, which culminated in settlements that satisfied the challenging parties' objections to the Township's 2025 HEFSP.

Pursuant to the Amended Fair Housing Act ("Amended FHA"), the Township must implement its HEFSP, as amended, and submit all implementing documentation to the Program by March 15, 2026.

Housing Element

- A. Municipal Housing Stock Inventory
 - 1. Year Structure Built
 - 2. Occupied Housing Units by Year Householder Moved into Unit
 - 3. Estimated Housing Quality for Municipality
 - 4. Estimated Value Owner Occupied Housing Units by Mortgage
 - 5. Estimated Gross Rent for Specified Renter Occupied Housing Units
 - 6. Selected Monthly Owner Costs
 - 7. Selected Monthly Owner Costs as A Percentage of The Household Income
 - 8. Gross Rent as A Percentage of Household Income
 - 9. Housing Occupancy and Vacancy Rates
 - 10. Average Household Size by Tenure
 - 11. Bedroom By Housing Unit
 - 12. Occupants Per Room
 - 13. Mortgage Status

- B. Projection of Municipal Housing Stock
 - 1. 10 year projection of low/moderate income housing based on construction permits issues approvals and residential development potential

- C. Municipal Demographic Characteristics
 - 1. Population Trends
 - 2. East Greenwich Township Veteran Status
 - 3. Population by Age
 - 4. Population by Disability Characteristics
 - 5. Estimated Poverty Status
 - 6. Public Assistance Income or Food Stamps/ Snap
 - 7. Financial Characteristics of Household Income by Tenure
 - 8. Financial Characteristics Per Capita Income
 - 9. Estimated Housing Costs as A Percentage of Household Income
 - 10. Estimated Rent as A Percentage of Household Income
 - 11. Estimated Monthly Owner Costs as A Percentage of a Household Income
 - 12. Group Quarters Population and Type of Group Quarters

- D. Municipal employment
 - 1. Municipal Employment and Forecasts
 - 2. Industry By Occupation for The Civilian Population 16 Years and Over

- E. Consideration of the lands most appropriate for construction of low- and moderate-income housing and of existing structures most appropriate for conversion or rehabilitation for low- and moderate-income housing including a consideration of lands and developers who have expresses a commitment to provide low- and moderate-income housing

- F. Conclusion

A. Municipal Housing Stock Inventory:**1. Year Structure Built**

Year Built	Estimated Housing Units
Total	4,257
Owner occupied:	4,171
Built 2020 or later	16
Built 2010 to 2019	541
Built 2000 to 2009	1,730
Built 1990 to 1999	314
Built 1980 to 1989	423
Built 1970 to 1979	412
Built 1960 to 1969	96
Built 1950 to 1959	193
Built 1940 to 1949	16
Built 1939 or earlier	430
Renter occupied:	86
Built 2020 or later	0
Built 2010 to 2019	0
Built 2000 to 2009	24
Built 1990 to 1999	24
Built 1980 to 1989	24
Built 1970 to 1979	0
Built 1960 to 1969	14
Built 1950 to 1959	0
Built 1940 to 1949	0
Built 1939 or earlier	0

U.S. Census Bureau, U.S. Department of Commerce. (2023). Tenure by Year Structure Built. *American Community Survey; ACS 5-Year Estimates Detailed Tables, Table B25036*. Retrieved March 20, 2025, from <https://data.census.gov/table/ACS5Y2023.B25036?q=East+Greenwich+Township+Gloucester+County+NJ+b25036>.

2. Occupied Housing Units by Year Householder Moved into Unit

Subject	Estimated Population
Total population in occupied housing units:	11,890
Owner occupied:	11,686
Moved in 2021 or later	706
Moved in 2018 to 2020	1,708
Moved in 2010 to 2017	3,259
Moved in 2000 to 2009	4177
Moved in 1990 to 1999	1,227
Moved in 1989 or earlier	609
Renter occupied:	204
Moved in 2021 or later	24
Moved in 2018 to 2020	49
Moved in 2010 to 2017	71
Moved in 2000 to 2009	0
Moved in 1990 to 1999	60
Moved in 1989 or Earlier	0

U.S. Census Bureau, U.S. Department of Commerce. (2023). Total Population in Occupied Housing Units by Tenure by Year Householder Moved Into Unit. *American Community Survey, ACS 5-Year Estimates Detailed Tables, Table B25026*. Retrieved March 20, 2025, from <https://data.census.gov/table/ACS5Y2023.B25026?q=East+Greenwich+Township+Gloucester+County+NJ+b25026>.

3. Estimated Housing Quality for Municipality

Condition	East Greenwich Township	
	Units	Estimated Percentage
Lacking Complete Plumbing Facilities	0	0%
Lacking Complete Kitchen Facilities	0	0%
No Telephone Service Available	0	0%

U.S. Census Bureau, U.S. Department of Commerce. (2023). Selected Housing Characteristics. *American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04*. Retrieved March 20, 2025, from <https://data.census.gov/table/ACSDP5Y2023.DP04?q=East+Greenwich+Township+Gloucester+County+NJ+dp04>.

4. Estimated Value Owner Occupied Housing Units by Mortgage Status

Estimated Value owner occupied housing units by mortgage status	Estimated Housing Units
Less than 50,000	0
50,000 to 99,999	0
100,000 to 149,999	47
150,000 to 199,999	12
200,000 to 299,999	882
300,000 to 499,999	2,432
500,000 to 999,999	795
1,000,000 +	3

U.S. Census Bureau, U.S. Department of Commerce. (2023). Selected Housing Characteristics. *American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04*. Retrieved March 20, 2025, from <https://data.census.gov/table/ACSDP5Y2023.DP04?q=East+Greenwich+Township+Gloucester+County+NJ+dp04>.

5. Estimated Gross Rents for Specified Renter-Occupied Housing Units

Monthly Rent	Estimated Housing Units	Estimated Percentage
Lower than 500	0	0.0%
500 to 999	24	27.9%
1,000 to 1,499	24	27.9%
1,500 to 1,999	0	0.0%
2,000 to 2,499	24	27.9%
2,500 to 2,999	0	0.0%
3,000 +	0	0.0%
Occupied Units Paying Rent	72	X
No Rent Paid	14	16.3%
Median Gross Rent	\$1,375.00	

U.S. Census Bureau, U.S. Department of Commerce. (2023). Selected Housing Characteristics. *American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04*. Retrieved March 20, 2025, from <https://data.census.gov/table/ACSDP5Y2023.DP04?q=East+Greenwich+Township+Gloucester+County+NJ+dp04>.

U.S. Census Bureau, U.S. Department of Commerce. (2023). Financial Characteristics. *American Community Survey, ACS 5-Year Estimates Subject Tables, Table S2503*. Retrieved March 20, 2025, from

<https://data.census.gov/table/ACSST5Y2023.S2503?q=East+Greenwich+Township+Gloucester+County+NJ+s2503>.

U.S. Census Bureau, U.S. Department of Commerce. (2023). Rent Asked. *American Community Survey, ACS 5-Year Estimates Detailed Tables, Table B25061*. Retrieved March 20, 2025, from <https://data.census.gov/table/ACSDT5Y2023.B25061?q=East+Greenwich+Township+Gloucester+County+NJ+b25061>.

6. Selected Monthly Owner Costs

	Estimated Housing Units	Estimated Percentage
Housing units with a mortgage	3,245	X
Less than \$500	0	0.0%
\$500 to \$999	12	0.4%
\$1,000 to \$1,499	31	1.0%
\$1,500 to \$1,999	495	15.3%
\$2,000 to \$2,499	690	21.3%
\$2,500 to \$2,999	579	17.8%
\$3,000 or more	1,438	44.3%
Median (dollars)	2,841	X
Housing units without a mortgage	926	X
Less than \$250	0	0.0%
\$250 to \$399	0	0.0%
\$400 to \$599	35	3.8%
\$600 to \$799	36	3.9%
\$800 to \$999	177	19.1%
\$1,000 or more	678	73.2%
Median (dollars)	1,262	X

U.S. Census Bureau, U.S. Department of Commerce. (2023). Selected Housing Characteristics. *American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04*. Retrieved March 20, 2025, from <https://data.census.gov/table/ACSDP5Y2023.DP04?q=East+Greenwich+Township+Gloucester+County+NJ+dp04>.

U.S. Census Bureau, U.S. Department of Commerce. (2023). Financial Characteristics. *American Community Survey, ACS 5-Year Estimates Subject Tables, Table S2503*. Retrieved March 20, 2025, from <https://data.census.gov/table/ACSST5Y2023.S2503?q=East+Greenwich+Township+Gloucester+County+NJ+s2503>.

U.S. Census Bureau, U.S. Department of Commerce. (2023). Rent Asked. *American Community Survey, ACS 5-Year Estimates Detailed Tables, Table B25061*. Retrieved March 20, 2025, from <https://data.census.gov/table/ACSST5Y2023.B25061?q=East+Greenwich+Township+Gloucester+County+NJ+b25061>.

7. **Selected Monthly Owner Costs as a Percentage of Household Income (SMOCAPI)**

	Estimated Housing Units
Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)	3,245
Less than 20.0 percent	1,580
20.0 to 24.9 percent	573
25.0 to 29.9 percent	350
30.0 to 34.9 percent	145
35.0 percent or more	597
Not computed	0
Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	912
Less than 10.0 percent	221
10.0 to 14.9 percent	168
15.0 to 19.9 percent	128
20.0 to 24.9 percent	143
25.0 to 29.9 percent	42
30.0 to 34.9 percent	63
35.0 percent or more	147
Not computed	14

U.S. Census Bureau, U.S. Department of Commerce. (2023). Selected Housing Characteristics. *American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04*. Retrieved March 20, 2025, from

<https://data.census.gov/table/ACSDP5Y2023.DP04?q=East+Greenwich+Township+Gloucester+County+NJ+dp04>.

U.S. Census Bureau, U.S. Department of Commerce. (2023). Financial Characteristics. *American Community Survey, ACS 5-Year Estimates Subject Tables, Table S2503*. Retrieved March 20, 2025, from

<https://data.census.gov/table/ACSST5Y2023.S2503?q=East+Greenwich+Township+Gloucester+County+NJ+s2503>.

U.S. Census Bureau, U.S. Department of Commerce. (2023). Rent Asked. *American Community Survey, ACS 5-Year Estimates Detailed Tables, Table B25061*. Retrieved March 20, 2025, from <https://data.census.gov/table/ACSST5Y2023.B25061?q=East+Greenwich+Township+Gloucester+County+NJ+b25061>.

8. Gross Rent as a Percentage of Household Income

Occupied Units Paying Rent	Estimated Housing Units	Estimated Percentage
Less than 15.0 percent	48	66.7%
15.0 to 19.9 percent	0	0.0%
20.0 to 24.9 percent	24	33.3%
25.0 to 29.9 percent	0	0.0%
30.0 to 34.9 percent	0	0.0%
35.0 percent or more	0	0.0%
Not computed	14	X%

U.S. Census Bureau, U.S. Department of Commerce. (2023). Selected Housing Characteristics. *American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04*. Retrieved March 20, 2025, from <https://data.census.gov/table/ACSDP5Y2023.DP04?q=East+Greenwich+Township+Gloucester+County+NJ+dp04>.

U.S. Census Bureau, U.S. Department of Commerce. (2023). Financial Characteristics. *American Community Survey, ACS 5-Year Estimates Subject Tables, Table S2503*. Retrieved March 20, 2025, from <https://data.census.gov/table/ACSST5Y2023.S2503?q=East+Greenwich+Township+Gloucester+County+NJ+s2503>.

U.S. Census Bureau, U.S. Department of Commerce. (2023). Rent Asked. *American Community Survey, ACS 5-Year Estimates Detailed Tables, Table B25061*. Retrieved March 20, 2025, from <https://data.census.gov/table/ACSDT5Y2023.B25061?q=East+Greenwich+Township+Gloucester+County+NJ+b25061>.

9. Housing Occupancy and Vacancy Rates

Housing Occupancy	Estimated Housing Units
Occupied housing units	4,257
Vacant housing units	113
Owner-occupied	4,171
Renter-occupied	86

U.S. Census Bureau, U.S. Department of Commerce. (2023). Selected Housing Characteristics. *American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04*. Retrieved March 20, 2025, from <https://data.census.gov/table/ACSDP5Y2023.DP04?q=East+Greenwich+Township+Gloucester+County+NJ+dp04>.

10. Average Household Size by Tenure

	Estimated Household Size
Average household size of owner-occupied unit	2.80
Average household size of renter-occupied unit	2.37

U.S. Census Bureau, U.S. Department of Commerce. (2023). Selected Housing Characteristics. *American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04*. Retrieved March 20, 2025, from <https://data.census.gov/table/ACSDP5Y2023.DP04?q=East+Greenwich+Township+Gloucester+County+NJ+dp04>.

11. Bedrooms by Housing Unit

Bedrooms	Estimated Housing Units
No bedroom	0
1 bedroom	0
2 bedrooms	450
3 bedrooms	2,105
4 bedrooms	1,718
5 or more bedrooms	97

U.S. Census Bureau, U.S. Department of Commerce. (2023). Selected Housing Characteristics. *American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04*. Retrieved March 20, 2025, from <https://data.census.gov/table/ACSDP5Y2023.DP04?q=East+Greenwich+Township+Gloucester+County+NJ+dp04>.

12. Occupants per Room

Occupants by Room	Estimated Housing Units	Estimated Percentage
Total Occupied Housing Units	4,257	X
1 or less	4,254	99.9%
1.01 to 1.5	0	0.0%
1.51 or more	3	0.01%

U.S. Census Bureau, U.S. Department of Commerce. (2023). Selected Housing Characteristics. *American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04*. Retrieved March 20, 2025, from <https://data.census.gov/table/ACSDP5Y2023.DP04?q=East+Greenwich+Township+Gloucester+County+NJ+dp04>.

13. Mortgage Status

Mortgage Status	Estimated Housing Units	Estimated Percentage
Owner-occupied units	4171	X
Housing units with a mortgage	3,245	77.8%
Housing units without a mortgage	926	22.2%

U.S. Census Bureau, U.S. Department of Commerce. (2023). Selected Housing Characteristics. *American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP04*. Retrieved March 20, 2025, from <https://data.census.gov/table/ACSDP5Y2023.DP04?q=East+Greenwich+Township+Gloucester+County+NJ+dp04>.

B. Projection of Municipal Housing Stock

Projection of low/moderate income housing as a segment is based on historical ten (10) year construction permits issued along with residential development potential.

Year	Housing Units Authorized by Building Permits
2023	19
2022	62
2021	74
2020	74
2019	57
2018	101
2017	50
2016	67
2015	50
2014	30
Total	584
Average	58.4

[New Jersey Department of Community Affairs](#)

The projection of East Greenwich Township's Housing Stock is based on the historical ten (10) year mean of the housing units (58.4) authorized by building permits. The probable future construction of low- and moderate-income housing in East Greenwich is based on implementation of the East Greenwich Fair Share Plan.

C. Municipal Demographic Characteristics

1. Population Trends

East Greenwich Township, Gloucester County, New Jersey DVRPC 2050 Forecast	
2020 Population	11,706
2050 Forecast	11,735
Absolute Change	29
Percent Change	0.25%

[Adopted 2050 v2.0 Population & Employment Forecasts - Dataset - DVRPC Data Catalog](#)

According to DVRPC forecast, the township would increase its population from 11,706 residents to 11,735 (29 resident increase). The average household size in the township for owner occupied units is 2.80 and 2.37 for renter occupied units, therefore if the forecast were accurate, approximately 11 new dwellings would be needed to accommodate for the forecast growth.

Gloucester County, New Jersey, DVRPC 2050 Forecast	
2020 Population	302,294
2050 Forecast	330,205
Absolute Change	27,911
Annualized Percent Change	9.23%

[Adopted 2050 v2.0 Population & Employment Forecasts - Dataset - DVRPC Data Catalog](#)

2. East Greenwich Township Veteran Status

	Estimated Population	Estimated Percentage
Civilian population 18 years and over	8,865	X
Civilian Veterans	701	7.9%

U.S. Census Bureau, U.S. Department of Commerce. (2023). Veteran Status. *American Community Survey, ACS 5-Year Estimates Subject Tables, Table S2101*. Retrieved March 20, 2025, from <https://data.census.gov/table/ACSST5Y2023.S2101?q=East+Greenwich+Township+Gloucester+County+NJ+s2101>.

3. Population by Age

	Estimated Population
Total	11,975
Total Male	5,653
Total Female	6,322
Under 5 years	375
5 to 9 years	1,406
10 to 14 years	858
15 to 17 years	471
18 and 19 years	226
20 years	69
21 years	113
22 to 24 years	223
25 to 29 years	456
30 to 34 years	468
35 to 39 years	802
40 to 44 years	1,109
45 to 49 years	1,374
50 to 54 years	590
55 to 59 years	770
60 and 61 years	176
62 to 64 years	327
65 and 66 years	588
67 to 69 years	334
70 to 74 years	644
75 to 79 years	202
80 to 84 years	177
85 years and over	217

U.S. Census Bureau, U.S. Department of Commerce. (2023). Sex by Age. *American Community Survey, ACS 5-Year Estimates Detailed Tables, Table B01001*. Retrieved March 20, 2025, from <https://data.census.gov/table/ACSDT5Y2023.B01001?q=East+Greenwich+Township+Gloucester+County+NJ+b01001>.

U.S. Census Bureau, U.S. Department of Commerce. (2023). Median Age by Sex. *American Community Survey, ACS 5-Year Estimates Detailed Tables, Table B01002*. Retrieved March 20, 2025, from <https://data.census.gov/table/ACSDT5Y2023.B01002?q=East+Greenwich+Township+Gloucester+County+NJ+b01002>.

4. Population by Disability Characteristics

	Total	Estimated Population with Disability	Estimated Percentage
Total civilian noninstitutionalized population	11,924	880	7.4%

U.S. Census Bureau, U.S. Department of Commerce. (2023). Disability Characteristics. *American Community Survey, ACS 5-Year Estimates Subject Tables, Table S1810*. Retrieved March 20, 2025, from <https://data.census.gov/table/ACSST5Y2023.S1810?q=East+Greenwich+Township+Gloucester+County+NJ+s1810>.

5. Estimated Poverty Status

	Estimated Total	Estimated Population Below Poverty Level	Estimated Percentage
Population for whom poverty status is determined	11,924	115	1.0%
Under 18 years	3,110	0	0.0%
18 to 64 years	6,692	55	0.8%
65 years and over	2,122	60	2.8%

U.S. Census Bureau, U.S. Department of Commerce. (2023). Poverty Status in the Past 12 Months. *American Community Survey, ACS 5-Year Estimates Subject Tables, Table S1701*. Retrieved March 20, 2025, from <https://data.census.gov/table/ACSST5Y2023.S1701?q=East+Greenwich+Township+Gloucester+County+NJ+s1701>.

6. Public Assistance Income or Food Stamps/SNAP

	Estimated Housing Units
Total Households	4,257
With cash public assistance or Food Stamps/SNAP	0
No cash public assistance or Food Stamps/SNAP	4,257

U.S. Census Bureau, U.S. Department of Commerce. (2023). Public Assistance Income or Food Stamps/SNAP in the Past 12 Months for Households. *American Community Survey, ACS 5-Year Estimates Detailed Tables, Table B19058*. Retrieved March 20, 2025, from <https://data.census.gov/table/ACSST5Y2023.B19058?q=East+Greenwich+Township+Gloucester+County+NJ+b19058>.

7. Financial Characteristics: Household Income by Tenure

Household income in the past 12 months (in 2023 inflation-adjusted dollars)	Estimate		
	Occupied Housing Units	Owner Occupied	Renter Occupied
Less than \$5,000	0.8%	0.8%	0.0%
\$5,000 to \$9,999	0.2%	0.2%	0.0%
\$10,000 to \$14,999	0.0%	0.0%	0.0%
\$15,000 to \$19,999	0.1%	0.1%	0.0%
\$20,000 to \$24,999	0.5%	0.5%	0.0%
\$25,000 to \$34,999	2.9%	3.0%	0.0%
\$35,000 to \$49,999	7.0%	7.2%	0.0%
\$50,000 to \$74,999	8.7%	8.8%	0.0%
\$75,000 to \$99,999	8.3%	7.9%	27.9%
\$100,000 to \$149,999	22.7%	22.2%	44.2%
\$150,000 or more	48.7%	49.2%	27.9%
Median household income (dollars)	\$143,921	\$144,572	\$144,479

U.S. Census Bureau, U.S. Department of Commerce. (2023). Financial Characteristics. *American Community Survey, ACS 5-Year Estimates Subject Tables, Table S2503*. Retrieved March 20, 2025, from

<https://data.census.gov/table/ACSST5Y2023.S2503?q=East+Greenwich+Township+Gloucester+County+NJ+s2503>.

U.S. Census Bureau, U.S. Department of Commerce. (2023). Per Capita Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars). *American Community Survey, ACS 5-Year Estimates Detailed Tables, Table B19301*. Retrieved March 20, 2025, from

<https://data.census.gov/table/ACSST5Y2023.B19301?q=East+Greenwich+Township+Gloucester+County+NJ+b19301>.

8. Financial Characteristics: Per Capita Income

	East Greenwich Township	Gloucester County	New Jersey
Estimated Per Capita Income	\$61,664	\$44,950	\$52,583

U.S. Census Bureau, U.S. Department of Commerce. (2023). Financial Characteristics. *American Community Survey, ACS 5-Year Estimates Subject Tables, Table S2503*. Retrieved March 20, 2025, from

<https://data.census.gov/table/ACSST5Y2023.S2503?q=East+Greenwich+Township+Gloucester+County+NJ+s2503>.

U.S. Census Bureau, U.S. Department of Commerce. (2023). Per Capita Income in the Past 12 Months (in 2023 Inflation-Adjusted Dollars). *American Community Survey, ACS 5-Year Estimates Detailed Tables, Table B19301*. Retrieved March 20, 2025, from

<https://data.census.gov/table/ACSST5Y2023.B19301?q=East+Greenwich+Township+Gloucester+County+NJ+b19301>.