

# FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

East Amwell Township  
Hunterdon County, New Jersey

June 2025 – Amended February 2026

Amended Report adopted by the Planning Board on \_\_\_\_\_

Prepared By:



**Heyer, Gruel & Associates**  
Community Planning Consultants  
236 Broad Street, Red Bank, NJ 07701  
(732) 741-2900

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## EXECUTIVE SUMMARY

The following Fourth Round Housing Element and Fair Share Plan has been prepared for the Township of East Amwell in the County of Hunterdon in accordance with the Fair Housing Act as most recently amended (P.L.2024, c.2).

East Amwell Township is a 28.6 square mile community located in western New Jersey, within the southern portion of Hunterdon County. The northern areas of East Amwell are in the Amwell Valley, while the southern sections are in The Sourlands region. The township borders Delaware Township, Raritan Township and West Amwell Township in Hunterdon County; Hopewell Township in Mercer County; and Hillsborough Township and Montgomery Township in Somerset County. Primary routes, including State Route 202, NJ Route 31, and Hunterdon County Routes 514, 579, 602, and 604, run through the Township.

The Township can be characterized as a rural municipality and, according to the State Development and Redevelopment Plan (SDRP), is located in a handful of Planning Areas, including: Rural Planning Area 4; Rural Environmentally Sensitive Planning Area 4b; and Environmentally Sensitive Planning Area 5.

According to the 2020 Census, East Amwell Township's population was 3,917, which represents a decrease of 2.4% from 2010. In 2020, the Township's median age was 51.5 years, representing a 10% increase from the median age of 46.8 years in 2010. The Township's average household size in 2020 was 2.22 persons, which was slightly less than the average at the County level (2.52 persons).

The housing stock of the Township is predominantly single-family detached dwelling units. Approximately 42% of the housing stock was built prior between 1970 and 1990. According to the guidelines originally established by COAH, the Township is located in Housing Region 3, a region that consists of Hunterdon, Middlesex, and Somerset counties. Based on the 2025 Regional Income Limits (released by Affordable Housing Professionals of New Jersey on May 5, 2025), the median income in Region 3 for a four-person household is \$153,400, the moderate-income is \$122,720, the low-income is \$76,700, and the very-low-income level is \$46,020.

Affordable housing obligations in New Jersey are divided into "housing rounds," as will be discussed in detail later in this Plan. Each municipality in New Jersey has a constitutional obligation to provide their fair share of the calculated regional need for affordable housing within the respective housing round. These obligations to construct new affordable housing are known as the "Prospective Need" obligation. Municipalities also have an obligation to rehabilitate units that are deemed substandard, pursuant to the criteria of the Fair Housing Act. This obligation is known as the Present Need, or Rehabilitation Share. The housings rounds are as follows: Prior Round (1987-1999), Third Round (1999-2025), and Fourth Round (2025-2035).

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The Township of East Amwell has participated in each of the three housing rounds. In the Third Round, the Township entered into a Settlement Agreement with Fair Share Housing Center to establish the Township's Third Round affordable housing obligation. The subsequent compliance efforts were approved by the Court in a Final Judgment of Compliance and Repose, dated October 25, 2022, confirming the Township satisfied its Third Round obligations.

The Township was able to fully meet its Prior Round and Third Round obligations through credit-worthy units that are existing or proposed, as well as through rental bonus credits.

The Township has a Fourth Round obligation as follows:

Rehabilitation Share: 4

Prospective Need: 44

The 44-unit Prospective Need obligation will be addressed through credits carried over from the Third Round and a newly proposed zoning overlay.

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## INTRODUCTION

The need to provide a realistic opportunity for the construction of affordable housing in New Jersey, the country's most densely populated state, has been recognized for decades. In the case of Southern Burlington County NAACP v. the Township of Mount Laurel 67 N.J. 151 (1975), (commonly known as Mount Laurel I), the New Jersey Supreme Court established the doctrine that developing municipalities have a constitutional obligation to create a realistic opportunity for their fair share of low and moderate income housing.

In Southern Burlington County NAACP v. Township of Mount Laurel, 92 N.J. 158, 456 A.2d 390 (1983), decided on January 20, 1983 (commonly known as Mount Laurel II), the Supreme Court responded to the response of municipalities to Mount Laurel II. It sought to "put steel" into the doctrine by making it far easier for developers to secure a builder's remedy. The builder's remedy created an incentive to developers to sue non-compliant municipalities and force them to comply. Mount Laurel II also created the Judgment of Repose to incentivize municipalities to comply. A Judgment of Repose protected municipalities from anyone who would sue it and claim entitlement to a builder's remedy or other relief based upon the claim that the municipality was noncompliant.

In the wake of Mount Laurel II, developers sued municipalities seeking builder's remedies. The wave of builder's remedy lawsuits created the impetus for legislation to protect municipalities from builder's remedies. A decision by Judge Serpentelli, one of three judges appointed by Chief Justice Wilentz to implement Mount Laurel II, increased the need for a legislative cure. More specifically, in 1984, Judge Serpentelli issued the AMG decision which established a formula for any developer to determine the fair share obligation of any municipality.

The pressure of builder's remedy suits, combined with the ease in determining the fair share of any municipality through the AMG formula, culminated in the enactment of the New Jersey Fair Housing Act in 1985. The Fair Housing Act (FHA) is found at N.J.S.A. 52:270-301, et seq. The FHA established the Council on Affordable Housing (COAH) as an administrative alternative to builder's remedy lawsuits and the concomitant jurisdiction of the courts. COAH was given the responsibility of dividing the state into housing regions, determining regional and municipal fair share affordable housing obligations, and adopting regulations that would establish the guidelines and approaches that municipalities may use in addressing their affordable housing need.

In 2008, the Legislature amended the FHA to add requirements for very low-income housing. Very low-income households are those in which the gross household income is 30% or less than the region's median household income. Low-income households are those with incomes no greater than 50% of the region's median household income. Moderate-income households are those with incomes no greater than 80% and

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no less than 50% of the region's median household income. Each is adjusted for household size and is in relation to the median gross income of the housing region in which the municipality is located.

### FIRST AND SECOND ROUNDS

The First and Second Rounds under COAH are collectively referred to as the "Prior Round." The Prior Round obligation is the cumulative 1987-1999 fair share obligation. The First Round consists of the six-year period between 1987 and 1993 for which COAH first established a formula for determining municipal affordable housing obligations (N.J.A.C. 5:92-1 *et seq.*). Then in 1994, COAH established amended regulations (N.J.A.C. 5:93-1.1 *et seq.*) and produced additional municipal affordable housing obligations for the years 1993 to 1999. This second round of obligations is known as the Second Round. When COAH adopted regulations for Round 2, it made the Round 1 and 2 obligations cumulative for both periods.

### THIRD ROUND

Housing rounds were originally established by the Fair Housing Act as six-year periods, but in 2001 the Legislature extended the rounds to 10-year periods. This should have meant that the Third Round ran from 1999 to 2009. However, COAH didn't establish new rules for the Third Round until the end of 2004 (N.J.A.C. 5:94-1 and 95-1 *et seq.*). The Third Round time period was therefore extended to 2014. The Third Round rules established a new method for calculating a municipality's affordable housing obligation, known as "growth share." This method required municipalities to project future residential and non-residential development and then derive their obligation from that growth.

After the New Jersey Appellate Court invalidated several components of the Third Round rules, COAH released revised rules in 2008. The Third Round was once again extended to 2018 to provide municipalities with the time to apply the amended rules and establish mechanisms to meet their obligations. The revised third round rules, like the initial third round rules established the obligations based on a growth share approach.

On October 8, 2010, in response to numerous legal challenges to the second iteration of COAH's third round regulations, the Appellate Division ruled that COAH could not allocate obligations through a "growth share" formula and directed COAH to use similar methods to those used in the First and Second Rounds.

COAH proposed third round regulations a third time in 2014 using a formula similar to the ones it had used in the first and second rounds. However, when COAH had a meeting to consider adopting these rules on October 20, 2014, it deadlocked and then failed to make any efforts to break the deadlock.

On March 10, 2015, the New Jersey Supreme Court decided In re Adoption of N.J.A.C. 5:96 & 5:97 by the N.J. Council on Affordable Housing, 221 N.J. 1 (2015) (Mount Laurel IV), wherein it responded to COAH's failure to adopt defensible rules for Round 3. This decision changed the landscape by which municipalities are required to comply with their constitutional obligation to provide their fair share of affordable housing.

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The Supreme Court held that since COAH was no longer functioning, trial courts were to resume their role as the forum of first instance for evaluating municipal compliance with Mount Laurel obligations. The decision also established a transitional process for municipalities to seek temporary immunity and ultimately a Judgment of Compliance and Repose (“JOR”) from a court, which was the “judicial equivalent” of Substantive Certification from COAH.

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) had to be addressed and was part of the Present Need. The Supreme Court held that there is an obligation with respect to that period for households that came into existence during that gap period that are eligible for affordable housing, that are presently (as of 2015) in need of affordable housing, and that are not already counted in the traditional present need.

As the methodology and obligations from the Gap and Prospective Need had not been fully adjudicated at that time, various trial judges issued opinions on the appropriate methodology and 354 municipalities reportedly settled with Fair Share Housing Center wherein they negotiated the obligations for Round 3.

Municipal obligations were therefore broken down in Round Three Housing Element and Fair Share Plans as Present Need/Rehabilitation, Prior Round (1987-1999), and Third Round and Gap Period (1999-2015). Municipalities that received their Final Judgment of Compliance and Repose had immunity from builders’ remedy lawsuits through the end of the Third Round, June 30, 2025.

#### **FOURTH ROUND**

On March 18, 2024, the affordable housing legislation known jointly as Senate Bill S50 and Assembly Bill A4 passed both houses of the legislature. Governor Murphy signed the bill (P.L.2024, c.2) into law on March 20, 2024, establishing a new methodology for determining municipalities’ affordable housing obligations for the Fourth Round and beyond. The new legislation, which comprehensively amends the FHA, overhauled the process that municipalities undertake to establish and plan for their constitutionally mandated affordable housing obligation. Most notably, this legislation formally abolished COAH while transferring its functions to the New Jersey Department of Community Affairs (DCA) and Housing Mortgage and Finance Agency (HMFA). As a result, the legislation codified the method for calculating regional and municipal affordable housing needs and returned most of the process from the Courts to state administrative departments.

The amended FHA called on the DCA to issue a non-binding report on the new Present Need Obligation (commonly referred to as the rehab obligation) and the Prospective Need for Round 4 and subsequent rounds. The amended FHA required the DCA to base its analysis of the obligations for each municipality based upon the standards set forth in the amended FHA. Accordingly, on October 18, 2024, the DCA

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released a report outlining the Fourth Round (2025-2035) Fair Share methodology and its calculations of low- and moderate-income obligations for each of the State's municipalities. The amended FHA gave municipalities until January 31, 2025, to review the obligation reported by the DCA and perform their own analysis of their obligation based on the methodology in the legislation and previously established by the Courts. If any municipality wished to commit to an obligation different from the one reported by the DCA, the amended FHA required the municipality to adopt a resolution by January 31, 2025 committing to the number that it contended was the appropriate obligation. If a municipality wished to commit to the numbers that the DCA reported, the amended FHA required the municipality to adopt a resolution committing to the DCA numbers.

The amended FHA required any municipality that wished to participate in the new process that the Act created to file a declaratory relief action within 48 hours of adopting the resolution committing to the numbers the municipality deemed appropriate.

The amended FHA gave any interested party who wished to oppose the numbers to which any municipality committed to file an Answer by February 28, 2025, which included a particularized objection to the numbers to which the municipality committed.

The amended FHA gave "the program" until March 31, 2025 to try to resolve any disputes over the fair share numbers to which a municipality committed through an "Affordable Housing Dispute Resolution Program". The program is a new entity created by the amended FHA. It is staffed with seven current or retired judges and the judges have the authority to use adjudicators to assist in mediating disputes over the obligations of municipalities.

The amended FHA gives municipalities until June 30, 2025 to file a Housing Element and Fair Share Plan and related documents showing how the municipality will comply with its obligations. The Fourth Round Plans will follow the same general format as they have with certain updates to their requirements dealing with various types of housing and the bonus credit calculation system. Notably, HE/FSPs are required to be consistent with the State Development and Redevelopment Plan (SDRP), which has yet to be adopted. (A draft SDRP was released in late 2024). As part of the HE/FSP, municipalities shall include an assessment of the degree to which the municipality has met its fair share obligation from the prior rounds of affordable housing (i.e. First, Second, and Third Rounds).

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## **EAST AMWELL TOWNSHIP'S HISTORY OF AFFORDABLE HOUSING**

East Amwell Township has a long history of compliance with the NJ Council on Affordable Housing's (COAH) regulations.

In October 2005, East Amwell adopted its original Third Round Housing Element and Fair Share Plan (HEFSP), and in December 2005 petitioned COAH for Third Round Substantive Certification. The 2005 Plan identified compliance mechanisms and affordable housing techniques that would have fully satisfied East Amwell's Third Round (then 2004 to 2014) and Prior Round affordable housing obligations as found in COAH's regulations.

As a result of revised regulations, on December 10, 2008, East Amwell adopted a revised Third Round HEFSP based upon the 2008 Rules and re-petitioned COAH for substantive certification on December 31, 2008. On December 9, 2009, COAH granted East Amwell Third Round Substantive Certification.

In response to Mount Laurel IV in 2015, a Settlement Agreement was executed between the Township and the Fair Share Housing Center ("FSHC") on March 1, 2018. An order issued by the Honorable Thomas C. Miller, P.J.S.C. on April 19, 2018, deemed the Settlement Agreement fair and reasonable and that it adequately protects the interest of low- and moderate-income households.

On July 11, 2019, an amended Settlement Agreement between the Township and FSHC was executed. This amendment was necessitated by the elimination of a proposed expansion of a group home that no longer presented realistic opportunities for affordable housing, as well as the enlargement of the Township's accessory apartment program.

East Amwell Township received a Conditional Judgment of Compliance and Repose on January 27, 2021, and a Final Judgment of Compliance and Repose on October 25, 2022.

The Township continues to take steps to satisfy its affordable housing obligation. The Township established a binding resolution on January 6, 2025 (Resolution #2025-45) which maintained the DCA-generated obligation, to establish its Fourth Round housing obligation, and thus guaranteed protection from builders' remedy suits.

Further, on January 8, 2025, the Township filed a Complaint (Docket No. HNT-L-000011-25) seeking the entry of a declaratory judgment: (i) exercising jurisdiction over the compliance by the Township of East Amwell with its constitutional affordable housing obligations; and (ii) declaring, pursuant to N.J.S.A. 52:27D-304.1(f), that the affordable housing obligations set forth by East Amwell Township in the Resolution dated January 6, 2025 are established; and (iii) declaring that the Township of East Amwell is under the Court's voluntary compliance declaratory judgment jurisdiction and that the Township is immunized and protected against builder's remedy litigation and exclusionary zoning challenges; and (iv) declaring that the Township of East Amwell's Housing Element and Fair Share Plan, including its spending

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plan, satisfactorily addresses its affordable housing mandates and provides the Township with immunity and repose against builder's remedy litigation and exclusionary zoning challenges for a period of ten (10) years from the date of the Final Judgment; and (v) A Judgment of Compliance and Repose for a period of ten (10) years from its date of entry; and (vi) granting such additional relief as the Court deems equitable and just.

This Fourth Round HEFSP outlines mechanisms implemented to address the Township's affordable housing obligations, and has been prepared in accordance with the Fair Housing Act as most recently amended (P.L.2024, c.2).

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## PLANNING FOR AFFORDABLE HOUSING

Pursuant to both the FHA (N.J.S.A. 52:27D-310, *et seq.*) and the Municipal Land Use Law (MLUL) (N.J.S.A. 40:55D-28), municipalities in New Jersey are required to include a housing element in their master plans. The principal purpose of the housing element is to describe the specific, intended methods that a municipality plans to use in order to meet its low- and moderate-income housing needs. Further, the housing element is meant to demonstrate the existing zoning or planned zoning changes that will allow for the provision of adequate capacity to accommodate household and employment growth projections, to achieve the goal of access to affordable housing for present and future populations. The statutorily required contents of the housing element are:

- a. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate-income households and substandard housing capable of being rehabilitated;
- b. A projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
- c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
- d. An analysis of the existing and probable future employment characteristics of the municipality;
- e. A determination of the municipality's present and prospective fair share for low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low- and moderate-income housing, as established pursuant to section 3 of P.L.2024, c.2 (C.52:27D-304.1);
- f. A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing;
- g. An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c.273 (C.52:27D-329.20);
- h. For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, established pursuant to section 4 of P.L.2004, c.120 (C.13:20-4), an analysis of

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compliance of the housing element with the Highlands Regional Master Plan of lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands conforming municipalities. This analysis shall include consideration of the municipality's most recent Highlands Municipal Build Out Report, consideration of opportunities for redevelopment of existing developed lands into inclusionary or 100 percent affordable housing, or both, and opportunities for 100 percent affordable housing in both the Highlands Planning Area and Highlands Preservation Area that are consistent with the Highlands regional master plan; and

- i. An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.

**PART 1: HOUSING ELEMENT****DEMOGRAPHIC CHARACTERISTICS****Population**

Table 1 below depicts the population trends experienced in East Amwell, Hunterdon County, and the State of New Jersey in the 93-year period between 1930 and 2023. In 2023, there were 3,922 residents in East Amwell Township, which indicates an increase of 5 people (0.1%) from 2020. East Amwell Township has experienced steady growth over the past 93 years, with a growth of 2,712 residents during this time frame, reflecting a 224% increase in its population. Proportionally speaking, the Township's most significant period of growth occurred in the decade between 1970 and 1980 when the Township saw a 35% increase in its population. The County and State saw a similarly significant increase in population throughout the 1950s and 1960s. While population growth has been steady during this period in Hunterdon County and the State of New Jersey as a whole, the Township's overall growth was less than that of the County (272.7%), but greater than the State (129.2%). Between 2000 and 2020, the Township experienced a slight decrease in population, for a total of 538 residents during this time frame.

<b>Table 1: Population Trends, 1930-2023</b>									
<b>East Amwell Township, Hunterdon County, and New Jersey</b>									
<b>Year</b>	<b>East Amwell Township</b>			<b>Hunterdon County</b>			<b>New Jersey</b>		
	<b>Population</b>	<b>Change</b>		<b>Population</b>	<b>Change</b>		<b>Population</b>	<b>Change</b>	
		<b>Number</b>	<b>Percent</b>		<b>Number</b>	<b>Percent</b>		<b>Number</b>	<b>Percent</b>
<b>1930</b>	1,210	-	-	34,728	-	-	4,041,334	-	-
<b>1940</b>	1,218	8	0.7%	36,766	2,038	5.9%	4,160,165	118,831	2.9%
<b>1950</b>	1,525	307	25.2%	42,736	5,970	16.2%	4,835,329	675,164	16.2%
<b>1960</b>	1,981	456	29.9%	54,107	11,371	26.6%	6,066,782	1,231,453	25.5%
<b>1970</b>	2,568	587	29.6%	69,718	15,611	28.9%	7,171,112	1,104,330	18.2%
<b>1980</b>	3,468	900	35.0%	87,361	17,643	25.3%	7,365,011	193,899	2.7%
<b>1990</b>	4,332	864	24.9%	107,776	20,415	23.4%	7,730,188	365,177	5.0%
<b>2000</b>	4,455	123	2.8%	121,989	14,213	13.2%	8,414,350	684,162	8.9%
<b>2010</b>	4,013	-442	-9.9%	128,349	6,360	5.2%	8,791,894	377,544	4.5%
<b>2020</b>	3,917	-96	-2.4%	128,947	598	0.5%	9,288,994	497,100	5.7%
<b>2023</b>	3,922	5	0.1%	129,448	501	0.4%	9,261,699	-27,295	-0.3%
<b>Total Change</b>	-	<b>2,712</b>	<b>224.1%</b>	-	<b>94,720</b>	<b>272.7%</b>	-	<b>5,220,365</b>	<b>129.2%</b>

Source: U.S. Census Bureau, Decennial Census and 2023: ACS 5-Year Estimates Table S0101

**Population Composition by Age**

The median age of the residents in East Amwell Township in 2020 was 51.5 years, which shows a 10% increase from the 2010 median age of 46.8 years. Analysis of age group characteristics provides insight into the actual changes in population. This comparison is helpful in determining the impact these changes have on housing needs, community facilities and services for the municipality. As detailed in Table 2 below, the entire composition of East Amwell Township experienced notable shifts in the years between 2010 and 2020. The most significant shift occurred in the population aged 65 and over, which collectively saw a 420-person (73.9%) increase. Simultaneously, the Township experienced a significant decrease in its population aged 45 to 54 (-39.4%) and between the ages 5 to 14 (-38.8%). This data suggests that a larger portion of the Township's residents are transitioning into the senior citizen age range, which will require the Township to consider planning tools and approaches that encourage aging-in-place.

Population	2010		2020		Change (2010 to 2020)	
	Number	Percent	Number	Percent	Number	Percent
Under 5 years	124	3.1%	143	3.7%	19	15.3%
5 to 14	569	14.2%	348	8.9%	-221	-38.8%
15 to 24	450	11.2%	438	11.2%	-12	-2.7%
25 to 34	256	6.4%	376	9.6%	120	46.9%
35 to 44	476	11.9%	374	9.5%	-102	-21.4%
45 to 54	817	20.4%	495	12.6%	-322	-39.4%
55 to 64	753	18.8%	755	19.3%	2	0.3%
65 and over	568	14.2%	988	25.2%	420	73.9%
<b>Total population</b>	<b>4,013</b>	<b>100.00%</b>	<b>3,917</b>	<b>100.00%</b>	<b>-96</b>	<b>-2.4%</b>
<b>Median Age</b>	<b>46.8</b>	<b>-</b>	<b>51.5</b>	<b>-</b>	<b>4.7</b>	<b>10.0%</b>

Source: U.S. Census Bureau, Decennial Census, Tables DP1, P12 and P13

Hunterdon County experienced population fluctuation as well. The County also saw the greatest shift of roughly 52% in its population aged 65 and over, which was significant, but proportionally less than the increase experienced at the Township level. The County experienced rather significant decreases in its population aged 45 to 54 (-27.4%) as well as those aged 5 to 14 (-22.9) and those aged 35 to 44 (-22.6%), directly mirroring shifting age trends occurring in the Township. This data is displayed in Table 3 below.

<b>Table 3: Population by Age, 2010 to 2020</b>						
<b>Hunterdon County</b>						
<b>Population</b>	<b>2010</b>		<b>2020</b>		<b>Change (2000 to 2010)</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Under 5 years	6,023	4.7%	5455	4.2%	-568	-9.4%
5 to 14	18,084	14.1%	13951	10.8%	-4,133	-22.9%
15 to 24	15,022	11.7%	16,058	12.5%	1,036	6.9%
25 to 34	10,588	8.2%	12496	9.7%	1,908	18.0%
35 to 44	17,938	14.0%	13,878	10.8%	-4,060	-22.6%
45 to 54	25,862	20.1%	18779	14.6%	-7,083	-27.4%
55 to 64	18,488	14.4%	23,491	18.2%	5,003	27.1%
65 and over	16,344	12.7%	24,839	19.3%	8,495	52.0%
<b>Total population</b>	<b>128,349</b>	<b>100.0%</b>	<b>128,947</b>	<b>100.0%</b>	<b>598</b>	<b>0.5%</b>
<b>Median Age</b>	<b>43.5</b>	<b>-</b>	<b>46.8</b>	<b>-</b>	<b>3.3</b>	<b>7.6%</b>

Source: U.S. Census Bureau, Decennial Census, Tables DP1, P12 and P13

### Households

A household is defined as one or more persons, either related or not, living together in a housing unit. In 2020 there was a total of 1,548 households in East Amwell Township. Over 60% of the Township's households comprised two or less people. In fact, Two-person households were the most common household size at both the Township (40.6%) and County (34.8%) levels. Further, the next most common household size in both East Amwell and Hunterdon County are one-person households (19.6% and 23.1%, respectively). The average household size of the Township in 2020 was 2.22, which was lower than that of the County's average of 2.52.

<b>Table 4: Household Size of Occupied Housing Units, 2020</b>				
<b>East Amwell Township and Hunterdon County</b>				
	<b>East Amwell Township</b>		<b>Hunterdon County</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
1-person household	304	19.6%	11,311	23.1%
2-person household	629	40.6%	17,056	34.8%
3-person household	276	17.8%	8,368	17.1%
4-person household	210	13.6%	7,756	15.8%
5-person household	88	5.7%	2,989	6.1%
6-person household	25	1.6%	993	2.0%
7-or-more-person household	16	1.0%	505	1.0%
<b>Total Households</b>	1,548	100.0%	48,978	100.0%
<b>Average Household Size*</b>	<b>2.22</b>		<b>2.52</b>	

Source: US Census Bureau 2020, Tables H9 and B25010\*

According to the United States Census, family households are defined as two or more persons living in the same household, related by birth, marriage, or adoption. As shown in Table 5, most (66.5%) of all households in the Township in 2023 were categorized as family households. Households in East Amwell containing a married couple with children only accounted for 11.9% of all households in the township. Data for 2023 includes the sub-groups of non-traditional households, including “Other Family” and “Non-Family” households. “Other Family” households accounted for 12.8% of all households, broken down into 9.7% female householders with no spouse or partner present and 3.2% male householders with no spouse or partner present. “Non-Family” households are defined as those that consist of a householder living alone or sharing the home exclusively with people to whom he/she is not related. Non-family households comprised approximately 33.5% of all households in the Township.

<b>Table 5: Household Size and Type, 2023</b>		
<b>East Amwell Township</b>		
	<b>Total</b>	<b>Percent</b>
<b>Total Households</b>	<b>1,759</b>	<b>100.0%</b>
<b>Family Households</b>	<b>1170</b>	<b>66.5%</b>
Married couple family	944	53.7%
With children	209	11.9%
Without children	735	41.8%
Other Family	226	12.8%
Male householder, no spouse	56	3.2%
With children	27	1.5%
Without children	29	1.6%
Female householder, no spouse	170	9.7%
With children	58	3.3%
Without children	112	6.4%
<b>Nonfamily household</b>	<b>589</b>	<b>33.5%</b>
Male householder	267	15.2%
Living alone	239	13.6%
Not living alone	28	1.6%
With children	0	0.0%
Female householder	322	18.3%
Living alone	245	13.9%
Not living alone	77	4.4%
With children	0	0.0%

Source: 2023 ACS 5-Year B11005 and B11010

### Income

As measured in 2023, East Amwell Township had a slightly lower median household income compared to Hunterdon County, but significantly higher than that of the State of New Jersey. The median income in East Amwell Township was \$139,191, roughly \$262 lower than that of the County and nearly \$40,000 greater than that of the State. This trend is mirrored in the per capita income, where East Amwell Township was lower than that of both the County, but higher than the State. This data is outlined in Table 6 below.

<b>Table 6: Per Capita Household Income, 2023</b>		
<b>East Amwell Township, Hunterdon County, and New Jersey</b>		
	<b>Per Capita Income</b>	<b>Median Household Income</b>
East Amwell Township	\$70,245	\$139,191
Hunterdon County	\$71,070	\$139,453
New Jersey	\$52,583	\$101,050

Source: 2023 ACS 5-year Estimates, Tables S1901 and B19301

In 2023, more than 63% percent of all households in the Township earned an income of \$100,000 or more, as compared to roughly 73% of households in the County. The income range that accounted for the most Township and County households was the \$200,000 or more bracket, which comprised 28% and 35.2% of households, respectively. These trends make it clear to how both the Township and County have similar median household incomes.

<b>Table 7: Household Income, 2023</b>				
<b>East Amwell Township and Hunterdon County</b>				
	<b>East Amwell Township</b>		<b>Hunterdon County</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Less than \$10,000	17	1.0%	1,136	2.5%
\$10,000 to \$14,999	10	0.6%	477	1.1%
\$15,000 to \$24,999	30	1.7%	1,571	3.5%
\$25,000 to \$34,999	45	2.6%	1,443	3.2%
\$35,000 to \$49,999	124	7.0%	2,852	6.3%
\$50,000 to \$74,999	203	11.5%	5,355	11.9%
\$75,000 to \$99,999	208	11.8%	4,639	10.3%
\$100,000 to \$149,999	302	17.2%	9,473	21.1%
\$150,000 to \$199,999	328	18.6%	7,553	16.8%
\$200,000 or more	492	28.0%	15,823	35.2%
<b>Total Households</b>	<b>1,759</b>	<b>100.0%</b>	<b>44,943</b>	<b>100.0%</b>
<b>Median Household Income</b>	<b>\$139,191</b>		<b>\$139,453</b>	

Source: 2023 ACS 5-Year Estimates, Table B19001

**Poverty Status**

Of the 3,917 people in East Amwell Township for which poverty status was determined, 62 (1.6%) individuals lived in poverty in 2023; this was lower than the County’s poverty rate of 3.8%. Of East Amwell’s Township’s population that fell below the poverty level in 2023, 50% were between the ages of 18 to 64; lower than that of the County level (58.6%). East Amwell Township has a lower population of people living below poverty than Hunterdon County, proportionately speaking. This data is presented in Table 8 below.

<b>Table 8: Poverty Status, 2023</b>				
<b>East Amwell Township and Hunterdon County</b>				
	<b>East Amwell Township</b>		<b>Hunterdon County</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
<b>Total persons</b>	<b>3,917</b>	<b>100.0%</b>	<b>127,179</b>	<b>100.0%</b>
Total persons below poverty level	62	1.6%	8,894	3.8%
Under 18	11	0.3%	780	0.6%
18 to 64	31	0.8%	2,867	2.3%
65 and over	20	0.5%	1,247	1.0%

Source: 2023 American Community Survey 5-Year Estimate, Table S1701

**Household Costs**

Tables 9 and 10 below show the expenditures for housing as a percentage of household income for those who own and rent in East Amwell Township and Hunterdon County. In 2023, most Township residents lived in homes they owned, which was the same at the County level as well. General affordability standards set a limit of 30% of gross income to be allocated for owner-occupied housing costs and 28% of gross income to be allocated for renter-occupied housing costs. Approximately 22.6% of Township residents who owned the units they occupied spent 30% or more of their household income on housing, as compared to roughly 35.9% of Township residents who rented the units they occupied. These figures were on par with those of the County.

<b>Table 9: Selected Monthly Owner Costs as a Percentage of Household Income, 2023 East Amwell Township and Hunterdon County</b>				
	<b>East Amwell Township</b>		<b>Hunterdon County</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
<b>Total Owner-Occupied Housing Units</b>	<b>1,500</b>	<b>100.0%</b>	<b>42,667</b>	<b>100.0%</b>
Less than 20.0%	809	53.9%	21,690	50.8%
20.0 to 24.9%	254	16.9%	6,396	15.0%
25.0 to 29.9%	98	6.5%	3,902	9.1%
30.0 to 34.9%	59	3.9%	2,583	6.1%
35.0% or more	280	18.7%	7,750	18.2%
Not computed	0	0.0%	346	0.8%

Source: 2023 American Community 5-Year Estimates, Table DP04

<b>Table 10: Gross Rent as a Percentage of Household Income, 2023 East Amwell Township and Hunterdon County</b>				
	<b>East Amwell Township</b>		<b>Hunterdon County</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
<b>Total Renter-Occupied Housing Units</b>	<b>259</b>	<b>100.00%</b>	<b>7,652</b>	<b>100.00%</b>
Less than 10%	0	0.0%	223	2.9%
10.0 to 14.9%	33	12.7%	731	9.6%
15.0 to 19.9%	27	10.4%	939	12.3%
20.0 to 24.9%	0	0.0%	887	11.6%
25.0 to 29.9%	64	24.7%	1,008	13.2%
30.0 to 34.9%	12	4.6%	371	4.8%
35.0 to 39.9%	0	0.0%	305	4.0%
40.0 to 49.9%	29	11.2%	596	7.8%
50% or more	52	20.1%	1,859	24.3%
Not computed	42	16.2%	733	9.6%

Source: 2023 American Community 5-Year Estimates, Table B25070

**EXISTING HOUSING CONDITIONS**

**Housing Unit Data**

East Amwell Township’s housing stock is largely comprised of structures built prior to the year 1990. In 2023, East Amwell Township had a total of 1,759 occupied housing units, roughly 83.9% of which were owner-occupied and 14.5% of which were renter-occupied. The Township experienced housing booms from 1960 through 1980, during which approximately 54% of the Township’s housing structures were constructed. According to 2023 American Community Survey Estimates, the Township has seen very few housing structures built between 2000 to 2020 or later. The median year of construction for the housing stock in East Amwell Township is 1971. This data is outlined in Tables 11 and 12 below.

<b>Table 11: Housing Data, 2023</b>			
<b>East Amwell Township</b>			
	<b>Number</b>	<b>% of Total Housing Units</b>	<b>% of Occupied Housing Units</b>
<b>Total Housing Units</b>	<b>1,788</b>	<b>100.00%</b>	-
Occupied Housing Units	1,759	98.4%	100.00%
Owner Occupied	1,500	83.9%	85.3%
Renter Occupied	259	14.5%	14.7%
Vacant Housing Units	29	1.6%	-

Source: 2023 American Community Survey 5-Year Estimates, Table DP04

<b>Table 12: Year Structure Built, 2023</b>		
<b>East Amwell Township</b>		
	<b>Number</b>	<b>Percent</b>
<b>Total Housing Units</b>	<b>1,788</b>	<b>100.00%</b>
Built 1939 or earlier	440	24.6%
Built 1940 to 1949	56	3.1%
Built 1950 to 1959	135	7.6%
Built 1960 to 1969	211	11.8%
Built 1970 to 1979	377	21.1%
Built 1980 to 1989	380	21.3%
Built 1990 to 1999	119	6.7%
Built 2000 to 2009	36	2.0%
Built 2010 to 2019	34	1.9%
Built 2020 or later	0	0.0%
<b>Median Year Structure Built</b>	<b>1971</b>	

Source: 2023 American Community Survey 5-Year Estimates, Tables B25034 and B25035

According to the 2023 American Community Survey, East Amwell Township has a high occupancy rate, with very few of their housing units vacant. Of East Amwell Township's 1,788 housing units, 1,759 (98.4%) were occupied and only 29 (1.6%) were vacant. The Township's vacant housing is only comprised of "Other Vacant" units (i.e., not for rent or sale, sold, for seasonal, recreational, or occasional use, or for migrant workers). This data is represented in Table 13 below.

	<b>Total</b>	<b>% of Total Housing Units</b>	<b>% of Vacant Housing Units</b>
Total Housing Units	1,788	100.00%	-
Occupied	1,759	98.4%	-
Vacant Housing Units	29	1.6%	100.0%
For Rent/Rented Not Occupied	0	0.0%	0.0%
For Sale Only	0	0.0%	0.0%
Sold, not occupied	0	0.0%	0.0%
For Seasonal, Recreational or Occasional Use	0	0.0%	0.0%
For migrant workers	0	0.0%	0.0%
Other Vacant	29	1.6%	100%

Source: ACS 5-Year DP04 and B25004

### Housing Type and Size

In 2023, single-family detached housing made up most of the Township's housing stock at 92.9%. Single-family attached homes were the next most common housing type, representing 2.9% of the Township's housing stock. The median number of rooms within housing structures in the Township was 7.1, with nearly 83% of housing units having a minimum of 6 rooms and less than 4% of housing units having 2 or fewer rooms.

<b>Table 14: Housing Type and Size, 2023</b>		
<b>East Amwell Township</b>		
<b>Units in Structure</b>	<b>Total</b>	<b>Percent</b>
1, detached	1,661	92.9%
1, attached	52	2.9%
2	29	1.6%
3 or 4	0	0.0%
5 to 9	0	0.0%
10 to 19	46	2.6%
20 or more	0	0.0%
Mobile home	0	0.0%
Boat, RV, van, etc.	0	0.0%
<b>Total Housing Units</b>	<b>1,788</b>	<b>100%</b>
<b>Rooms</b>	<b>Total</b>	<b>Percent</b>
1 room	24	1.3%
2 rooms	42	2.3%
3 rooms	29	1.6%
4 rooms	74	4.1%
5 rooms	140	7.8%
6 rooms	463	25.9%
7 rooms	213	11.9%
8 rooms	362	20.2%
9 or more rooms	441	24.7%
<b>Total Housing Units</b>	<b>1,788</b>	<b>100%</b>
<b>Median number of rooms</b>	7.1	

Source: 2023 ACS 5-Year Estimates, Tables DP04 and B25024

### Housing Growth and Projections

In terms of residential growth, the issuance of building permits serves as one of the indicators that help to determine housing needs in a given municipality. Table 15 below illustrates the number of building permits that were issued over the 10-year period between January 2014 through November 2024, when the Township issued building permits authorizing the development of 26 housing units. Within this time frame, the busiest year for building permits occurred in 2015, with roughly 54% of all building permits since 2014 having been issued in that year. The permits issued during the 10-year time frame were for almost evenly split between one- and two family homes (14 permits) and multi-family homes (12 permits). No permits were issued for mixed-use developments. The 10-year permit project estimates the same amount of housing development, signaling a steady increase in the housing inventory.

Further, throughout the same 10-year period, East Amwell Township issued permits authorizing the demolition of only 9 units, which averages approximately 0.8 unit per year. The average demolition rate

would seem to have little impact on the housing inventory, and the 10-year demolition projection (2025-2035) estimates a similar trajectory for the future. This data is outlined in Table 15 & 16 below.

<b>Table 15: Housing Units Authorized by Building Permits, 2014-2024</b>				
<b>East Amwell Township</b>				
<b>Year</b>	<b>1 &amp; 2 Family</b>	<b>Multi Family</b>	<b>Mixed-Use</b>	<b>Total</b>
2014	0	0	0	0
2015	2	12	0	14
2016	3	0	0	3
2017	1	0	0	1
2018	3	0	0	3
2019	3	0	0	3
2020	0	0	0	0
2021	0	0	0	0
2022	0	0	0	0
2023	1	0	0	1
2024*	1	0	0	1
<b>Total 2014-2024</b>	<b>14</b>	<b>12</b>	<b>0</b>	<b>26</b>
<b>10-Year Average</b>				<b>2.4</b>
<b>10-Year Permit Projection (2025-2035)</b>				<b>26</b>

Source: State of New Jersey Department of Community Affairs Building Permits: Yearly Summary Data

\*Note: 2024 Data includes January-November

<b>Table 16: Housing Units Demolished by Building Permits, 2014-2024</b>				
<b>East Amwell Township</b>				
<b>Year</b>	<b>1 &amp; 2 Family</b>	<b>Multi Family</b>	<b>Mixed-Use</b>	<b>Total</b>
2014	0	0	0	0
2015	2	0	0	2
2016	0	0	0	0
2017	1	0	0	1
2018	4	0	1	5
2019	1	0	0	1
2020	0	0	0	0
2021	0	0	0	0
2022	0	0	0	0
2023	0	0	0	0
2024*	0	0	0	0
<b>Total 2014-2024</b>	<b>8</b>	<b>0</b>	<b>1</b>	<b>9</b>
<b>10-Year Average</b>				<b>0.8</b>
<b>10-Year Demolition Projection (2025-2035)</b>				<b>9</b>

Source: State of New Jersey Department of Community Affairs Building Permits: Yearly Summary Data

\*Note: 2024 Data includes January-November

**Housing Values and Contract Rents**

According to the 2023 American Community Survey, 90.3% of the owner-occupied housing stock in East Amwell Township was valued at over \$300,000, nearly mirroring the County, which stands at 85% of the owner-occupied housing stock valued at over \$300,000. Further, the Township’s median home value (\$499,400) is almost equal to that of the County (\$498,800), valued greater by an estimated \$600. This data is outlined in Table 17 below.

<b>Table 17: Value for Owner-Occupied Housing Units, 2023 East Amwell Township and Hunterdon County</b>				
	<b>East Amwell Township</b>		<b>Hunterdon County</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
<b>Total</b>	<b>1,500</b>	<b>100.0%</b>	<b>42,670</b>	<b>100.0%</b>
Less than \$50,000	0	0.0%	517	1.2%
\$50,000 to \$99,999	26	1.7%	185	0.4%
\$100,000 to \$149,999	0	0.0%	206	0.5%
\$150,000 to \$199,999	0	0.0%	1,218	2.9%
\$200,000 to \$299,999	119	7.9%	4,276	10.0%
\$300,000 to \$499,999	607	40.5%	15,031	35.2%
\$500,000 to \$999,999	676	45.1%	19,265	45.1%
\$1,00,000 and greater	72	4.8%	1,972	4.6%
<b>Median Value</b>	<b>\$499,400</b>		<b>\$498,800</b>	

*Source: 2023 American Community Survey 5-Year Estimates, Tables B25075 and B25077*

As shown in Table 18 below, it is estimated that 835 (55.7%) of owner-occupied units in the Township were financed by a primary mortgage, contract to purchase, or similar debt. Of those units, 82.5% did not have any additional lines of credit associated with the unit, while 14.1% were associated with a home equity loan, 1% were associated with a second mortgage, and none were associated with both a second mortgage and a home equity loan. Proportionally there were slightly more owner-occupied housing units with a mortgage at the County level; more specifically, 65.9% of such units had a primary mortgage. Of those units in the County tied to a primary mortgage, 83.3% did not have any additional lines of credit associated with the unit, while 11.6% were associated with a home equity loan, 1% were associated with a second mortgage, and 0.3% were associated with both a second mortgage and a home equity loan.

<b>Table 18: Mortgage Status, 2023</b>						
<b>East Amwell Township and Hunterdon County</b>						
	<b>East Amwell Township</b>			<b>Hunterdon County</b>		
	<b>Number</b>	<b>% of Total Units</b>	<b>% of Units with Mortgage</b>	<b>Number</b>	<b>% of Total Units</b>	<b>% of Units with Mortgage</b>
Total Owner-Occupied Units	1,500	100.00%	-	42,670	100.00%	-
Owner-Occupied Housing Units with a Mortgage	835	55.7%	100.00%	28,140	65.9%	100.00%
With either a second mortgage or home equity loan	126	8.4%	15.1%	3,644	8.5%	12.9%
Second mortgage only	8	0.5%	1.0%	281	0.7%	1.0%
Home equity loan only	118	7.9%	14.1%	3,277	7.7%	11.6%
Both second mortgage and home equity loan	0	0.0%	0.0%	86	0.2%	0.3%
No second mortgage and no home equity loan	689	45.9%	82.5%	23,451	55.0%	83.3%
Owner-Occupied Housing units without a mortgage	665	44.3%	-	14,530	34.1%	-

Source: 2023 American Community Survey 5-Year Estimates, Table B25081

As shown in Table 19 below, the median contract rent in East Amwell Township in 2023 was \$1,955, which was roughly \$450 higher than the County median rent of \$1,498. Within the Township, the highest percentage of renters paid between \$1,500 to \$1,999 for monthly rent (40.9%), followed by \$2,000 to 2,499 (18.9%). Overall, 38.2% of renters in the Township paid more than \$2,000 for monthly rent in 2023. At the County level, 72% of renters paid less than \$2,000 for monthly rent. This data suggests that rent in the Township is less affordable than it is throughout the County as a whole.

<b>Table 19: Contract Rent, 2023</b>				
<b>East Amwell Township and Hunterdon County</b>				
	<b>East Amwell Township</b>		<b>Hunterdon County</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
<b>Total Renter-Occupied Units</b>	<b>259</b>	<b>100.0%</b>	<b>7,652</b>	<b>100.0%</b>
Less than \$500	0	0.0%	443	5.8%
\$500 to \$999	0	0.0%	533	7.0%
\$1,000 to \$1,499	12	4.6%	2,539	33.2%
\$1,500 to \$1,999	106	40.9%	1,991	26.0%
\$2,000 to \$2,499	49	18.9%	746	9.7%
\$2,500 to \$2,999	33	12.7%	472	6.2%
\$3,000 or More	17	6.6%	278	3.6%
No Rent Paid	42	16.2%	650	8.5%
<b>Median Contract Rent</b>	<b>\$1,955</b>		<b>\$1,498</b>	

Source: 2023 American Community Survey 5-Year Estimates, Table B25056 and B25058

**Housing Conditions**

Table 20 below details the conditions of the Township’s housing stock in 2023. Overcrowding and age, plumbing, and kitchen facilities are used to determine housing deficiency. In 2023, nearly half of homes

within the Township relied on fuel oil, kerosene, or a similar method for heating, followed by electricity (18.4%) and bottled, tank, or LP gas (16.1%). Overcrowding does not seem to be an issue in East Amwell Township, as all occupied housing units have 1 occupant or less per room. Throughout the Township, there were no occupied housing units that lacked complete plumbing or kitchen facilities, but 10 homes that did not have telephone service (0.6%).

<b>Table 20: Housing Conditions, 2023 East Amwell Township</b>		
	<b>Number</b>	<b>Percent</b>
<b>House Heating Fuel-Occupied Housing Units</b>		
Total	1,759	100.0%
Utility gas	215	12.2%
Bottled, tank, or LP gas	283	16.1%
Electricity	323	18.4%
Fuel oil, kerosene, etc.	864	49.1%
Coal or coke	0	0.0%
Wood	59	3.4%
Solar energy	0	0.0%
Other fuel	15	0.9%
No fuel used	0	0.0%
<b>Occupants per Room – Occupied Housing Units</b>		
Total	1,759	100.0%
1.00 or Less	1,759	100.0%
1.01 to 1.50	0	0.0%
1.51 or More	0	0.0%
<b>Facilities – Total Units</b>		
Total	1,788	100.0%
Lacking complete plumbing facilities	0	0.0%
Lacking complete kitchen facilities	0	0.0%
<b>Telephone Service – Occupied Housing Units</b>		
Total	1,759	100.0%
No Service	10	0.6%

Sources: 2023 ACS 5-Year Estimates, Tables DP04, B25047, B25051

**EMPLOYMENT DATA**

Tables 21, 22, and 23 below detail the changes in employment between the years 2010 and 2023 in East Amwell Township, Hunterdon County, and New Jersey, respectively. Throughout this thirteen-year period, the Township saw an overall -3.9% decrease in its unemployment rate; although the Township experienced a 4.6% spike in unemployment between 2019 and 2020 due to the COVID-19 pandemic, it has rebounded to a considerably lower unemployment rate in recent years. This overall trend is mirrored at both the County and State level as well, with a similar spike in 2020 and a slow climb down to 2023. In 2023, the Township's unemployment rate was 2.9%, which was 0.6% lower than the County (3.5%) and 1.5% lower than the State (4.4%).

<b>Table 21: Employment and Residential Labor Force, 2010 to 2023 East Amwell Township</b>				
<b>Year</b>	<b>Labor Force</b>	<b>Employment</b>	<b>Unemployment</b>	<b>Unemployment Rate</b>
2010	2,508	2,336	172	6.8%
2011	2,408	2,221	187	7.8%
2012	2,276	2,133	143	6.3%
2013	2,248	2,117	131	5.8%
2014	2,215	2,113	102	4.6%
2015	2,193	2,104	89	4.1%
2016	2,174	2,103	71	3.3%
2017	2,222	2,154	68	3.1%
2018	2,217	2,151	66	3.0%
2019	2,244	2,195	49	2.2%
2020	2,183	2,034	149	6.8%
2021	2,196	2,093	103	4.7%
2022	2,259	2,191	68	3.0%
2023	2,287	2,221	66	2.9%

Source: NJ Dept. of Labor & Workforce Development Labor Force Estimates

<b>Table 22: Employment and Residential Labor Force, 2010 to 2023</b>				
<b>Hunterdon County</b>				
<b>Year</b>	<b>Labor Force</b>	<b>Employment</b>	<b>Unemployment</b>	<b>Unemployment Rate</b>
2010	68,418	63,286	5,132	7.5%
2011	67,787	63,101	4,686	6.9%
2012	67,461	62,823	4,638	6.9%
2013	66,376	62,422	3,954	6.0%
2014	65,549	62,372	3,177	4.8%
2015	65,057	62,333	2,724	4.2%
2016	64,625	62,214	2,411	3.7%
2017	65,920	63,643	2,277	3.5%
2018	66,218	64,161	2,057	3.1%
2019	67,454	65,659	1,795	2.7%
2020	65,809	61,260	4,549	6.9%
2021	66,288	63,053	3,235	4.9%
2022	68,058	65,989	2,069	3.0%
2023	69,322	66,902	2,420	3.5%

Source: NJ Dept. of Labor & Workforce Development Labor Force Estimates

<b>Table 23: Employment and Residential Labor Force, 2010 to 2023</b>				
<b>New Jersey</b>				
<b>Year</b>	<b>Labor Force</b>	<b>Employment</b>	<b>Unemployment</b>	<b>Unemployment Rate</b>
2010	4,559,800	4,119,000	440,800	9.7%
2011	4,561,800	4,134,700	427,100	9.4%
2012	4,576,300	4,147,200	429,100	9.4%
2013	4,528,000	4,147,700	380,400	8.4%
2014	4,493,900	4,191,300	302,600	6.7%
2015	4,494,600	4,237,900	256,700	5.7%
2016	4,492,800	4,271,200	221,600	4.9%
2017	4,615,000	4,406,200	208,800	4.5%
2018	4,604,800	4,420,700	184,100	4.0%
2019	4,686,300	4,524,300	162,000	3.5%
2020	4,650,300	4,212,400	437,900	9.4%
2021	4,666,100	4,357,200	308,900	6.6%
2022	4,739,800	4,564,100	175,700	3.7%
2023	4,829,671	4,615,722	213,949	4.4%

Source: NJ Dept. of Labor & Workforce Development Labor Force Estimates

**Employment Status**

It is estimated that over 70 percent of East Amwell Township’s population over the age of 16 was in the labor force in 2023, which was higher than the County’s rate of 65.2%. Of the Township’s labor force, 99.9% of workers were civilians and a vast majority (96.2%) were employed. At the County level, 100% of workers were civilians and 97.4% of the labor force was employed, indicating that the Township and County exhibited similar trends. This data is shown in Table 24 below.

<b>Table 24: Employment, 2023</b>						
<b>East Amwell Township and Hunterdon County</b>						
	<b>East Amwell Township</b>			<b>Hunterdon County</b>		
	<b>Number</b>	<b>% of 16+ Population</b>	<b>% of Labor Force</b>	<b>Number</b>	<b>% of 16+ Population</b>	<b>% of Labor Force</b>
Population 16 years and over	3,533	100.0%	-	108,575	100.0%	-
In labor force	2,508	71.0%	100.0%	70,842	65.2%	100.0%
Civilian Labor Force	2,508	71.0%	100.0%	70,824	65.2%	100.0%
Employed	2,444	69.2%	97.4%	67,580	62.2%	95.4%
Unemployed	64	1.8%	2.6%	3,244	3.0%	4.6%
Armed Forces	0	0.0%	0.0%	18	0.0%	0.0%
Not in labor force	1,025	29.0%	-	37,733	34.8%	-

Source: 2023 American Community Survey 5-Year Estimates, Table DP03

**Class of Worker and Occupation**

According to the 2018-2023 American Community Survey Estimates, the majority of workers (84.2%) living in East Amwell Township were a part of the private wage and salary worker group. This group includes people who work for wages, salary, commission, and tips for a private for-profit employer or a private not-for-profit, tax-exempt or charitable organization. The next largest category was local government workers (7.2%), followed by those who self-employed or an unpaid family worker (4.5%). This data is outlined in Table 25 below.

<b>Table 25: Class of Worker, 2020</b>		
<b>East Amwell Township</b>		
	<b>Number</b>	<b>Percent</b>
Total Civilian Employed Workers (Age 16+)	2,444	100.0%
Private Wage and Salary Worker	2,057	84.2%
Local Government Worker	175	7.2%
State Government Worker	90	3.7%
Federal Government Worker	13	0.5%
Self-Employed Worker or Unpaid Family Worker	109	4.5%

Source: 2023 American Community Survey 5-Year Estimates, Table S2408

The occupational breakdown shown in Table 26 below includes only private wage and salary workers. Township residents who worked within the private wage field were concentrated heavily in Management, Business, Science, and Arts occupations as well as Sales and Office occupations. Collectively, the two fields accounted for just over three-quarters of the entire resident workforce over the age of 16.

<b>Table 26: Resident Employment by Occupation, 2023 East Amwell Township</b>		
	<b>Number</b>	<b>Percent</b>
Employed Civilian population 16 years and over	2,444	100.0%
Management, business, science and arts occupations	1,567	64.1%
Service occupations	217	8.9%
Sales and office occupations	334	13.7%
Natural resources, construction and maintenance occupations	153	6.3%
Production Transportation and material moving occupations	173	7.1%

Source: 2023 American Community Survey 5-Year Estimates, Table DP03

As portrayed in Table 27, the industry that employed the greatest number of East Amwell Township residents in 2023 was the Professional, scientific, and management, and administrative and waste management services sector, which accounted for 24.1% of the Township’s resident workforce. The second most common industry during this time was the Educational services, and health care and social assistance sector, which accounted for 21.6% of jobs occupied by Township residents.

<b>Table 27: Employment by Industry, 2023 East Amwell Township</b>		
<b>Industry</b>	<b>Number</b>	<b>Percent</b>
Employed Civilian Population 16 Years and Over	2,444	100.00%
Agriculture, forestry, fishing and hunting, mining	49	2.0%
Construction	198	8.1%
Manufacturing	319	13.1%
Wholesale Trade	111	4.5%
Retail Trade	190	7.8%
Transportation and Warehousing, and Utilities	54	2.2%
Information	69	2.8%
Finance and insurance, and real estate and rental and leasing	103	4.2%
Professional, scientific, and management, and administrative and waste management services	589	24.1%
Educational services, and health care and social assistance	529	21.6%
Arts, entertainment, and recreation, and accommodation and food services	44	1.8%
Other Services, except public administration	137	5.6%
Public administration	52	2.1%

Source: 2023 American Community Survey 5-Year Estimates, Table DP03

**Commuting to Work**

In 2023, it is estimated that 61% of the employed population that did not work from home commuted 30 minutes or longer to their place of work. A vast majority (72.4%) of the Township’s working population drove alone as their primary means of travel to work. Roughly 6% of workers carpooled, and the remaining commuters utilized public transportation, a taxicab, motorcycle, bike, walking, or other means of transportation to commute to work. After the COVID-19 pandemic, working from home became much more popular. This is reflected in the Township’s estimated 18.2% of workers who worked at home in 2023. This data is outlined in Tables 28 and 29 below.

<b>Table 28: Travel Time to Work, 2023 East Amwell Township</b>		
	<b>Number</b>	<b>Percent</b>
Workers who did not work at home	1,954	100.0%
Less than 5 minutes	17	0.9%
5 to 9 minutes	139	7.1%
10 to 14 minutes	119	6.1%
15 to 19 minutes	229	11.7%
20 to 24 minutes	162	8.3%
25 to 29 minutes	97	5.0%
30 to 34 minutes	407	20.8%
35 to 39 minutes	179	9.2%
40 to 44 minutes	57	2.9%
45 to 59 minutes	271	13.9%
60 to 89 minutes	212	10.8%
90 or more minutes	65	3.3%
<b>Mean Travel Time to Work (minutes)</b>	<b>33.8</b>	

Source: 2023 American Community Survey 5-Year Estimates, Table B08303 and DP03

<b>Table 29: Means of Travel to Work, 2023 East Amwell Township</b>		
	<b>Number</b>	<b>Percent</b>
Workers 16 years and over	2,389	100.0%
Car, truck, van - Drove Alone	1,729	72.4%
Car, truck, van - Carpooled	146	6.1%
Public Transportation	16	0.7%
Walked	40	1.7%
Taxicab, Motorcycle, Bike, or Other	23	1.0%
Worked at home	435	18.2%

Source: 2023 American Community Survey 5-Year Estimates, Table DP03

**Covered Employment**

There is currently very limited information available on actual job opportunities within municipalities. The Department of Labor and Workforce Development collects information on covered employment, which is employment and wage data for private employees covered by unemployment insurance. The following table provides a snapshot of private employers located within East Amwell Township. The first table reflects the number of jobs covered by private employment insurance from 2013 through 2023.

According to data from the New Jersey Department of Labor and Workforce Development, the highest number of jobs covered in East Amwell Township in this 10-year span was in 2019 when 1,228 jobs were covered by unemployment insurance. Private employment has remained fluctuated in East Amwell Township since 2012, with its largest losses occurring between 2021 and 2022 (-20.4%) and between 2016

and 2017 (-13.3%). East Amwell Township experienced a gain of 37 jobs covered in 2023, representing an increase of 3.9% from 2022.

<b>Table 30: Private Wage Covered Employment 2013 - 2023</b>			
<b>East Amwell Township</b>			
<b>Year</b>	<b>Number of Jobs</b>	<b># Change</b>	<b>% Change</b>
2013	1,166	-	-
2014	1,207	41	3.5%
2015	1,185	-22	-1.8%
2016	1,183	-2	-0.2%
2017	1,026	-157	-13.3%
2018	1,098	72	7.0%
2019	1,228	130	11.8%
2020	1,131	-97	-7.9%
2021	1,199	68	6.0%
2022	955	-244	-20.4%
2023	992	37	3.9%

Source: NJ Dept. of Labor & Workforce Development Labor Force Estimates

### In-Township Establishments and Employees by Industry: 2022

Table 31 below depicts the average annual number of establishments and employees by industry sector that exist within the Township, as reported in the Quarterly Census of Employment and Wages (QCEW) published by the New Jersey Department of Labor and Workforce Development (NJDLWD). The QCEW provides a quarterly accounting of employment, establishments, and wages throughout the State of New Jersey, and accounts for over 95% of available jobs in the state. The annual municipal reports group data according to the North American Industry Classification System (NAICS). The QCEW considers an establishment to be a single economic unit, which is located at one physical location and engaged in one type of economic activity. The NJDLWD specifies that establishments differ from firms or companies in the sense that the latter can have multiple establishments.

In 2023, the Township had an annual average of 147 establishments employing an average of 992 persons in the private sector. The local government sector had an annual average of 2 establishments employing an average of 98 people. The Construction sector was the Township's predominant private sector in establishments, with 22 establishments and 117 persons employed. The Arts/Entertainment sector was the Township's predominant private sector in those employed, with 8 establishments and 136 persons employed.

<b>Table 31: Average Number of Establishments and Employees by Industry, 2023</b>			
<b>East Amwell Township</b>			
<b>Industry ID and Description</b>		<b>2023 Average</b>	
		<b>Units</b>	<b>Employment</b>
11	Agriculture	-	-
23	Construction	22	117
31	Manufacturing	-	-
42	Wholesale Trade	9	24
44	Retail Trade	12	121
48	Transp/Warehousing	5	10
	Information	-	-
52	Finance/Insurance	5	8
53	Real Estate	-	-
54	Professional/Technical	14	110
56	Admin/Waste Remediation	17	81
61	Education	-	-
62	Health/Social	8	50
71	Arts/Entertainment	8	136
72	Accommodations/Food	10	59
81	Other Services	14	95
	Unclassifieds	5	8
	<b>Private Sector Totals</b>	<b>147</b>	<b>992</b>
	<b>Local Government Totals</b>	<b>2</b>	<b>98</b>

Source: NJ Dept. of Labor & Workforce Development Labor Force, Quarterly Census of Employment and Wages (QCEW), Municipal Report by Sector (NAICS Based), 2022  
Data has been suppressed (-) for industries with few units or where one employer is a significant percentage of employment or wages of the industry.

**Probable Future Employment Opportunities**

The North Jersey Transportation Planning Authority (NJTPA) completes regional forecasts for the New York/New Jersey metropolitan area every four years for population, households, and employment. The most recent report was released in 2021, documenting projections between 2015 and 2050. The 2021 report predicts that the Township’s population (0.3%), households (0.5%), and employment (0.5%) will see steady annualized growth through 2050. It is estimated that the population will see an overall 11.6% increase, while households will increase by 18.1% and employment will increase by 18.5%.

<b>Table 32: Population and Employment Projections, 2015 to 2050</b>					
<b>East Amwell Township</b>					
<b>Category</b>	<b>2015</b>	<b>2050 (Projected)</b>	<b>Annualized</b>	<b>Overall Projected Change</b>	
			<b>Percent Change</b>	<b>Number</b>	<b>Percent</b>
Population	3,941	4,397	0.30%	456	11.6%
Households	1,529	1,805	0.50%	276	18.1%
Employment	1,112	1,318	0.50%	206	18.5%

Source: NJTPA Municipal Forecasts, dated 9/13/2021

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## **PART 2: FAIR SHARE PLAN**

### **INTRODUCTION**

The following Fair Share Plan ("Plan") details East Amwell's Prior Round (1987-1999), Third Round (1999-2025), and Fourth Round (2025-2035) Prospective Need obligations, as well as the Township's Fourth Round Present Need. This Plan proposes mechanisms by which the Township can realistically provide opportunities for affordable housing for those moderate-, low-, and very low- income households.

### **CURRENT STANDARDS**

The amended Fair Housing Act includes a number of changes associated with the application of various categories of credits. The below walks through the current standards applicable to the Township's Fourth Round obligation.

#### **Age-Restricted Housing**

A municipality may not satisfy more than 30% of the affordable units, exclusive of bonus credits, to address its prospective need affordable housing need through the creation of age-restricted housing.

#### **Transitional Housing**

Transitional housing units, which will be affordable for persons of low- and moderate-income, were not previously categorized by the Fair Housing Act as a standalone housing type. The amended legislation includes such transitional housing units as a new category which may be included in the HEFSP and credited towards the fulfillment of a municipality's fair share obligations. This is limited to a maximum of 10% of the municipality's obligations.

#### **Veterans Housing**

Up to 50% of the affordable units in any particular project may be prioritized for low- and moderate-income veterans.

#### **Families with Children**

A minimum of 50% of a municipality's actual affordable housing units, exclusive of bonus credits, must be made available to families with children.

#### **Rental Units**

A minimum of 25% of a municipality's actual affordable housing units, exclusive of bonus credits, shall be satisfied through rental units. At least half of that number shall be available to families with children.

#### **Very-Low Income Requirement**

At least 13% of the housing units made available for occupancy by low-income and moderate-income houses shall be reserved for low-income households earning 30% or less of the median income pursuant to the Fair Share Housing Act, N.J.S.A. 52:27D-301, et seq. Half of the very low-income units will be made available to families with children.

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### Low/Moderate Income Split

At least 50% of the units addressing the Township's obligation shall be affordable to very-low income and low-income households, and the remaining may be affordable to moderate-income households.

### Affordability Controls

Newly created rental units shall remain affordable to low-and moderate-income households for a period of not less than 40 years, 30 years for for-sale units, and 30 years for housing units for which affordability controls are extended for a new term of affordability, provided that the minimum extension term may be limited to no less than 20 years as long as the original and extended terms, in combination, total at least 60 years.

### Affirmative Marketing

The affordable units shall be affirmatively marketed in accordance with UHAC and applicable law, to include the community and regional organizations identified in the agreement as well as the posting of all affordable units on the New Jersey Housing Resource Center website in accordance with applicable law.

### Uniform Housing Affordability Controls (UHAC)

All affordable units created through the provisions of this Plan shall be developed in conformance with the Uniform Housing Affordability Controls (UHAC) pursuant to N.J.A.C. 5:80-26.1 et seq. as amended.

### Unit Adaptability

All new construction units shall be adaptable in conformance with P.L.2005, c.250/N.J.S.A. 52:27D-311a and -311b and all other applicable laws.

### Inclusionary Development Requirements

Pursuant to UHAC N.J.A.C. 5:80-26.5(b), in inclusionary developments, the affordable units shall be integrated with the market-rate units. The affordable units shall not be concentrated in less desirable locations, nor shall the affordable units be physically clustered so as to segregate the affordable units and market-rate units.

Construction of the affordable units in inclusionary developments shall be phased in compliance with N.J.A.C. 5:80-26(b)4. All inclusionary developments shall be subject to the most recent version of UHAC standards.

### Bonus Credits

Bonus credits shall not exceed 25% of a municipality's prospective need obligation, nor shall a municipality receive more than one type of bonus credit for any one unit. Bonus credits may be granted on the following schedule:

Unit Type	Unit Credit	Bonus Credit
Each unit of low- or moderate-income housing for individuals with special needs or permanent supportive housing, as those terms are defined in section 2 of P.L. 2004, c.70 (C.34:1B-21.24).	1	1
Each low- or moderate-income ownership unit created in partnership sponsorship with a non-profit housing developer.	1	0.5
Each unit of low- or moderate-income housing located within a one-half mile radius, or one-mile radius for projects located in a Garden State Growth Zone, as defined in section 2 of P.L.2011, c.149 (C.34:1B-243), surrounding a New Jersey Transit Corporation, Port Authority Transit Corporation, or Port Authority Trans-Hudson Corporation rail, bus, or ferry station, including all light rail stations. <sup>1</sup>	1	0.5
A unit of age-restricted housing, provided that a bonus credit for age-restricted housing shall not be applied to more than 10 percent of the units of age-restricted housing constructed in compliance with the Uniform Housing Affordability Controls promulgated by the New Jersey Housing and Mortgage Finance Agency in a municipality that count towards the municipality's affordable housing obligation for any single 10-year round of affordable housing obligations.	1	0.5
A unit of low- or moderate-income housing constructed on land that is or was previously developed and utilized for retail, office, or commercial space.	1	0.5
Each existing low- or moderate-income rental housing unit for which affordability controls are extended for a new term of affordability, in compliance with the Uniform Housing Affordability Controls promulgated by the New Jersey Housing and Mortgage Finance Agency, and the municipality contributes funding towards the costs necessary for this preservation.	1	0.5
Each unit of low- or moderate-income housing in a 100 percent affordable housing project for which the municipality contributes toward the costs of the project. <sup>2</sup>	1	1
Each unit of very low-income housing for families above the 13 percent of units required to be reserved for very low-income housing pursuant to section 7 of P.L.2008, c.46 (C.52:27D-329.1).	1	0.5
Each unit of low- or moderate-income housing created by transforming an existing rental or ownership unit from a market rate unit to an affordable housing unit. <sup>3</sup>	1	1

<sup>1</sup> The distance from the bus, rail, or ferry station to a housing unit shall be measured from the closest point on the outer perimeter of the station, including any associated park-and-ride lot, to the closest point of the housing project property.

<sup>2</sup> This contribution may consist of: (a) real property donations that enable siting and construction of the project or (b) contributions from the municipal affordable housing trust fund in support of the project, if the contribution consists of no less than three percent of the project cost.

<sup>3</sup> A municipality may only rely on this bonus credit as part of its fair share plan and housing element if the municipality demonstrates that a commitment to follow through with this market to affordable agreement has been made and: (a) this agreement has been signed by the property owner; or (b) the municipality has obtained ownership of the property.

**EAST AMWELL'S AFFORDABLE HOUSING OBLIGATIONS**

The Township's affordable housing obligations are as follows:

Prior Round Obligation	40
Third Round Obligation	128
Fourth Round Prospective Need	44
Fourth Round Present Need / Rehabilitation Obligation	4

**REVIEW OF PREVIOUS ROUND COMPLIANCE**

As part of any Housing Element and Fair Share Plan, a municipality shall include an assessment of the degree to which the municipality has met its fair share obligation from the previous rounds of affordable housing obligations as established by prior court approval or approval by COAH and determine to what extent this obligation is unfulfilled or whether the municipality has credits in excess of its previous round obligations. If a previous round obligation remains unfulfilled, or a municipality never received an approval from the court or COAH for any previous round, the municipality shall address such unfulfilled previous round obligation in its Housing Element and Fair Share Plan.

In addressing previous round obligations, the municipality shall retain any sites that, in furtherance of the previous round obligation, are the subject of a contractual agreement with a developer, or for which the developer has filed a complete application seeking subdivision or site plan approval prior to the date by which the Housing Element and Fair Share Plan are required to be submitted, and shall demonstrate how any sites that were not built in the previous rounds continue to present a realistic opportunity.

**Prior Round Compliance 1987-1999**

The Township had a Prior Round obligation of 40 units. Per the Court-approved Third Round settlement agreement and the Township's Third Round JOR, East Amwell has met their Prior Round obligation through the following mechanisms:

**RCA with Carteret/Middlesex**

East Amwell Township entered into a Regional Contribution Agreement (RCA) with Carteret Borough in Middlesex County on July 18, 1997. Previous versions of the Fair Housing Act allowed for COAH-approved municipalities to enter into such agreements, to establish "sending" and "receiving" municipalities. East Amwell Township, as the "sending" municipality, was able to gain credits toward its fair share obligation through units that were constructed along Roosevelt Avenue in Carteret Borough, the "receiving" municipality. RCA agreements are no longer permitted mechanisms to satisfy municipalities' affordable housing obligations.

Twenty (20) units were transferred at \$20,000 for a total transfer of \$400,000, granting East Amwell Township 20 affordable housing credits. The 1997 RCA was approved by HMFA, the Middlesex County Planning Board and COAH. All 20 units were constructed in Carteret Borough, located within an inclusionary development at 541-545, 563, and 568 Roosevelt Avenue.

In July of 2004, the excess funds from the RCA were used to renovate the affordable units.

Women’s Crisis Services Group Home

The Women’s Crisis Services Group Home is a support and special needs facility that was completed in 1999. This facility includes 11 bedrooms, which are available to low and moderate-income families that have been the victims of domestic violence. Additional information about the site is confidential due to the nature of the facility and the clients served. Affordability controls for this site are in effect for 30 years.

For the construction of the Women’s Crisis Services Group Home, the Township received 10 Prior Round credits, with 10 additional rental bonus credits.

<b>Summary of East Amwell’s Prior Round Obligation of 40</b>	
<b>Regional Contribution Agreement (RCA) with Carteret Borough</b> <i>Roosevelt Avenue Properties</i>	20
<b>Existing 100% Alternative Living Arrangement</b> <i>Women’s Crisis Services Group Home</i>	10
<b>Total Units</b>	<b>30</b>
<b>Rental Bonus Credits</b> <i>Women’s Crisis Services Group Home</i>	10
<b>Total Bonus Credits</b>	<b>10</b>
<b>TOTAL PRIOR ROUND</b>	
<b>40</b>	

Third Round Compliance

The Township had a Third Round obligation of 128 units. housing obligation until the infrastructure required to develop additional housing is implemented.

Per the court-approved Third Round settlement agreement and the Township’s Third Round JOR, East Amwell’s has met their Third Round obligation through the following mechanisms:

Prior Round Credits Carried Over

Women’s Crisis Services Group Home

The existing support and special needs housing development includes 11 bedrooms units. One (1) unit and an additional bonus credit carried over and counted toward the Township’s Third Round Obligation.

**Proposed Inclusionary Development**

Family Unit (Block 42 Lot 12.01)

The East Amwell Township Zoning Board of Adjustment granted use variance approval for a mixed-use retail and residential development along State Route 31, at the intersection of Lambertville-Hopewell Road (County Route 518) on June 13, 2018 (2018-AJ-18-05). As part of the use variance approval, one (1) deed-restricted affordable housing family rental unit was approved. This unit will be a one-bedroom very-low-income dwelling unit, and contribute one unit and one bonus credit to the Township's Third Round obligation.

Preliminary and Final Site Plan approval for the site was granted on July 13, 2022. The unit's 30-year affordability controls will begin with occupancy. As of the writing of this plan, construction has not begun.

**Market-to-Affordable Housing**

The Township offered mortgages to four (4) qualifying homeowners in the amount of between \$20,000 and \$32,500 each in exchange for the placement of a 30-year deed restriction on their property. Each of the four properties provides one (1) affordable family for-sale unit (i.e., a total of 4 units). Additional information for these four market-to-affordable single-family homes is outlined below:

<b>Third Round Market-to-Affordable Housing Sites</b>				
	<b>17 John Ringo Road</b>	<b>17 Ironhorse Road</b>	<b>1117 Old York Rd</b>	<b>101 Snyderstown Rd</b>
Address	17 John Ringo Road	17 Ironhorse Road	1117 Old York Road	101 Snyderstown Rd
Block and Lot	Block 11, Lot 11	Block 13, Lot 3	Block 8, Lot 18	Block 41, Lot 20
Township Purchase Date	2/23/2006	9/22/2000	4/25/2014	8/11/1998
Effective Date of Affordable Controls	8/21/2020	9/22/2000	4/25/2014	8/19/2006
Income/Bedroom Distribution	Moderate income: (1) 3-bed unit	Moderate income: (1) 2-bed unit	Moderate income: (1) 3-bed unit	Moderate income: (1) 4-bed unit

**Proposed Inclusionary Zoning**

Inclusionary zoning overlay zoning was applied to four (4) identified properties in and near Ringoes Village. The historic Ringoes Village is the most densely developed area in the Township, and includes small retail and service businesses, as well as many historic homes. The Village is also located nearest to larger transportation areas.

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A minimum of 129 new construction affordable units will be produced on the four parcels of land situated on Block 11, Lots 4 and 37.02 (Ringo's Affordable Housing Inclusionary Overlay Zone), Block 16.01, Lots 26 and 27 (Larison's Corner Affordable Housing Inclusionary Overlay Zone). The Township will adopt an ordinance establishing a density of seven (7) dwelling units/acre on these sites, and will require a 20% set-aside for for-sale units and 20% for rental units. Both affordable housing overlay zones permit garden apartments/condominiums, townhouses and duplexes. As of the writing of this Plan, no applications have been made that would trigger these overlays.

The four sites outlined below are not currently served by public utilities; their development will be conditioned upon the developer's provision of public water and sewer service (or a satisfactory alternative approved by the NJDEP) be provided.

#### Ringo's Affordable Housing Inclusionary Overlay Zone

The two (2) sites within this overlay zone are located at 35 John Ringo Road & 69 John Ringo Road. The total unconstrained land within this overlay zone amounts to 30.4 acres, which offers the potential for 49 affordable units.

These sites are appropriate for multi-family low- and moderate-income housing as they are available, approvable, developable, and suitable:

- *Available:* The sites have no easements or title issues preventing its development.
- *Suitable:* The sites border the Township's Village district, where a majority of development has been concentrated. Further, the sites' proximity to John Ringo Road and Interstate 202 offer more direct access to employment and service establishments.
- *Developable:* While the sites are not currently located within a sewer service area, Ordinance 18-20 (adopted on October 11, 2018) requires the developer to provide water and sewer service or alternative wastewater treatment facilities. The sites have access to appropriate public streets with frontage on John Ringo Road. The portion of the site is not constrained by wetlands or any special hazard areas.
- *Approvable:* The Township of East Amwell is committed to implementing ordinances in accordance with this plan.

#### Larison's Corner Affordable Housing Inclusionary Overlay Zone

The two (2) sites within this overlay are located along Route 202 and Dutch Lane. The total unconstrained land within this overlay zone amounts to 43.8 acres, which offers the potential for 80 affordable units.

These sites are appropriate for multi-family low- and moderate-income housing as they are available, approvable, developable, and suitable:

- 
- *Available:* The sites have no easements or title issues preventing their development.
  - *Suitable:* The sites border the Township's Highway Office District, where higher density development has been concentrated. Further, the sites' frontage along Interstate 202 offer more direct access to employment and service establishments.
  - *Developable:* While the sites are not currently located within a sewer service area, Ordinance 18-20 (adopted on October 11, 2018) requires the developer to provide water and sewer service or alternative wastewater treatment facilities. The sites have access to appropriate public streets with frontage on John Ringo Road. The portion of the site is not constrained by wetlands or any special hazard areas.
  - *Approvable:* The Township of East Amwell is committed to implementing ordinances in accordance with this plan.

Between both overlay zones, a total of 129 affordable units can be constructed.

### ***Proposed 100% Affordable Development***

#### **UAW Senior Housing**

A new site for a 100% affordable age-restricted development was proposed during the Third Round, located at 20 John Ringo Road (Lot 18.01 of Block 27.01) and known as the "UAW Senior Housing" site. The property is approximately 200 feet south of the intersection of John Ringo Road and Old York Road. The property is an irregularly shaped lot consisting of approximately 6.94 acres. A with a majority of the property is currently undeveloped, but includes a 2.5-story historic dwelling, driveway, and shed. The remainder of property is forested and consists of floodplains, wetlands, a 150-foot wetland transition area, and an unnamed tributary to Back Brook.

Preliminary site plan approval was granted for the site on January 31, 2023 (PB Resolution #2023-09). This approval granted a d(1) use variance for the construction of a 24-unit multi-family residential senior housing building in the Village District, when zoning only permits single-family residential uses. Bulk variance and design waiver relief were also granted.

Amended site plan and minor subdivision approval were granted for the subject property on March 18, 2024. This approval included a proposed conversion of a historic dwelling on the site into a 100% affordable, two-family dwelling. Each dwelling unit would include three (3) bedrooms. Operations for this two-family dwelling would be separate from the multifamily senior housing building, as it would be located on a separate lot.

The site is appropriate for multi-family low- and moderate-income housing as it is available, approvable, developable, and suitable:

- *Available:* The site has no easements or title issues preventing its development.

- *Suitable*: The sites border the Township’s Village district, where a majority of development has been concentrated. Further, the sites’ proximity to John Ringo Road and Interstate 202 offer more direct access to employment and service establishments.
- *Developable*: While the sites are not currently located within a sewer service area, the approved site plans outline septic provisions. The sites have access to appropriate public streets with frontage on John Ringo Road. The portion of the site is not constrained by wetlands or any special hazard areas.
- *Approvable*: The East Amwell Township Planning Board approved the project on March 18, 2024, granting amended site plan approval for the site’s proposed construction.

A total of 11 credits are applied to the Township’s Third Round Obligation.

<b>Summary of East Amwell’s Third Round Obligation of 128</b>	
<b>Prior Round Credits Carried Over</b>	
<i>Women’s Crisis Services Group Home</i>	1
<b>Proposed Inclusionary Development</b>	1
<i>Family Unit (Block 42, Lot 12.01)</i>	
<b>Market-to-Affordable Housing</b>	
<i>17 John Ringo Road</i>	
<i>17 Ironhorse Road</i>	
<i>1117 Old York Road</i>	
<i>101 Snyderstown Rd</i>	4
<b>Proposed Overlay Zoning</b>	
<i>Affordable Housing Inclusionary Overlay Zones (Ringo and Larison’s Corner)</i>	129
<b>UAW Senior Housing</b>	11
<b>Total Units</b>	<b>146</b>
<b>Rental Bonus Credits</b>	
<i>Women’s Crisis Services Group Home</i>	1
<i>Family Unit (Block 42, Lot 12.01)</i>	1
<b>Total Bonus Credits</b>	<b>2</b>
<b>TOTAL THIRD ROUND</b>	<b>148</b>
<b>TOTAL THIRD ROUND SURPLUS</b>	<b>20</b>

**FOURTH ROUND OBLIGATION**

The amended FHA called on the DCA to issue a non-binding report on the new Present Need Obligation (commonly referred to as the rehabilitation obligation) and the Prospective Need for Round 4 and subsequent rounds. The amended FHA requires the DCA to base its analysis of the obligations for each municipality based upon the standards set forth in the amended FHA.

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On October 18, 2024, the New Jersey Department of Community Affairs (“DCA”) released a report outlining the Fourth Round (2025-2035) Fair Share methodology and its calculations of present need and prospective need low- and moderate-income obligations for each of the State’s municipalities. The obligations were calculated in alignment with the formulas and criteria found in P.L.2024, c.2. The DCA calculated a Present Need obligation for the Township of 4 units, and a Perspective Need obligation of 44 units.

The amended Fair Housing Act affirms that the DCA report is not binding on any municipality and that “a municipality shall determine its present and prospective fair share obligation for affordable housing in accordance with the formulas established in sections 6 and 7 of P.L.2024, c.2...by resolution...”

On January 8, 2025, the Township Committee adopted a binding resolution accepting the DCA’s number. Resolution 2025-45 accepted a Rehabilitation obligation of 4 units, and a Perspective Need of 44 units. Following the adoption of Resolution 2025-45, East Amwell filed a declaratory judgment complaint (Docket No. HNT-L-000011-25) with the affordable housing dispute resolution program.

#### Addressing Present Need / Rehabilitation Obligation

Present Need was previously determined in N.J.A.C. 5:93-1.3 to be the sum of a municipality’s indigenous need, the deficient housing units occupied by low- and moderate-income households, and the reallocated present need, which is the portion of a housing region’s present need that is redistributed throughout the housing region. Under the Second Round rules, evidence for deficient housing included: year structure was built, persons per room, plumbing facilities, kitchen facilities, heating fuel, sewer service, and water supply. (N.J.A.C. 5:92, Appendix A).

The Third Round Rules (N.J.A.C. 5:97-1.1 et seq.) reduced the number of criteria of evidence of deficient housing to three: pre-1960 over-crowded units, which are units that have more than 1.0 persons per room; incomplete plumbing, and incomplete kitchen facilities. (N.J.A.C. 5:97). This reduction in the number of criteria was found to be by the Appellate Division to be within the Council’s discretion and was upheld in the Supreme Court’s decision in Mount Laurel IV.

The previously discussed Mount Laurel IV decision found that the reallocated need is no longer a component in the determination of Present Need. Therefore, the Present Need now equates to indigenous need, which means the obligation is based on deficient housing as determined by pre-1960 over-crowded units, incomplete plumbing, and incomplete kitchen facilities.

The Township intends to address its 4-unit Fourth Round Rehabilitation Obligation through participation in the Hunterdon County Housing Rehabilitation Program, which is funded by the New Jersey Department of Community Affairs Small Cities Program and managed by Hunterdon County staff.

The program is available to low- and moderate-income homeowners living in Hunterdon County:

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- who have resided in the County for at least one year and have not received funding from this program in the last three years; and
  - whose property exhibits conditions that must be corrected in order to meet code standards, to prevent further deterioration, or safely access and occupy the home; and
  - whose income from all resources does not exceed the current HUD income guideline.

Improvements that are eligible for funding include:

- Code violations that threaten the life or health of residents.
- Access into and throughout your home.
- Weather damage resulting in code violations.
- Heating (Cooling when deemed to be medically necessary)
- Electrical
- Plumbing
- Structural (Including Windows)
- Lead paint remediation
- Well and septic repairs

East Amwell will also expand its rehabilitation opportunities by implementing a Township-wide rental rehabilitation program.

#### [Fourth Round Prospective Need](#)

#### *Third Round Credits Carried Over*

#### UAW Senior Housing Site

Per the amended Fair Housing Act, “a municipality may not satisfy more than 30% of the affordable units, exclusive of bonus credits, to address its prospective need affordable housing through the creation of age-restricted housing.”

Therefore, a maximum of 13 of the total 24 approved units can be applied to the Fourth Round Prospective Need. These 13 units carry over from the Third Round, and count toward the Fourth Round Prospective Need.

#### Inclusionary Overlay Zoning Credits

The Third Round summary table outlined above allotted a total of 109 of the proposed 129 units toward the Township’s Third Round Obligation. Therefore, the remaining 20 units are applied to the Township’s Fourth Round Prospective Need Obligation.

**Proposed Overlay Zone – Block 22, Lot 1**

To address the remaining 19 units from the Township’s 44-unit Fourth Round Prospective Need Obligation, East Amwell is proposing to adopt an additional affordable housing overlay zone. The proposed inclusionary housing overlay zone will be located on Block 22, Lot 1, fronting Wertsville Road. This property has been selected based on its overall size, access to public roads, and location outside of the Sourland Mountain District to protect East Amwell’s critical natural resources. The proposed inclusionary overlay zone can accommodate a density of at least 6 units per acre, with a 20% set aside to provide 126 total units, and 25 affordable units.

- *Available:* The site has no easements or title issues preventing its development.
- *Suitable:* The site is located adjacent to existing residential uses and is located in the Amwell Valley Agricultural District per the Township’s Zoning Map.
- *Developable:* While the site is not currently located within a sewer service area, subsequent ordinance adoption will require the developer to provide water and sewer service or alternative wastewater treatment facilities. The site has frontage on Wertsville Road. There is a small portion of mapped wetlands along the frontage of the site, but this area is very limited and is not anticipated to negatively impact the development potential of the property. The site is not impacted by any Special Flood Hazard Areas.
- *Approvable:* The Township of East Amwell is committed to supporting the adoption of ordinances to support the inclusionary development on site.

<b>Fourth Round Affordable Housing Overlay</b>				
<b>Block</b>	<b>Lot</b>	<b>Total Acreage</b>	<b>Total Units at Density of 6 units/acre</b>	<b>Total Affordable Units (20% Set Aside)</b>
22	1	20.53	126	25

**Additional Mechanisms**

Affordable Housing Ordinance

An Affordable Housing Ordinance was adopted by the Township in 2010, and most recently amended on October 11, 2018 (Ordinance No. 18-19), establishing the criteria for implementing affordable housing units in conformance with the Uniform Housing Affordability Controls (UHAC). While this Plan acknowledges that an amendment to the UHAC was released on an emergency basis in December 2024, those rules are set to expire in December 2025. It is also the understanding that the Housing Mortgage and Finance Agency (HMFA), the entity currently responsible for the UHAC regulations, is in the process of establishing further

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amendments to those rules. Because of the uncertainty with the UHAC regulations, the Township will refrain from adopting an updated ordinance until such rules are finalized, acknowledging that the December 2024 UHAC rules adopted under emergency measures are the current governing regulations. Should there be any discrepancy between the Township's adopted ordinance and the current UHAC regulations, the current UHAC regulations shall govern.

Development Fee Ordinance

A Development Fee Ordinance was adopted by the Township on November 16, 1995, and most recently amended on October 10, 2019 (Ordinance No. 19-19).

Additional Affordable Housing Resolutions and Ordinances

The Township adopted several additional affordable housing resolutions. These include:

- Resolution #2025-94 – Resolution to Appoint Township's Municipal Housing Liaison
- Resolution #50-21 – Resolution Approving the Operating Manuals in Accordance with the Uniform Housing Affordability Controls for Rental Units, Sale Units, Affordability Assistance Program and Accessory Apartments
- Ordinance #21-06 – Adoption of the Township's Affirmative Marketing Plan

**Fourth Round Summary**

<b>Summary of East Amwell’s Fourth Round Prospective Need Obligation of 44</b>	
<b>Third Round Credits Carried Over</b>	
<i>Ringoes and Larison's Corner Overlay Zones</i>	20
<b>Proposed Overlay Zoning – Block 22, Lot 1</b> <i>20% Affordable Set Aside and Density of 6 units/acre</i>	25
<b>UAW Senior Housing</b>	13
<b>Total Units</b>	<b>58</b>
<b>TOTAL FOURTH ROUND</b>	<b>58</b>
<b>TOTAL FOURTH ROUND SURPLUS</b>	<b>14</b>

**CONSISTENCY WITH STATE PLANNING REQUIREMENTS**

**State Plan**

In accordance with the amended Fair Housing Act, Housing Elements and Fair Share Plans shall provide an analysis of consistency with the State Development and Redevelopment Plan (SDRP), including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.

New Jersey adopted its last SDPR in 2001. A draft amendment to the SDRP was prepared in 2011 but ultimately never adopted. The Office of Planning Advocacy released a new draft SDRP on December 4, 2024. The State is currently going through the Plan conformance process.

The 2024 draft SDRP maintains and expands upon the 2001 objectives for Rural Planning Areas (PA4), the Rural Environmentally Sensitive Planning Areas (PA4b), and Environmentally Sensitive Planning Areas (PA5), which are the primary land designation assigned to East Amwell Township. The PA4, PA4b, and PA5 objectives are outlined below:

The adopted 2001 SDRP identifies the following combined intents of the Rural Planning (4B) and Rural Environmentally Sensitive Planning (4b) Areas:

- Maintain the Environs as large contiguous areas of farmland and other lands.
- Revitalize cities and towns.
- Accommodate growth in Centers.
- Promote a viable agricultural industry.
- Protect the character of existing, stable communities.
- Confine programmed sewers and public water services to Centers.

The 2024 draft SDRP maintains and expands upon the 2001 intentions:

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- Maintain the Environs as large contiguous areas of farmland, open space, and forested areas.
  - Enhance habitats and sensitive lands.
  - Accommodate growth in Centers.
  - Reverse auto-oriented patterns of development.
  - Promote a viable agricultural or forestry industry.
  - Revitalize cities, towns, and other traditional settlements.
  - Protect, enhance, and diversify the existing character and agricultural economy of stable communities.
  - Confine programmed sewers and public water services to Centers, except where public health is at stake.

The policy objectives for the Rural Environmentally Sensitive Planning Area are those of the Environmentally Sensitive Planning Area (PA5). Relative objectives include:

- **Land Use:** Protect natural systems and environmentally sensitive features by guiding development and redevelopment into Centers and establishing Center Boundaries and buffers and greenbelts around these boundaries. Maintain open space networks, critical habitat and large contiguous tracts of land in the Environs by a variety of land use techniques. Development and redevelopment should use creative land use and design techniques to ensure that it does not exceed the capacity of natural and infrastructure systems and protects areas where public investments in open space preservation have been made. Development and redevelopment in the Environs should maintain and enhance the natural resources and character of the area.
- **Housing:** Provide for a full range of housing choices primarily in Centers at appropriate densities to accommodate projected growth. Ensure that housing in general—and in particular affordable, senior citizen, special needs and family housing—is developed with access to a range of commercial, cultural, educational, recreational, health and transportation services and facilities. Focus multi-family and higher-density, single-family housing in Centers. Any housing in the Environs should be planned and located to maintain or enhance the cultural and scenic qualities and with minimum impacts on environmental resources.

This Plan broadly aligns with the goals of the draft SDRP, specifically in the sense that utilizing a durational adjustment is intended to protect the natural and water resources and environment both within and surrounding East Amwell Township. Further, due to the severe development restrictions placed upon the Township, the use of a durational adjustment in East Amwell Township reflects sound planning practice.

### [Multigenerational Family Housing](#)

An amendment to the Fair Housing Act requires “an analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity

as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c.273 (C.52:27D-329.20).” As of the date of this Housing Plan, there have been no recommendations by the Multigenerational Family Housing Continuity Commission on which to provide an analysis.

### USE OF SURPLUS CREDITS

Any surplus credits generated would be applied to any future obligation that the Township may have.

### SUMMARY OF FAIR SHARE COMPLIANCE

<b>East Amwell Township Affordable Housing Obligations</b>	
<b><i>Present Need Total</i></b>	<b>4</b>
<b><i>Prior Round Obligation (1987-1999)</i></b>	<b>40</b>
Roosevelt Avenue Properties (RCA with Carteret Borough)	20
Women’s Crisis Services Group Home	10
Rental Bonus Credits	10
<i>Prior Round Total</i>	<b>40</b>
<b><i>Third Round Obligation (1999-2025)</i></b>	<b>128</b>
<i>Women’s Crisis Services Group Home</i>	1
Family Unit (Block 42, Lot 12.01)	1
Market-to-Affordable Housing	4
Proposed Overlay Zoning	129
UAW Senior Housing	11
Rental Bonus Credits <i>Women’s Crisis Services Group Home</i> <i>Family Unit (Block 42, Lot 12.01)</i>	1 1
<i>Third Round Total</i>	<b>148</b>
<i>Total Third Round Surplus</i>	<b>20</b>
<b><i>Fourth Round Prospective Need Obligation (2025-2035)</i></b>	<b>44</b>
UAW Senior Housing	13
Ringoes and Larison’s Corner Overlay Zones	20
Proposed Overlay Zoning - Block 22, Lot 1	25
<b><i>TOTAL FOURTH ROUND PROPOSECTIVE NEED</i></b>	<b>44</b>
<b><i>TOTAL FOURTH ROUND SURPLUS</i></b>	<b>14</b>