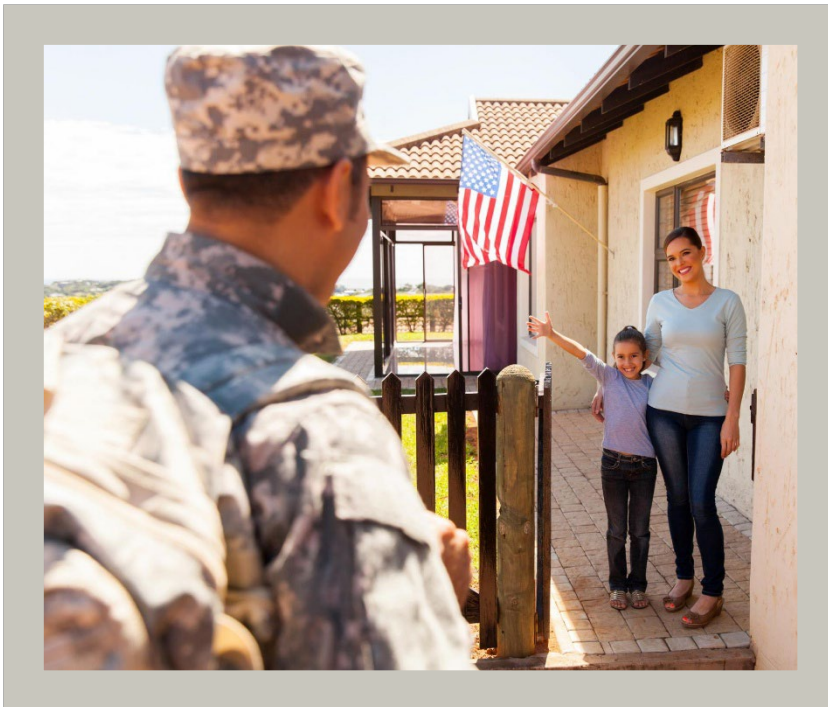




**East Greenwich Township
Master Plan
2025 Housing Element
&
Fair Share Plan
June 17, 2025**



Housing
Our
Heroes



Prepared by:
Alaimo Group

East Greenwich Township

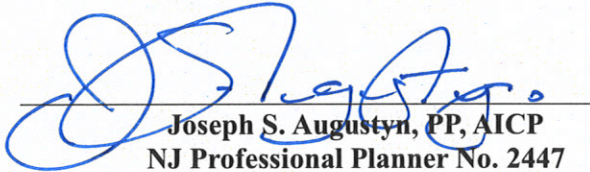
Housing Element & Fair Share Plan of the Municipal Master Plan

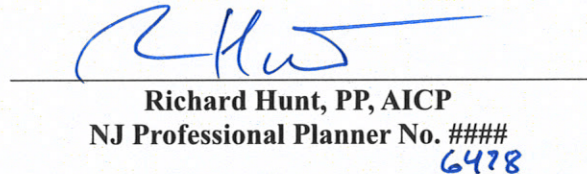
June 17 2025

Adopted */*/2025
Planning Board Resolution *//2025

Endorsed by the Governing Body on */*/2025
Municipal Resolution_____

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


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East Greenwich Township

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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
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Introduction

The 2025 East Greenwich Housing Plan Element, 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.

This Housing Element and Fair Share Plan ("HEFSP") supersedes 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).

Housing Element

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 - 2. Occupied Housing Units by Year Householder Moved into Unit
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- 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/ACSDT5Y2023.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/ACSDT5Y2023.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/ACSDT5Y2023.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/ACSDT5Y2023.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/ACSDT5Y2023.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/ACSDT5Y2023.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/ACSDT5Y2023.B19301?q=East+Greenwich+Township+Gloucester+County+NJ+b19301>.

9. Estimated Housing Costs as a Percentage of Household Income

	Housing Cost as a Percentage of Household Income					
	<20%		20-29%		>30%	
Household Income	Owner Occupied	Renter Occupied	Owner Occupied	Renter Occupied	Owner Occupied	Renter Occupied
Less than \$20,000:	0	0	0	0	33	0
\$20,000 to \$34,999:	0	0	0	0	145	0
\$35,000 to \$49,999:	16	0	38	0	246	0
\$50,000 to \$74,999:	42	0	118	0	209	0
\$75,000 or more:	2,039	48	952	24	319	0
Sub Total	2,097	48	1,108	24	952	0
Totals	2,145		1,132		952	
Owner Zero or Negative Income	14					
Renter Zero or Negative Income	0					
No Cash Rent	14					
Total Owner-Occupied Units	4,171					
Total Renter-Occupied Units	86					

U.S. Census Bureau, U.S. Department of Commerce. (2023). Tenure by Housing Costs as a Percentage of Household Income in the Past 12 Months. *American Community Survey, ACS 5-Year Estimates Detailed Tables, Table B25106*. Retrieved March 20, 2025, from <https://data.census.gov/table/ACS5Y2023.B25106?q=East+Greenwich+Township+Gloucester+County+NJ+b25106>.

10. Estimated Gross Rent as a percentage of Household Income

Occupied units paying rent (excluding units where GRAPI cannot be computed)	Estimated Percentage
Less than 15.0 percent	66.7%
15.0 to 19.9 percent	0.0%
20.0 to 24.9 percent	3.33%
25.0 to 29.9 percent	0.0%
30.0 to 34.9 percent	0.0%
35.0 percent or more	0.0%
Median Gross Rent \$	\$1,375

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. Estimated Monthly Owner Costs as a Percentage of Household Income

Housing units with a mortgage (excluding units where SMOCAP cannot be computed)	Estimated Percentage
Less than 20.0 percent	48.7%
20.0 to 24.9 percent	17.7%
25.0 to 29.9 percent	10.8%
30.0 to 34.9 percent	4.5%
35.0 percent or more	18.4%
Select Monthly Housing Costs with Mortgage Median	\$2,841

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. Group Quarters Population & Type of Group Quarters

	Estimated Population
Total:	63
Institutionalized population:	53
Correctional facilities for adults	0
Juvenile facilities	0
Nursing facilities/Skilled-nursing facilities	53
Other institutional facilities	0
Noninstitutionalized population:	10
College/University student housing	0
Military quarters	0
Other noninstitutional facilities	10

U.S. Census Bureau. (2020). GROUP QUARTERS POPULATION BY MAJOR GROUP QUARTERS TYPE. *Decennial Census, DEC Redistricting Data (PL 94-171), Table P5*. Retrieved March 20, 2025, from <https://data.census.gov/table/DECENNIALPL2020.P5?q=East+Greenwich+Township+Gloucester+County+NJ+p5>.

D. Municipal Employment**1. Municipal Employment and Forecasts**

Year	Estimated Employment
2020 Employment	3,984
2025 Employment	4,740
2030 Employment	4,734
2035 Employment	4,687
2040 Employment	4,724
2045 Employment	4,565
2050 Employment	4,606
Annualized % Change 2015-2050	15.61%

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

2. Industry Occupation for the Civilian Population 16 Years and Over

	Estimated Total	Management, business, science, and arts occupations	Service occupations	Sales and office occupations	Natural resources, construction, and maintenance occupations	Production, transportation, and material moving occupations
Civilian employed population 16 years and over	6,426	3,624.26	803.25	1,156.68	449.82	391.99
Agriculture, forestry, fishing and hunting, and mining	0	0	0	0	0	0
Construction	575	277.73	1,495	25.88	255.88	0
Manufacturing	549	372.22	15.92	75.76	0	85.10
Wholesale trade	299	127.97	0	113.92	17.04	40.10
Retail trade	411	34.94	0	286.88	13.15	79.04
Transportation and warehousing, and utilities	463	125.01	29.17	91.21	126.86	91.21
Information	171	171	0	0	0	0
Finance and insurance, and real estate and rental and leasing	642	500.12	0	120.7	0	21.19
Professional, scientific, and management, and administrative and waste management services	484	348	24.2	111.8	0	0
Educational services, health care and social assistance	1,804	1,441.4	155.14	155.14	0	50.51
Arts, entertainment, recreation, and accommodation and food services	420	88.2	285.18	21	0	26.04
Other services, except public administration	189	13.99	92.99	45.93	35.91	0
Public administration	419	126.96	186.04	106.01	0	0

U.S. Census Bureau, U.S. Department of Commerce. (2023). Industry by Occupation for the Civilian Employed Population 16 Years and Over. *American Community Survey, ACS 5-Year Estimates Subject Tables, Table S2405*. Retrieved March 20, 2025, from <https://data.census.gov/table/ACSST5Y2023.S2405?q=East+Greenwich+Township+Gloucester+County+NJ+s2405>.

- E.** Consideration of the lands most appropriate for the construction of low and moderate income housing; of existing structure most appropriate for conversion or rehabilitation for low and moderate income housing, including consideration of lands of developers who have expressed a commitment to providing low and moderate income housing.

In general, sites that are most appropriate for affordable housing are those that have the necessary infrastructure and are not encumbered by environmental constraints. The Township of East Greenwich is located within State Planning Area 2 (Suburban). Lands in East Greenwich most appropriate for construction of affordable housing beyond the sites identified as satisfying the Township's obligations include identified parcels with clear title and no encumbrances. All appropriate lands identified also have access to public roadways with compatible or nearby development. Water/Sewer infrastructure/capacity is available, consistent with the area wide water quality management plan and wastewater management plan.

F. Conclusion

Key census data points showing realistic opportunities for affordable housing in East Greenwich.

1. Owner homes built prior to 1979: 26.94%. Renter homes built prior to 1979: 0.33%
2. Homes having complete plumbing and kitchen, not overcrowded: 100.00%
3. Median Value Owner Homes: \$376,400.00
4. Median Gross Rent (All Bedrooms): \$1,375.00
5. Estimated monthly housing cost – owner: \$2,841.00 (With Mortgage), \$1,262.00 (Without Mortgage)
6. Renter Occupied Homes: 2.0% Owner Occupied Homes: 95.4%
7. Vacancy: 2.6%
8. Population Est 2023: 11,975
9. Median Age: 42.2

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10. Residents with a disability: 880 / 7.4%
11. Residents below the poverty level: 115/ 1.0%
12. Residents with veteran status: 701/7.9%
13. Households with public assistance or food stamps / SNAP: 0/ 0.0%
14. Median housing income renter occupied: \$114,479 Owner occupied: \$144,572
15. 83.72% of East Greenwich's rental housing costs are less than 30% of the household income.

PART 2: FAIR SHARE PLAN

Introduction

This Fair Share Plan (hereinafter Plan) sets forth East Greenwich Township's Rehabilitation Obligation, Prior Round Obligation (1987 – 1999), Round 3 Obligation (1999 – 2025), and Round 4 Obligation (2025 – 2035). Pursuant to the Amended FHA, this plan also 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 need for affordable housing in New Jersey is divided into four (4) components:

- ***Rehabilitation Obligation:*** The Rehabilitation Obligation represents the number of existing housing units that are both deficient and occupied by low and moderate income households. The number is derived from review and analysis of housing conditions reported in the U.S. Census and American Community Survey.
- ***Prior Round Obligation:*** The Prior Round Obligation is the cumulative 1987 – 1999 fair share obligation as was determined by COAH. The First Round and Second Round are mutually referred to as the “Prior Round.”
- ***Gap + Prospective Need or Third Round Obligation:*** July 1, 1999 to July 2, 2025 (which includes what is commonly referred to as the “gap period”, which ran from 1999 through 2015, and the Prospective Need period, which runs from 2015 to 2025). On January 18, 2017, the Supreme Court decided In Re Declaratory Judgment Actions Filed by Various Municipalities, County of Ocean, Pursuant To The Supreme Court's Decision in In Re Adoption of N.J.A.C. 5:96, 221 N.J. 1 (2015) (“Mount Laurel V”), which held that need having accrued during the Gap Period (1999 – 2015) was part of the Present Need, not Prospective Need. The Supreme Court held that there is an obligation with respect to that period for households that came into existence during that gap that are eligible for affordable housing, which are presently (as of 2015) in need of affordable housing, and that are not already counted in the traditional present need. The Township's Third Round Present and Prospective Need obligations were approved by the Court and reflected in the Township's Judgment of Compliance and Repose.

Pursuant to the Township's Third Round JOR, East Greenwich's Round 3 affordable housing obligations are as follows:

Township of East Greenwich Obligations	
Present Need Obligation	55
Prior Round Obligation	252
Gap + Prospective Need or Third Round Obligation	338
Total Obligation	645

- Round 4 Obligation:** On March 20, 2024, Governor Murphy signed into law, P.L. 2024, C.2, which substantially amended the Fair Housing Act and created an entirely new affordable housing plan approval process ("Amended FHA"). The Amended FHA abolished COAH and introduced a comprehensive structure for municipalities to meet their obligations before a new entity known as the Affordable Housing Dispute Resolution Program ("the Program"), which consists of retired Mount Laurel judges and their Special Adjudicators, once known as Court Masters, during previous affordable housing rounds. The Program was created to approve Fourth Round Housing Elements and Fair Share Plans, along with the underlying local trial Court, and help municipalities mediate with objectors regarding their Fourth Round affordable housing obligations and the approval of their plans. The amended FHA also required the Department of Community Affairs (DCA) to take over the monitoring of affordable units in every municipality in the state, and to draft and release a report calculating non-binding Fourth Round municipal Present and Prospective Need obligation for every municipality in the state. The DCA released its Fourth Round numbers report in October of 2024. The amended FHA also ordered the New Jersey Housing and Mortgage Finance Agency (NJHMFA) to adopt new UHAC regulations. The amended FHA also changed the way municipalities receive bonus credits, amongst other things.

In response to the requirements of the Amended FHA, the Township of East Greenwich adopted a resolution on January 28, 2025 accepting the Fourth Round Present Need obligation and challenging the Fourth Round Prospective Need obligation, as calculated by the DCA in its October 2024 numbers report. The Township filed a Declaratory Judgment Complaint on January 29, 2025 with the Program and the Court, along with the Township's Fourth Round numbers resolution. The New Jersey Builder's Association (NJBA) filed an objection to the Township's Prospective Need calculations, and 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.

In accordance with the Township's Third Round JOR and May 5, 2025 Fourth Round Court Order, the Township's Fourth Round obligations are as follows:

Township of East Greenwich Obligations	
Round 4 Present Need (Rehabilitation) Obligation	0
Prior Round Obligation	252
Gap + Prospective Need or Third Round Obligation	338
Round 4 Prospective Need	
Total Obligation	590

Rehabilitation (Present Need) Obligation

With regard to Round 3 JOR Conditions #1 & 2, the Township submitted the documentation to the Special Adjudicator during the Third Round.

#	CONDITION	STATUS
1	The Township will provide additional crediting documentation for the four (4) completed rehabilitations in accordance with NJAC 5:93-5.2, including the expenditure of at least \$10,000 on the dwelling unit and the repair or replacement of a major system.	3 out of 4 credits have been determined creditworthy by the Special Adjudicator. Complete.
2	The Township will adopt a rehabilitation program manual for for-sale and rental units as required by <u>N.J.A.C.</u> 5:93-5.2, identify and execute a contract with an administrative agent responsible for the selected housing rehabilitation program(s), and submit a current Interlocal Services/ Cooperation Agreement with the County's CDBG Program.	Township adopted the manual on 12/13/22 and resolution was sent to Special Adjudicator. The Township employs an administrative agent to continue the program. Complete

While the Township has a Fourth Round Present Need of zero, it will continue its participation in the Gloucester County CDBG Home Rehabilitation Program, which has previously been successful in rehabilitating units within the Township, and/or through other rehabilitation programs selected by the Township that will address rehabilitation of both rental and for-sale units set forth in JOR Condition #2.

Prior Round Obligation (1987 – 1999)

In accordance with the Township’s Judgment of Compliance and Repose dated March 18, 2020, the Township’s Prior Round Obligation (1987 – 1999) is 252.

Prior Round caps are as follows:

1. Age Restricted Cap: 63
2. RCA Cap: 126
3. Rental Obligation: 63
4. Rental Bonus Cap: 63

The Township has fully satisfied its Prior Round Obligation of 252 as follows:

1. Fifty (50) RCA credits from the Regional Contribution Agreement between East Greenwich and Gloucester City: The RCA was funded by the developer of Weathervane, which is a constructed and occupied inclusionary single-family subdivision. All monies have been transferred to Gloucester City, and the RCA has been fully implemented.
2. Twenty-seven (27) RCA credits from the Regional Contribution Agreement between East Greenwich and Paulsboro Township: The RCA was funded by the developer of Southwind, which is a constructed and occupied R-10 inclusionary single-family development. All monies have been transferred to Paulsboro Township, and the RCA has been fully implemented.
3. Sixty-five (65) affordable family rental units from the constructed and occupied Royal Crescent/Atlantic Five project: Located along Mantua-Paulsboro Road (Block 14.02, Lots 7, 8 and 9), the property borders Mantua Township to the south, the New Jersey Turnpike to the north, and vacant wooded land to the west. Surrounding land uses include vacant land, single-family residential, and multi-family residential. The project consists of 161 single family dwellings, 174 townhomes and a sixty-five (65) unit affordable housing project. The sixty-five (65) affordable family rental units, named “Royal Crescent”, are managed by the developer, Community Investment Strategies (“CIS”).
4. Twenty-two (22) age restricted for-sale affordable units from the constructed and occupied Gatherings at East Greenwich project: Located along Friendship Road (Block 206, Lots 10 and 10.05), the site is surrounded by farmland and single family residential uses. The project consists of 139 for-sale market units and twenty-two (22) affordable units. JOR Condition #3 required a census of all

twenty-two affordable units in this project. That census was given to the Special Adjudicator during the Third Round. This condition is complete.

5. Three (3) very low income bedroom units from the AdvoServ group home located at 255 Whiskey Mill Road (Block 401, Lot 6).
6. Four (4) very low income bedroom units from the AdvoServ group home located at 261 Whiskey Mill Road (Block 401, Lot 23).
7. Three (3) very low income bedroom units from the AdvoServ group home located at 271 Whiskey Mill Road (Block 401, Lot 24).
8. Five (5) very low income bedroom units from the New Point Behavioral Healthcare group home located at 731 Rattling Run Road (Block 1105, Lot 15.03).
9. Four (4) bedroom units from the Community Options Enterprises group home located at 78 Myrtle Avenue (Block 213, Lot 7).
10. Six (6) family rental units from the approved and funded Conifer Project, as set forth in the Third Round section below.
11. Sixty-three (63) Prior Round rental bonus credits from the constructed and occupied Royal Crescent/Atlantic Five project.

<i>Project Name</i>	<i>Address</i>	<i>Block/Lot</i>	<i>Unit Type</i>	<i># Units</i>	<i>Bonus Credits</i>	<i>Total</i>	<i>Status Of Project</i>
RCA to Gloucester City			RCA	50	0	50	Completed
RCA to Paulsboro Twp			RCA	27	0	27	Completed
Royal Crescent/ Atlantic Five		14.02/7, 8, 9	Family Rental	65	63	128	Constructed & Occupied
Gatherings at EG			Senior Rental	22		22	Constructed & Occupied
Advoserv	255 Whiskey Mill		SSN	3		3	Constructed & Occupied
Advoserv	261 Whiskey Mill		SSN	4		4	Constructed & Occupied
Advoserv	271 Whiskey Mill		SSN	3		3	Constructed & Occupied
New Point Behavioral Healthcare	731 Rattling Run Road		SSN	5		5	Constructed & Occupied
Community Options	78 Myrtle		SSN	4		4	Constructed & Occupied
Conifer 100% Affordable Project				6		6	Obtained funding & Under Construction
TOTAL				189	63	252	

Due to discrepancies recorded by the Advoserv group homes in its surveys to the Township, Advoserv stated the number of individuals rather than bedrooms in the group home. The Township has corrected the number of bedrooms and credits in the table above and has filled

the gap in its Prior Round obligation with six (6) units from the funded Conifer 100% affordable project. Please see below for a more detailed description of the Conifer 100% affordable project under the Round 3 Obligation section. This change satisfies JOR Condition #5. The Township will provide updated licensing for the group homes as they are received, which will satisfy JOR Condition #4.

Round 3 Obligation (1999 – 2025)

In accordance with the Township’s Judgment of Compliance and Repose dated March 18, 2020, the Township’s Round 3 (1999 – 2025) obligation is 338.

Round 3 caps are as follows:

1. Age Restricted Cap: 84
2. Rental Obligation: 85
3. Rental Bonus Cap: 85

Suitability Analysis

Pursuant to N.J.A.C. 5:93-1.3, sites that are designated to produce affordable housing shall be available, approvable, developable, and suitable according to the following criteria:

- “Available site” means a site with clear title, free of encumbrances which preclude development for low and moderate income housing. N.J.A.C. 5:93-1.3.
- “Approvable site” means a site that may be developed for low and moderate income housing in a manner consistent with the rules or regulations of agencies with jurisdiction over the site. A site may be approvable although not currently zoned for low and moderate income housing. Ibid.
- “Development site” means a site that has access to appropriate water and sewer infrastructure and is consistent with the applicable area wide water quality management plan (including the wastewater plan) or is included in an amendment to the areawide water quality management plan submitted to and under review by the NJDEP. Ibid.
- “Suitable site” means a site that is adjacent to compatible land uses, has access to appropriate streets and is consistent with the environmental policies delineated in N.J.A.C. 5:93-4. Ibid.

In addition to the above qualifications, it is also sound planning for sites to be consistent with the State Development and Redevelopment Plan. Sites that are located in Planning Area 1: Metropolitan or Planning Area 2: Suburban of the State Development and Redevelopment Plan, or are located in an existing sewer service area, are the preferred location for municipalities to address their fair share obligations.

The Township will address the 338 Round 3 obligation as follows:

1. **Conifer Project:** Seventy (70) family rental units from the proposed Conifer 100% affordable project located on Block 205, Lot 13.02. The project has already received preliminary site plan approval and all agreements have been entered into. Conifer has obtained all necessary funding for the project and has applied for construction permits. All documentation related to the Conifer project was submitted to the Special Adjudicator during the Third Round, thereby satisfying JOR Condition #7.

The site is available, approvable, developable and suitable, and is appropriate for multi-family housing. The site is located in Planning Area 2 (Suburban Planning Area) and within the Sewer Service Area.

- a. There are no known encumbrances that will prohibit or otherwise impact the development of the property in general.
 - b. In accordance with the 2012 New Jersey Department of Environmental Protection's Land Use Land Cover (LULC), no wetlands or surface water resources on the subject property or within fifty feet (50') of the subject property will impact the development of the project.
 - c. The site is not located within a FEMA 100-year floodplain, and the site does not have any steep slopes.
 - d. The site is surrounded by compatible uses including residential uses and vacant properties and has access to an appropriate right-of-way.
 - e. The site is served by both public water and public sewer.
2. **Boundary Road Subdivision Project:** The project will consist of 124 single family detached age-restricted market rate homes located on Block 206, Lots 14.01 and 20, and fourteen (14) for-sale age-restricted affordable attached twin units, which is a ten percent (10%) affordable housing set-aside. The project has Planning Board approval and is constructed and occupied. Pursuant to JOR Condition #8, the Township submitted the Boundary Road Subdivision Developer's Agreement to the Special Adjudicator during the Third Round.

The site is available, approvable, developable and suitable, and is appropriate for multi-family housing. The site is located in Planning Area 2 (Suburban Planning Area) and within the Sewer Service Area.

- a. There are no known encumbrances that will prohibit or otherwise impact the development of the property in general.
 - b. In accordance with the 2012 New Jersey Department of Environmental Protection's Land Use Land Cover (LULC), no wetlands or surface water resources on the subject property or within fifty feet (50') of the subject property will impact the development of the project.
 - c. The site is not located within a FEMA 100-year floodplain, and the site does not have any steep slopes.
 - d. The site is surrounded by compatible uses, including residential uses and vacant properties, and has access to an appropriate right-of-way.
 - e. The site is served by both public water and public sewer.
3. **Habitat for Humanity Projects:** The Township owns Block 807, Lot 16 (2.7 acre vacant) and will donate the property to Habitat for Humanity for the construction of three (3) affordable units. The units will be new units. Funds from the Township's Affordable Housing Trust Fund will be used both for land transfer and grading improvements, and to help subsidize unit construction. The site is available, approvable, developable and suitable, and is located in Planning Area 2 (Suburban Planning Area) and within the Sewer Service Area. The site is surrounded by residential uses, has access to appropriate right-of-way and is served by both public water and public sewer. The project is ready to begin as soon as the New Jersey Department of Environmental Protection approves the Gloucester County Utility Authority's Sewer Service Area Application. The Township entered into an agreement with Habitat for the project, which was sent to the Special Adjudicator during the Third Round, thereby satisfying JOR Condition #9.
 4. **Veterans Housing Project:** This proposed project will be located on a seven (7) acre site located at 290 East Cohawkin Road (Block 14.01, Lot 4). The project will consist of (a) 150-unit family rental units, of which 100 will be affordable to very low, low and moderate income households (with fifty percent (50%) of the affordable units affirmatively marketed for veterans in accordance with N.J.S.A. 52:27D-311(j), and (b) 150 assisted living facility beds, of which at least ten percent (10%) or fifteen (15) beds will be Medicaid beds, and will therefore be creditworthy as age restricted affordable units. The Township will apply all 100 family rental units, and all (15) of the age restricted assisted living facility beds to

its Round 3 Obligation of 338. The Township transferred the site for the project to the developer and will also provide \$100,000 from its Affordable Housing Trust Fund for affordability assistance for the project. The developer, in a letter dated May 1, 2025, confirmed that funding in the form of gold-backed bonds will be available within 180 days for full funding of the project, or August 27, 2025. A copy of that letter is attached in the Appendix to this Fair Share Plan. The requirements of JOR Condition #10 (recorded deed from Township to Developer and included in the amended spending plan) were sent to the Special Adjudicator during the Third Round and should be deemed complete.

The Site is available, approvable, developable and suitable, and is appropriate for multi-family housing. The site is located in Planning Area 2 (Suburban Planning Area) and is located in a sewer service area.

- a. There are no known encumbrances that will prohibit or otherwise impact the development of the property in general.
- b. In accordance with the 2012 New Jersey Department of Environmental Protection's Land Use Land Cover (LULC), no wetlands or surface water resources on the subject property or within fifty feet (50') of the subject property will impact the development of the project.
- c. The site is not located within a FEMA 100-year floodplain, and the site does not have any steep slopes.
- d. The site is surrounded by compatible uses including residential uses and has access to an appropriate right-of-way.
- e. The site is served by public water and will be served by public sewer, and the sewer connection is located right in front of the site. There is also enough sewer and water capacity for the project.

5. **Ryan Homes:** this proposed inclusionary project, located at Block 1401, Lots 5 & 5.02 was proposed by Ryan Homes, an experienced residential developer, to create 180 age-restricted units, of which 36 will be affordable senior rental units.

The Site is available, approvable, developable and suitable, and is appropriate for multi-family housing. The site is located in Planning Area 2 (Suburban Planning Area) and within the Sewer Service Area.

- a. There are no known encumbrances that will prohibit or otherwise impact the development of the property in general.

- b. In accordance with the 2012 New Jersey Department of Environmental Protection's Land Use Land Cover (LULC), no wetlands or surface water resources on the subject property or within fifty feet (50') of the subject property will impact the development of the project.
- c. The site is not located within a FEMA 100-year floodplain, and the site does not have any steep slopes.
- d. The site is surrounded by compatible uses, including residential uses and vacant properties, and has access to an appropriate right-of-way.
- e. The site is served by both public water and public sewer.

6. **Former Southshore Property 100% Affordable Project:** the Township is moving forward with asserting its rights to terminate its and repurchase a parcel of land from a Redeveloper who failed to satisfy the terms of the Redevelopment Agreement. The 20-acre parcel is located at Block 401, Lots 24, 24.01 through 24.30 and Lot 24.011. Up to 7 acres will be subdivided from the larger parcel and sold to an experienced 100% affordable project developer to create 75 affordable family rental units in accordance with all UHAC and HMFA regulations regarding 100% affordable projects. Once the site is acquired by the Township, the parcel will be subdivided, and the Township will choose a developer to apply for funding and build the project. Twenty-one (21) of the seventy-five (75) total units will be applied to the Township's Third Round obligation. The Township adopted Resolution 92-2025 to authorize the Township Solicitor to pursue termination of the Redevelopment Agreement on May 13, 2025, and the termination of which gives the Township the right to purchase the property for the original sale price to the redeveloper.

The Site is available, approvable, developable and suitable, and is appropriate for multi-family housing. The site is located in Planning Area 2 (Suburban Planning Area) and within the Sewer Service Area.

- a. There are no known encumbrances that will prohibit or otherwise impact the development of the property in general.
- b. In accordance with the 2012 New Jersey Department of Environmental Protection's Land Use Land Cover (LULC), no wetlands or surface water resources on the subject property or within fifty feet (50') of the subject property will impact the development of the project.
- c. The site is not located within a FEMA 100-year floodplain, and the site does not have any steep slopes.

2025 Housing Element/Fair Share Plan -30-**June 17, 2025**

- d. The site is surrounded by compatible uses, including residential uses and vacant properties, and has access to an appropriate right-of-way.
- e. The site is served by both public water and public sewer.

Round 3 – 338 Units

<i>Project Name</i>	<i>Address</i>	<i>Block/Lot</i>	<i>Unit Type</i>	<i># Units</i>	<i>Bonus Credits</i>	<i>Total</i>	<i>Status Of Project</i>
Conifer			Family Rentals	64	64	128	Fully Funded & Applying for Construction Permits
Boundary Road Project aka Legacy		206/14.01, 20	Senior For Sale	14	0	14	Constructed & Occupied
Habitat for Humanity		807/16	Family for Sale	3	0	3	Approved
Veterans Project (A)		1401/4	Family Rentals	100	21	121	Funding closing in 180 days from 4/30/25
Veterans Project (B)			Assisted Living	15	0	15	Funding closing in 180 days from 4/30/25
100% Affordable - SouthShore			Family Rentals	21	0	21	Proposed 75-unit total project
Ryan Homes			Senior Rentals	36	0	36	Proposed Inclusionary Project
TOTAL				253	85	338	

Additional JOR Conditions Satisfaction

The satisfaction of JOR Conditions 1-10 are discussed where appropriate throughout this HEFSP, but the satisfaction of JOR Conditions 11-14 must also be addressed:

Condition #11 – Township will submit evidence of water and sewer capacities and location of utility lines. This was submitted to the Special Adjudicator during the Third Round.

Condition #12 – Township will adopt and submit an amended Spending Plan. The Township adopted an amended Spending Plan and worked with the previous and current Special Adjudicator for over two years to finalize the Spending Plan and adopted it after the current Special Adjudicator approved it. This was accomplished during the Third Round.

Condition #13 – Township will submit a current resolution re-appointing the Municipal Housing Liaison and provide contracts with the Administrative Agent. These were sent to the Special Adjudicator during the Third Round.

Condition #14 – Township will adopt and submit an updated Development Fee Ordinance. The Township adopted the updated ordinance and sent it to the Special Adjudicator during the Third Round.

In accordance with the Amended FHA, which requires that the Township demonstrate in its Fourth Round HEFSP that the municipality satisfied its Round 3 obligations under its JOR and Settlement Agreement, and address any shortfalls before addressing its Round 4 obligations, the Township has demonstrated that it has not only satisfied the Round 3 JOR Conditions, but it also has addressed any shortfalls in prior round obligations. See N.J.S.A. 52:27D-304.1(f)(2)(a).



Round 4 Obligation (2025 – 2035)

Pursuant to the Court's May 5, 2025 Order setting the Township's Present Need and Prospective Need obligations, the Township has a Present Need (rehabilitation) obligation of zero (0) units. Therefore, the Township does not need to implement any programs to address its Present Need obligation as there is none.

The same Court Order established the Township's Prospective Need (new construction) obligation at 130. In accordance with the Amended FHA, the Township can satisfy its Prospective Need obligation as follows:

Unit/Credit Type	# of Units/Credits Required/ Allowed
Rental Bonuses	32 maximum
Family Units	49 minimum
Rental Units	25 total minimum; 13 family minimum
Senior Units	29 maximum

Based upon these parameters, the Township of East Greenwich seeks to satisfy its Fourth Round Prospective Need obligation of 130 as follows:

ROUND 4 – 130 UNITS

Project Name	Address	Block/Lot	Unit Type	# Units	Bonus Credits	Total	Status Of Project
George's House	321 Kings Highway		Transitional Housing	3	0	3	Existing, Constructed & Occupied
100% Affordable Project - Southshore			Family Rentals	54	32	86	Proposed Project – 75 units total Township donating land to developer generates 32 bonus credits.
Thompson Avenue Inclusionary Zoning/ 100% affordable overlay	Thompson Avenue	1704/9	Senior Rentals	8*	0	8	Proposed Rezoning for inclusionary project of 8du/acre with an overlay for a 50-unit, 100% affordable project
Former Pennrose Site		402/1.01	Senior Rentals	16	0	16	100% affordable project
Market to Affordable			Family Rentals	15	0	15	Proposed
Accessory Apartments			Family Rentals	5	0	5	Proposed
TOTAL				99	32	131	



1. **Former Pennrose Site:** In the Township's Court-approved Third Round Fair Share Plan, the Township had relied upon a 60-unit, 100% affordable senior rental project that had received LIHTC funding on a site located at Block 402, Lot 1.01. Unfortunately, with the change in DEP freshwater wetlands buffer regulations, the site that could once develop 60 units now only has enough developable area for up to 16 units. The Township proposes to construct a 100% affordable senior rental project for up to 16 units on the former Pennrose site. The Township has retained ownership of the parcel, and will provide the land to an experienced, 100% affordable housing developer who specializes in smaller, 100% affordable projects. JOR Condition #6 is no longer able to be completed, due to the drastic change in DEP regulations, rendering the site unsuitable for a 60-unit project. The Special Adjudicator and the Court have been made aware during the Third Round of the impossibility of the Township satisfying this condition, but the Township has dedicated the uplands of the site to a smaller 100% affordable housing project for the Fourth Round.

The Site is available, approvable, developable and suitable, and is appropriate for multi-family housing. The site is located in Planning Area 2 (Suburban Planning Area) and within the Sewer Service Area.

- a. There are no known encumbrances that will prohibit or otherwise impact the development of the property in general.
 - b. In accordance with the 2012 New Jersey Department of Environmental Protection's Land Use Land Cover (LULC), no wetlands or surface water resources on the subject property or within fifty feet (50') of the subject property will impact the development of the project.
 - c. The site is not located within a FEMA 100-year floodplain, and the site does not have any steep slopes.
 - d. The site is surrounded by compatible uses, including residential uses and vacant properties, and has access to an appropriate right-of-way.
 - e. The site is served by both public water and public sewer.
2. **Thompson Avenue Inclusionary Zoning with 100% Affordable Overlay:** The Township is pursuing the purchase of an approximately 15-acre parcel of land located at the dead end of Thompson Avenue (Block 1704, Lot 9), which is currently for sale on the multiple listing service by the current owner. The property, due to wetlands constraints, has approximately 4.68 acres of buildable land suitable for residential development situated closest to the access to Thompson Avenue. The Township will rezone the property for inclusionary development at density that will yield at least 40 total units and requiring a 20% set-aside for a yield of 8 affordable units. Additionally, the Township



will also adopt an overlay zone allowing for a 50-unit, 100% affordable senior rental project. If the Township is able to purchase the property from the owner, it will provide the land to a qualified, 100% affordable project developer to construct the project. The Township has already authorized the Township Solicitor to send a letter of intent to the landowner and authorized the Township to conduct an appraisal of the property for purchase.

The Site is available, approvable, developable and suitable, and is appropriate for multi-family housing. The site is located in Planning Area 2 (Suburban Planning Area) and within the Sewer Service Area.

- a. There are no known encumbrances that will prohibit or otherwise impact the development of the property in general.
 - b. In accordance with the 2012 New Jersey Department of Environmental Protection's Land Use Land Cover (LULC), no wetlands or surface water resources on the subject property or within fifty feet (50') of the subject property will impact the development of the project.
 - c. The site is partially located within a FEMA 100-year floodplain, but enough acreage is located outside the floodplain for the contemplated residential development. The site does not have any steep slopes.
 - d. The site is surrounded by compatible uses, including residential uses and vacant properties, and has access to an appropriate right-of-way.
 - e. The site is served by both public water and public sewer.
3. **George's House Transitional Housing:** George's House is an existing 3-bedroom transitional housing facility operated by Family Promise. George's House is located at 321 Kings Highway and assists individuals transitioning out of homelessness. The Township is in the process of obtaining the licensing and other necessary crediting documentation from Family Promise.
 4. **Market to Affordable Program (15 units):** The Township will provide up to 15 affordable units by running a Market to Affordable program, where the Township will purchase units up for sheriff's sale due to foreclosure or at a tax lien sale and convert the units to affordable units, averaging one (1) to two (2) units per year until 2035. The Township's Administrative Agent will create an operating manual for the program and will affirmatively market the units once the units are ready for occupancy.
 5. **Accessory Apartment Program (5 units):** The Township will adopt an ordinance that conditionally permits accessory apartments, which may be located in the principal building or in an existing permitted accessory building, such as a barn or garage, and may



Alaimo Group

include existing and/or expanded structure construction. The ordinance requires a minimum floor area of at least 600 square feet but no greater than 25% of the total floor area of the main structure. A limit of 5 accessory apartments will be permitted by the ordinance, with two of the units reserved as low-income units. Of the two low-income units, one will be deed restricted for a very low-income household. Revenues collected from development fees will be used to fund the accessory apartment program. East Greenwich will commit to a minimum subsidy of \$20,000 per unit for moderate income households and \$25,000 per unit for low-income household for a total subsidy of \$225,000 for the program. The Township's Administrative Agent will create an operating manual for the program and will affirmatively market the units once completed.

Spending Plan: The Township has prepared the 2025 – 2035 Spending Plan. The Township will ask the Program to approve the Spending Plan allowing the Township's Affordable Housing Trust Fund monies for Round 4 projects to be expended.

Affirmative Marketing: The individual developers will be responsible to ensure that proper affirmative marketing of all of the affordable units is properly implemented. The Township's Administrative Agent will be responsible for affirmative marketing of the accessory apartment and market to affordable programs and such marketing will be included in the program manuals.



LIST OF APPENDICES

- A. 2020 Round 3 Judgment of Compliance and Repose
- B. Resolution No. 52-2025 declaring the Township's Round 4 Present and Prospective Need Obligations.
- C. Declaratory Judgment Complaint
- D. Order Setting Round 4 Numbers
- E. Veteran's Project Funding Letter
- F. Ryan Homes Site Suitability Report
- G. Resolution 92-2025 Authorizing Termination of Southshore Redevelopment Agreement and Purchase of Property known as Block 402, Lot 1.
- H. Letter from Solicitor to Southshore regarding Termination of Redevelopment Agreement
- I. Southshore Site Suitability Report
- J. Resolution 100-2025 Authorizing Execution of Letter of Intent to Purchase Property located at Block 1704, Lot 9 (Thompson Avenue)
- K. Thompson Avenue Site Suitability Report



**TOWNSHIP OF EAST GREENWICH
AFFORDABLE HOUSING
FAIR SHARE PLAN**

**Site Suitability: Approvable,
Developable, Suitable
Block 401; Lot 24**

**South Shore Properties
Inclusionary Development**

N.J.A.C 5:93-5.3

**June 30, 2025
Alaimo Group File No. A-1090-0058-000**

EAST GREENWICH TOWNSHIP
Block 401; Lot 24
Site Suitability: Approvable, Developable, Suitable
South Shore Properties
Inclusionary Development
N.J.A.C 5:99-1.2


June 30, 2025

This document provides the site suitability determination confirming that the tract Block 401; Lot 24 is approvable, developable and suitable as defined in N.J.A.C. 5:99-1.2.

Infrastructure, including public sewer, public water, road access, gas, electric and communications facilities are currently available with capacity.



Joseph S. Augustyn, PP, AICP
N.J. Professional Planner #2447



Richard Hunt, PP, AICP
N.J. Professional Planner #6478

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

Township of East Greenwich

2025 Mayor and Committee

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

Elizabeth A. McGill, Township Clerk
Marla D. DeMarcantonio, Esquire, Township Solicitor
Jeff Surenian, Esquire, Affordable Housing Counsel
Nancy L. Holm, Esquire, Affordable Housing Counsel
Joseph S. Augustyn, PP, AICP, Alaimo Group
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- 1.2 Sources of Employment within Vicinity
- 1.3 Public Utilities: Sewer, Water, Gas, Electric and Communications
- 1.4 Pedestrian and Bicycle Access
- 1.5 East Greenwich Township Stormwater Management
- 1.6 Land Use and Development Regulations
- 1.7 Services available to Block 401, Lot 24
- 1.8 Consistency with State, County, Regional, and Adjacent Municipal Plans and Master Plans

APPENDICES

- 1. Area Mapping:
 - Wetlands and 100-Year Flood Zone

**East Greenwich Township
Block 401, Lot 24
Amended Redevelopment Plan**

June 30, 2025

1. SITE SUITABILITY

A. Block 401; Lot 24 Tract Access, Area Land Uses, and Availability

Block 401; Lot 24 tract is in the vicinity of existing residential development along Whiskey Mill Road.

Area land uses are primarily residential, undeveloped wooded areas, and commercial.

Area bus service and para-transit provide public service convenient to the tract, allowing for convenient access for residents to places employment.

Local roads, County roads (Berkley/Route 678) (Kings Highway/Route 551), N.J. Turnpike and N.J. Route 295 provide area and regional access.

The site is fully available. There are no legal, physical, or administrative encumbrances or issues that would preclude site construction as an inclusionary affordable housing development.

The site includes no floodplain and minimal wetlands as delineated on parcel mapping from Gloucester County DIT, 2018.

1.2 Sources of Employment within Vicinity

A range of existing employment opportunities exist within the near vicinity of the site. Commercial uses are located within a relatively close distance. Many of these businesses are within walking/biking distance and are positioned within Municipal business zones. Public transit bus service (N.J. Transit Bus Route 401) is available North and South to additional employment opportunities along Kings Highway (County Route 551).

1.3 Public Utilities: Sewer, Water, Gas, Electric and Communications

Sanitary sewer service to the site is provided by Gloucester County Utilities Authority (GCUA). This sector of East Greenwich Township is fully within the Area-Wide Water Quality Management Plan. The GCUA Sewage Treatment has adequate NJDEP approved capacity to serve the proposed residential development. The sizing and routing of the on-site utilities, as well as the need for any off-site improvements/ upgrades, will be reviewed by the Planning Board Engineer and finalized as part of the site plan review process.

Potable Water:	New Jersey American Water Company
Communications:	MetroPCS, Verizon, Comcast, AT&T
Fiber Optic:	Cable
Electric:	Atlantic City Electric

The site is subject to easements for sanitary sewer, water and any other required public utilities. Specifically designated utility easements defined by metes and bounds, will be provided as part of site plan approval granted.

1.4 Pedestrian and Bicycle Access

Pedestrian and bicycle access and accommodation will be provided at site plan review.

1.5 East Greenwich Township Stormwater Management

The site has sufficient area and suitable soils to meet the East Greenwich Township Municipal Stormwater Management Plan (MSWMP-2025) as currently being updated, to include Green Infrastructure (GI), and the implementing ordinance as required by N.J.A.C. 7:14A-25. The MSWMP addresses groundwater recharge, stormwater quality, and quantity impacts. The goals as listed in the MSWMP will be incorporated into the site plan, with particular emphasis on the *“prevention of increased nonpoint pollution”* and *“public safety protection through the proper design and operation of stormwater management facilities.”*

1.6 Block 401; Lot 24 Land Use and Development Regulations

Land Uses and Requirements

1. Permitted Uses and Density

Permitted principal uses and structures include multifamily attached dwellings both rental and fee simple at the density consistent with the East Greenwich Fair Share Plan.

2. Accessory Uses

- a. Community Building with Leasing and Management Offices
- b. Tot Lot/Playground and Bike Racks
- c. Maintenance and Storage Garage
- d. Community Gardens
- e. Stormwater Management Facilities
- f. Parking Areas and Electric Vehicle Charging Stations
- g. Private and Public Utility Structures, including Standby Generators
- h. Patios and Porches
- i. Fences and Walls
- j. Mailboxes
- k. Signage
- l. Trash Enclosures and Recycling Areas
- m. Temporary Construction Trailer
- n. Accessory uses customarily incidental to a permitted principal use as approved by the Township Zoning Officer.

1.7 Services Available to Block 401; Lot 24

- A. All dwelling units will be serviced by public water and sewer systems, and constructed in conformance with NJDEP and Township standards. All utilities shall be installed underground.
- B. At site plan review adequate provision will be made through the physical design of the residential development for public services, waste and recycling collection, control over vehicular and pedestrian traffic, the amenities of light and air, passive recreation, visual amenities, and stormwater management.

- C. Appropriate security and convenience lighting will be provided along walkways, interior roads and off-street parking areas, providing sufficient illumination for the safety and convenience of residents and vehicular traffic at residential warm Kelvin temperatures (2700K-3000K).
- D. Screening/buffering consisting of fencing, landscaping, berms or other improvements will be provide around parking, utility and refuse disposal areas, existing adjacent residential areas, and around other similar areas as determined by the Planning Board.

1.8 Consistency with State, County, Regional, and Adjacent Municipal Plans and Master Plans

- A. New Jersey State Development and Redevelopment Plan

Block 401; Lot 24 is entirely within PA2. The New Jersey State Development and Redevelopment Plan (SDRP) policies support and encourage development and redevelopment within PA2.
- B. Gloucester County

Support and advance the community development in accordance with municipal master plans and Gloucester County goals, objectives and regulations.
- C. Delaware Valley Regional Planning Commission (DVRPC)

East Greenwich Township participates with DVRPC to improve and develop the Township. Efforts include mobility improvements for vehicles and pedestrians, access to alternative modes of transportation, access to and use of light rail facilities, economic revitalization of the corridors, landscaping and streetscape improvements along the corridors, and the provision of bicycle/pedestrian access ways and facilities. East Greenwich's bicycle/pedestrian access and smart growth planning efforts further this overall regional effort by developing specific plans for the Township.

APPENDICES

WETLANDS AND 100-YEAR FLOOD ZONE

**TOWNSHIP OF EAST GREENWICH
AFFORDABLE HOUSING
FAIR SHARE PLAN**

**Site Suitability: Approvable,
Developable, Suitable
Block 1704; Lot 9**

**Thompson Avenue
Inclusionary/100% Affordable**

N.J.A.C 5:93-5.3

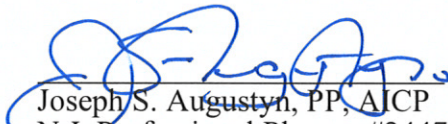
**June 30, 2025
Alaimo Group File No. A-1090-0058-000**

EAST GREENWICH TOWNSHIP
Block 1704; Lot 9
Site Suitability: Approvable, Developable, Suitable
South Shore Properties
Inclusionary Development
N.J.A.C 5:99-1.2

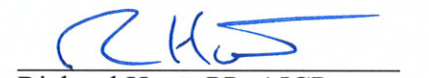
June 30, 2025

This document provides the site suitability determination confirming that the tract Block 1704; Lot 9 is approvable, developable and suitable as defined in N.J.A.C. 5:99-1.2.

Infrastructure, including public sewer, public water, road access, gas, electric and communications facilities are currently available with capacity.



Joseph S. Augustyn, PP, AICP
N.J. Professional Planner #2447



Richard Hunt, PP, AICP
N.J. Professional Planner #6478

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

Township of East Greenwich

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