

Master Plan Housing Element and Fair Share Plan

Borough of Lincoln Park Morris County, New Jersey

June 8, 2025

Adopted on June 19, 2025

Prepared by:

ricciplanning

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*The original of this document was signed
and sealed in accordance with New Jersey Law*

RESOLUTION
BOROUGH OF LINCOLN PARK PLANNING BOARD

WHEREAS, the Municipal Land Use Law, N.J.S.A. 40:55D-28(b)(3) requires a Housing Element of the municipal Master Plan to include, pursuant to the Fair Housing Act, N.J.S.A. 52:27D-310¹, “residential standards and proposals for the construction and improvement of housing”; and

WHEREAS, in addition, the Fair Housing Act, N.J.S.A. 52:27D-310 10f requires a Housing Element to include

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

(i.e., a “Fair Share Plan”); and

WHEREAS, the Planning Board (“Board”) of the Borough of Lincoln Park (“Borough”) previously prepared and adopted Housing Elements and Fair Share Plans (“HEFSP”), including HEFSPs that received second round substantive certification from the Council on Affordable Housing and a third round Final Judgment of Compliance Repose from the Superior Court of New Jersey; and

WHEREAS, on March 20, 2024, the New Jersey Legislature amended the Fair Housing Act, N.J.S.A. 52:27D-301 *et seq.* (the “Amendment”), and the Amendment among other things, addresses the going-forward municipal obligations for the Fourth Round period (2025-2035), contains a methodology for allocating Prospective Need across New Jersey’s different housing

¹ “10. A municipality’s housing element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low- and moderate-income housing.”

regions, including Region 2, where the Borough is located, and directs the New Jersey Department of Community Affairs ("DCA") to preliminarily calculate a regional need and each municipality's affordable housing obligations; and

WHEREAS, pursuant to N.J.S.A. 52:27D-304.1(f)(1), a municipality is required to adopt a binding resolution containing a "determination of present and prospective fair share obligation" and submit to the jurisdiction of the Affordable Housing Dispute Resolution Program in order to avoid the loss of immunity from the exclusionary zoning litigation (formerly referred to as a builder's remedy lawsuit) immediately thereafter; and

WHEREAS, the DCA calculated the Borough's Fourth Round affordable housing obligation to be 15 units of Present Need and 202 units of Prospective Need;² and

WHEREAS, the calculated number for Prospective Need was subsequently adjusted from 202 affordable units to be fixed at 175 affordable units by the Decision and Order filed on April 29, 2025 in In the Matter of the Declaratory Judgment Action of the Borough of Lincoln Park, Morris County Pursuant to P.L. 2024, Chapter 2 (N.J.S.A. 52:27d-304.1, et seq.), Docket No. MRS-L-186-25 (the "Order"); and

WHEREAS, the Board (and the Borough) tasked the Borough's professional planner, Paul N. Ricci, of RicciPlanning, LLC, 177 Monmouth Avenue, Atlantic Highlands, NJ 07716, to prepare a Housing Element and Fair Share Plan to comply with the Amendment and to address the Present Need and Prospective Need obligations set forth in the April 29, 2025 Order; and

² See Department of Consumer Affairs, Appendix A: Fourth Round Present Need and Prospective Need Obligations, "Fair Share Housing Obligations for 2025-2035 (Fourth Round) Methodology and Background."

WHEREAS, RicciPlanning, LLC drafted the “**Master Plan Housing Element and Fair Share Plan**,” dated June 8, 2025 (the “**Plan**”) to address the Borough’s Fourth Round affordable housing obligations; and

WHEREAS, the Plan notes that the DCA number of 202 units was mediated to 175 units; and

WHEREAS, the Order accepted and adopted 175 units as the Borough’s obligation for Prospective Need; and

WHEREAS, the Board determined to conduct a public hearing on the Plan and notice of the Board’s hearing was given pursuant to the provisions of N.J.S.A. 40:55D-13; and

WHEREAS, the Board considered the Plan at the duly advertised and noticed hearing held on June 19, 2025; and

WHEREAS, in considering the Plan, the Board has determined that it will advance certain goals and objectives of the Municipal Land Use Law, among which are appropriately guiding the use of land and advancing the general welfare, including continuing to provide realistic opportunities for the development of the regional need for very low, low and moderate income housing.

NOW, THEREFORE, BE IT RESOLVED by the Board that all of the foregoing **WHEREAS** clauses are incorporated herein.

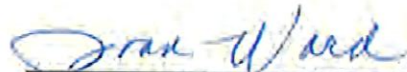
BE IT FURTHER RESOLVED that the Board hereby adopts the Plan and that the Master Plan of the Borough of Lincoln Park is hereby amended by replacing all prior Housing Element and Fair Share Plans and superseding them with the Plan.

BE IT FURTHER RESOLVED that this Resolution and a copy of the Plan shall be immediately transmitted to the Borough Mayor and Council, with copies to the Borough Clerk, with the recommendations that (1) the Borough Council endorse the Plan; and (2) make such

filings as are required under the Fair Housing Act with the Affordable Housing Dispute Resolution Program as are necessary to implement the Plan on behalf of the Borough as and for its Fourth Round obligations.

BE IT FURTHER RESOLVED that the Board secretary shall transmit a certified, electronic copy of the Plan and this Resolution to the Borough's affordable housing counsel for further disposition; and

BE IT FURTHER RESOLVED that notice of this adoption shall be given to the Clerks of all adjoining municipalities and to the Morris County Planning Board and the Office of Planning Advocacy, with a copy of the Plan, as adopted, and this Resolution being provided to the Morris County Planning Board and Office of Planning Advocacy, and by publishing a notice of adoption in the Borough's official newspaper. Executed on June 19, 2025.



JOAN WARD, Board Secretary

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I. INTRODUCTION

This Housing Element and Fair Share Plan has been prepared on behalf of the Borough of Lincoln Park, Morris County, in accordance with the New Jersey Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) and the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq. as amended through P.L. 2024, c. 2 and hereinafter referred to as "FHA II").

The Municipal Land Use Law requires that a municipality's master plan include a Housing Element for it to exercise the power to zone and regulate land use.

FHA II established a new process whereby a municipality could secure approval of its Housing Element and Fair Share Plan. FHA II requires any municipality that wished to participate in the new process to adopt a resolution committing to fair share obligations by January 31, 2025, and to file a declaratory relief action within 48 hours of adopting this resolution. By adopting this resolution and filing this declaratory judgment action, FHA II provides that the municipality is immune from exclusionary zoning lawsuits. FHA II further provides that if a municipality wishes to extend immunity, it must adopt a Housing Element and Fair Share Plan by June 30, 2025, and file the duly adopted Housing Element and Fair Share Plan with the Dispute Resolution Program created by FHA II.

The Borough has determined that it is in the best interest of the community to participate in the procedures established by FHA II.

Accordingly, the Borough of Lincoln Park adopted a resolution committing to certain fair share numbers by January 31, 2025, and subsequently filed a declaratory relief action within 48 hours of its adoption. In a further effort to follow the procedures created by FHA II, the Borough directed Paul Ricci, AICP, PP to prepare a Housing Element and Fair Share Plan for consideration by the Planning Board and Governing Body. Accordingly, Paul Ricci, AICP, PP prepared this Housing Element and Fair Share Plan. If the Planning Board adopts this plan, it will be filed with the Dispute Regulation Program within 48 hours.

FHA II specifies that all parties may continue to rely on regulations previously adopted by COAH until new rules and regulations are adopted. A municipality's affordable housing obligation consists of its rehabilitation obligation, which is also known as its Present Need, and its new construction obligation, which is also known as its Prospective Need. The new construction obligations consist of the Borough's Prospective Need for Round 1 through the Round 4.

As to the rehabilitation or present need obligation, the obligation is 15 units.

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As to the prospective need, the total combined obligation is 500 units. This consists of an obligation of 74 units from Rounds 1 and 2, an obligation of 251 units from Round 3, and a Round 4 obligation of 175 units.¹

A municipality with insufficient vacant land may request a vacant land adjustment of its new construction obligation, pursuant to FHA II (N.J.S.A. 52:27D-310.1). The Borough of Lincoln Park is requesting such an adjustment for its Round 4 obligation and has determined that its Realistic Development Potential (RDP) is 11 units, thereby resulting in an unmet need of 164 units.

This Housing Element and Fair Share Plan constitutes an amendment of the Lincoln Park Borough Master Plan and explains how it proposes to address its obligations. N.J.S.A. 52:27D-310 sets forth the required contents of a Housing Element as follows:

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

¹ The Round 4 prospective need obligation has been mediated down from 202 units.

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- established pursuant to section 3 of P.L. 2024, c.2 (C.52:27D-304.1);
- f. A consideration of the lands that are most appropriate for construction of low- and moderate-income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low- and moderate-income housing, including a consideration of lands of developers who have expressed a commitment to provide low- and moderate-income housing.
 - g. An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L. 2021, c.273 (C.52:27D-329.20);
 - h. For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, established pursuant to section 4 of P.L. 2004, c.120 (C.13:20-4), an analysis of compliance of the housing element with the Highlands Regional Master Plan of lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands-conforming municipalities. This analysis shall include consideration of the municipality's most recent Highlands Municipal Build Out Report, consideration of opportunities for redevelopment of existing developed lands into inclusionary or 100 percent affordable housing, or both, and opportunities for 100 percent affordable housing in both the Highlands Planning Area and Highlands Preservation Area that are consistent with the Highlands regional master plan; 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.

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II. HOUSING ELEMENT

A. Analysis of Demographic, Housing and Employment Characteristics

As required by N.J.S.A. 52:27D-310, all housing elements must contain a discussion of the community's demographic, housing, and economic characteristics. In fulfillment of this requirement, the following subsections profile the Borough of Lincoln Park with information obtained from the United States Census Bureau and the New Jersey Department of Labor and Workforce Development.

1. Housing Stock Inventory

According to the most recent data of the United States Census Bureau, there are 4,305 housing units in the Borough of Lincoln Park, of which 163 or 3.8 percent are vacant. Of the 4,142 occupied housing units, 3,225 are owner-occupied and the remaining 917 units are renter-occupied. See Table 1, Housing Tenure by Number of Units in Structure, 2023 for a detailed explanation of the housing units identified in the United States Census Bureau's 5-Year American Community Survey.

Table 1: Housing Tenure by Number of Units in Structure, 2023

<i>Unit Type</i>	<i>Owner-Occupied Units</i>	<i>Percent of Total Occupied Units</i>	<i>Renter-Occupied Units</i>	<i>Percent of Total Occupied Units</i>	<i>Total Occupied Units</i>	<i>Percent of Total Occupied Units</i>
1 unit, detached	2,070	64.2	146	15.9	2,216	53.5
1 unit, attached	760	23.6	93	10.1	853	20.6
2 units	6	0.2	79	8.6	85	2.1
3 or 4 units	28	0.9	15	1.6	43	1.0
5 to 9 units	74	2.3	75	8.2	149	3.6
10 to 19 units	233	7.2	84	9.2	317	7.7
20 to 49 units	54	1.7	398	43.4	452	10.9
50 or more	0	0.0	27	2.9	27	0.7
Mobile home	0	0.0	0	0.0	0	0.0
Boat, RV, van, etc.	0	0.0	0	0.0	0	0.0
Total Units	3,225	100.0	917	100.0	4,142	100.0

Note: Percentage totals may not sum to 100 percent due to rounding

Source: United States Census Bureau, 2023 Five-Year American Community Survey

As can also be seen in Table 1, the Borough of Lincoln Park has a mix of housing types. Although 3,069, or approximately 74.1 percent of all occupied housing units, are single-family units, including 2,216 single-family detached and 853 single-family attached units, a total of 1,073 occupied housing units, or about 25.9 percent of all occupied housing units, are in structures

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that contain at least two housing units. Moreover, 11.6 percent of the occupied housing units are in structures that contain at least 20 units.

Table 2, Housing Units by Age of Structure, 2023, indicates the age of the Borough's housing stock. More than forty percent (42.2 percent) of Lincoln Park's existing housing units were constructed before the end of 1969. The Borough's housing stock is moderately aged, with the median year built of all housing units being 1978; owner-occupied housing units being 1980; and renter-occupied housing units being 1975.

Table 2: Housing Units by Age of Structure, 2023

<i>Year Built</i>	<i>Total Units</i>	<i>Percent of Total Units</i>	<i>Owner-Occupied Units</i>	<i>Percent of Owner-Occupied Units</i>	<i>Renter-Occupied Units</i>	<i>Percent of Renter-Occupied Units</i>
2020 or later	10	0.2	0	0.0	10	1.1
2010 to 2019	56	1.3	40	1.2	16	1.7
2000 to 2009	174	4.0	174	5.4	0	0.0
1990 to 1999	419	9.7	331	10.3	70	7.6
1980 to 1989	1,355	31.5	1,057	32.8	298	32.5
1970 to 1979	473	11.0	267	8.3	119	13.0
1960 to 1969	532	12.4	300	9.3	232	25.3
1950 to 1959	574	13.3	488	15.1	28	3.1
1940 to 1949	310	7.2	223	6.9	87	9.5
1939 or earlier	402	9.3	345	10.7	57	6.2
Totals	4,305	100.0	3,225	100.0	917	100.0
Median Year Built	1978	N/A	1980	N/A	1975	N/A

Note: Percentage totals may not sum to 100 percent due to rounding

Source: United States Census Bureau, 2023 Five-Year American Community Survey

Table 3, Housing Units by Number of Rooms, 2023, shows that 65.2 percent of the Borough's housing stock contains five or more rooms, with all housing units containing a median of 5.6 rooms. When considering just owner-occupied units, however, it is noted that they contain a median of 6.2 rooms, with 77.2 percent of them containing five or more rooms. On the other hand, the Borough's renter-occupied units contain a median of 3.8 rooms with just 32.6 percent of them containing five or more rooms.

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Table 3: Housing Units by Number of Rooms, 2023

<i>Rooms</i>	<i>Total Units</i>	<i>Percent of Total Units</i>	<i>Owner-Occupied Units</i>	<i>Percent of Owner-Occupied Units</i>	<i>Renter-Occupied Units</i>	<i>Percent of Renter-Occupied Units</i>
1 room	19	0.4	0	0.0	19	2.1
2 rooms	267	6.2	89	2.8	178	19.4
3 rooms	327	7.6	135	4.2	192	20.9
4 rooms	864	20.1	511	15.8	229	25.0
5 rooms	679	15.8	477	14.8	202	22.0
6 rooms	646	15.0	579	18.0	28	3.1
7 rooms	588	13.7	574	17.8	14	1.5
8 rooms	331	7.7	289	9.0	42	4.6
9 or more rooms	584	13.6	571	17.7	13	1.4
Total	4,305	100.0	3,225	100.0	917	100.0
Median Rooms	5.6	N/A	6.2	N/A	3.8	N/A

Note: Percentage totals may not sum to 100 percent due to rounding

Source: United States Census Bureau, 2023 Five-Year American Community Survey

Table 4, Value of Owner-Occupied Housing Units, 2023, provides a detailed description of housing values within the Borough of Lincoln Park. Indeed, it shows that slightly more than half (50.4 percent) of the owner-occupied housing units in the Borough have a value of between \$300,000 and \$499,999, with the median value of owner-occupied housing units being \$419,500.

Table 4: Value of Owner-Occupied Housing Units, 2023

<i>Home Value</i>	<i>Number</i>	<i>Percent</i>
Less than \$50,000	0	0.0
\$50,000 to \$99,999	80	2.5
\$100,000 to \$149,999	44	1.4
\$150,000 to \$199,999	18	0.6
\$200,000 to \$299,999	438	13.6
\$300,000 to \$499,999	1,626	50.4
\$500,000 to \$999,999	1,011	31.3
\$1,000,000 or more	8	0.2
Total	3,225	100.0
Median Value	\$419,500	N/A

Note: Percentage totals may not sum to 100 percent due to rounding

Source: United States Census Bureau, 2023 Five-Year American Community Survey

Table 5, Gross Rent of Renter-Occupied Units, 2023, details gross rents within Lincoln Park. As shown in Table 5, a cash rent is paid in all except 23, or 2.5 percent, of Lincoln Park's 917 renter-occupied housing units. When a cash rent is paid, the gross rent of slightly more than half (51.5 percent) of the renter-occupied housing units ranges from \$1,000 to \$1,999 per month.

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Table 5: Gross Rent of Renter-Occupied Units, 2023

Gross Rent	Number	Percent
\$499 or less	16	1.7
\$500 to \$999	0	0.0
\$1,000 to \$1,499	125	13.6
\$1,500 to \$1,999	472	51.5
\$2,000 to \$2,499	165	18.0
\$2,500 to \$2,999	79	8.6
\$3,000 or more	37	4.0
No Cash Rent Paid	23	2.5
Total Units	917	100.0
Median Rent	\$1,824	N/A

Note: Percentage totals may not sum to 100 percent due to rounding

Source: United States Census Bureau, 2023 Five-Year American Community Survey

Evidence of the quality of Lincoln Park's housing stock is provided by the United States Census Bureau, 2023 Five-Year American Community Survey, which indicates that none of the Borough's 4,142 occupied housing units lack complete plumbing or kitchen facilities. The low number of units with incomplete facilities points to a well-maintained housing stock.

2. General Population Characteristics

According to the information from the United States Census Bureau that is presented in Table 6, Comparison of Lincoln Park Borough and Morris County Population Growth, 1930-2020, Lincoln Park's population grew by 7,203 residents between 1930 and 1970, when it reached 9,034 residents. In the period from 1970 to 1980, the Borough's population declined to 8,806 residents, which represents a decrease of 2.5 percent. Since 1980, the Borough's population has increased by 23.9 percent to 10,915 residents in 2020, though the population has fluctuated between 10,978 residents in 1990 and 10,521 residents in 2010.

With regard to Morris County overall, it is noted that the County's population steadily increased in the period from 1930 to 2020, when the population grew from 110,445 residents in 1930 to 509,285 residents in 2020, which represents an increase of 361.1 percent. In no decade since 1930 has there been a decline in Morris County's population.

It is noted that the United States Census Bureau's 2023 Five-Year American Community Survey estimates the populations of Lincoln Park and Morris County to be 10,901 and 510,375 residents, respectively. While the value for Lincoln Park represents a decrease over the value reported by the 2020 United States Census, we note that the 2023 Five-Year American Community Survey represents the *average* value over the five-year period ending in 2023.

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Table 6: Comparison of Lincoln Park Borough and Morris County Population Growth, 1930-2020

<i>Decennial Census</i>	<i>Lincoln Park Borough</i>	<i>Percent Change Since Prior Census</i>	<i>Morris County</i>	<i>Percent Change Since Prior Census</i>
1930	1,831	—	110,445	—
1940	2,186	19.4%	125,732	13.8%
1950	3,376	54.4%	164,371	30.7%
1960	6,048	79.1%	261,620	59.2%
1970	9,034	49.4%	383,454	46.6%
1980	8,806	-2.5%	407,630	6.3%
1990	10,978	24.7%	421,353	3.4%
2000	10,930	-0.4%	470,212	11.6%
2010	10,521	-3.7%	492,276	4.7%
2020	10,915	3.7%	509,285	3.5%

Source: United States Census Bureau

Lincoln Park's age distribution, which is provided in Table 7, Lincoln Park Age Distribution, 2010-2020, results in a median age of 45.8 years, which is 1.8 years or about 4.1 percent more than the 2010 median age of 44.0 years. This median age is higher than exhibited by Morris County, where the median age was 42.7 years in 2020 and 41.3 years in 2010.

The increase in Lincoln Park's median age is reflected in an increased percentage of population in all age cohorts from 55 through 59 years. In 2010, a total of about 30.9 percent of the Borough's population was at least 55 years old. By 2020, however, this demographic accounted for about 38.9 percent of the Borough's population. This increase in population aged 55 years and above was accompanied by a decrease in population in the following age cohorts: Under 5; 5 through 9 years; 30 through 34 years; 35 through 39 years; 40 through 44 years; 45 through 49 years; and 50 through 54 years. In 2010, about 48.6 percent of the Borough's population belonged to these age cohorts, but in 2020 these age cohorts accounted for only about 40.8 percent of the Borough's population.

It is noted that the United States Census Bureau's 2023 Five-Year American Community Survey estimates the median age of Lincoln Park's population to be 48.0 years, which is about 4.8 percent more than in 2020.

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Table 7: Lincoln Park Age Distribution, 2010-2020

<i>Age Cohort</i>	<i>2010</i>	<i>Percent</i>	<i>2020</i>	<i>Percent</i>	<i>Percent Change (2010-2020)</i>
Under 5 Years	536	5.1	503	4.6	-6.2
5 through 9 Years	548	5.2	501	4.6	-8.6
10 through 14 Years	533	5.1	560	5.1	5.1
15 through 19 Years	541	5.1	548	5.0	1.3
20 through 24 Years	490	4.7	542	5.0	10.6
25 through 29 Years	591	5.6	656	6.0	11.0
30 through 34 Years	699	6.6	688	6.3	-1.6
35 through 39 Years	710	6.7	660	6.0	-7.0
40 through 44 Years	776	7.4	666	6.1	-14.2
45 through 49 Years	917	8.7	679	6.2	-26.0
50 through 54 Years	926	8.8	762	7.0	-17.7
55 through 59 Years	875	8.3	924	8.5	5.6
60 through 64 Years	706	6.7	875	8.0	23.9
65 through 69 Years	571	5.4	698	6.4	22.2
70 through 74 Years	365	3.5	541	5.0	48.2
75 through 79 Years	294	2.8	420	3.8	42.9
80 through 84 Years	217	2.1	285	2.6	31.3
85 Years and Over	226	2.1	407	3.7	80.1
Total Population	10,521	100.0	10,915	100.0	3.7
Median Age	44.0	N/A	45.8	N/A	1.8

Note: Percentage totals may not sum to 100 percent due to rounding

Source: United States Census Bureau

3. Household Characteristics

As defined by the Census Bureau, a household includes all persons who occupy a single housing unit, regardless of blood relation. Thus, a household may also include a group of unrelated individuals sharing group quarters. A family is identified as a group of persons that includes a householder and one or more persons related by blood, marriage or adoption, all living in the same household. According to the 2020 United States Census, there were 4,063 households in the Borough, with an average of 2.52 persons per household. In total, there were 2,283 families with an average of 3.80 persons per family. Of these family households, approximately 50.6 percent were comprised of married couples with or without children.

4. Income Characteristics

According to the United States Census Bureau's 2023 Five-Year American Community Survey, the median household income in Lincoln Park was \$119,000, which was about 11.8 percent lower than the median household income of \$134,929 in Morris County overall. Table 8,

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Household Income – Lincoln Park Borough and Morris County, 2023 provides additional information on household income in Lincoln Park and Morris County overall.

Table 8: Household Income – Lincoln Park Borough and Morris County, 2023

	<i>Lincoln Park</i>	<i>Morris County</i>
<i>Total Households</i>	4,142	191,840
Percent of Households with Less than \$5,000	65	3,659
Percent of Households with \$5,000 to \$9,999	29	1,630
Percent of Households with \$10,000 to \$14,999	41	2,711
Percent of Households with \$15,000 to \$19,999	43	2,423
Percent of Households with \$20,000 to \$24,999	135	2,975
Percent of Households with \$25,000 to \$34,999	193	7,383
Percent of Households with \$35,000 to \$49,999	315	10,491
Percent of Households with \$50,000 to \$74,999	319	19,409
Percent of Households with \$75,000 to \$99,999	606	19,283
Percent of Households with \$100,000 to \$149,999	650	35,184
Percent of Households with \$150,000 or more	1,746	86,692
<i>Median Household Income</i>	<i>\$119,000</i>	<i>\$134,929</i>

Note: Percentage totals may not sum to 100 percent due to rounding

Source: United States Census Bureau, 2023 Five-Year American Community Survey

The United States Census Bureau's 2023 Five-Year American Community Survey indicates that 3.4 percent of the Borough's population lived below the poverty level within the last 12 months. By comparison, 5.1 percent of the County's population lived below the poverty level within the last 12 months.

5. Resident Employment Characteristics

Table 9, Distribution of Employment by Industry, Employed Lincoln Park Residents, 2023, indicates the distribution of Lincoln Park's 5,840 residents aged 16 years and over who are employed in the civilian labor force. The three industries with the largest share of employment in Lincoln Park include: Education, Health and Social Services with 22.6 percent of employment; Retail Trade with 15.7 percent of employment; and Manufacturing with 12.3 percent of employment.