

Appendix A



TABLE OF CONTENTS

TABLE OF CONTENTS.....	1
<i>Table 1: Population Trends (1940-2020)</i>	3
<i>Table 2: Population by Age and Sex</i>	4
<i>Table 3: Population Change by Age, 2013 to 2023</i>	4
<i>Table 4: Household Size</i>	5
<i>Table 5: Family and Nonfamily Households</i>	6
<i>Table 6: Educational Attainment</i>	6
<i>Table 7: Race and Ethnicity</i>	7
<i>Table 8: Household Income</i>	8
<i>Table 9: Poverty Rate</i>	8
<i>Table 10: Unemployment Rate</i>	9
<i>Table 11: Class of Worker</i>	9
<i>Table 12: Occupation</i>	10
<i>Table 13: Industry</i>	10
<i>Table 14: Quarterly Census of Employment and Wages</i>	12
<i>Table 15: Means of Transport to Work</i>	13
<i>Table 16: Travel Time to Work</i>	13
<i>Table 17: Total Vehicles Available</i>	14
<i>Table 18: Tenure</i>	14
<i>Table 19: Occupancy Status</i>	14
<i>Table 20: Vacancy Status</i>	15
<i>Table 21: Units in Structure</i>	15
<i>Table 22: Units in Structure by Tenure</i>	16
<i>Table 23: Year Structure Built</i>	17
<i>Table 24: Number of Bedrooms, Housing Stock</i>	17
<i>Table 25: Housing Quality Indicators</i>	18
<i>Table 26: Year Moved In</i>	19
<i>Table 27: Mortgage Status</i>	19
<i>Table 28: Home Values</i>	20



<i>Table 29: Home Sales</i>	<i>20</i>
<i>Table 30: Residential Tax Assessments.....</i>	<i>21</i>
<i>Table 31: Burden of Housing Costs, All Households</i>	<i>21</i>
<i>Table 32: Burden of Housing Costs, Owner-Occupied Housing.....</i>	<i>22</i>
<i>Table 33: Monthly Costs, Homeowners with a Mortgage</i>	<i>22</i>
<i>Table 34: Monthly Costs, Homeowners without a Mortgage.....</i>	<i>23</i>
<i>Table 35: Burden of Housing Costs, Renter-Occupied Housing.....</i>	<i>23</i>
<i>Table 36: Gross Rent.....</i>	<i>24</i>
<i>Table 37: Total Housing Permits Issued Per Year, 2004-2023</i>	<i>24</i>
<i>Table 38: Total Housing Permits Issued by Type, 2004-2023</i>	<i>25</i>
<i>Table 39: Certificates of Occupancy, 2014-2023.....</i>	<i>26</i>
<i>Table 40: Demolition Permits, 2004-2023</i>	<i>27</i>
<i>Table 41: Net Housing Permits, 2004-2023</i>	<i>28</i>
<i>Table 42: Building Permits Nonresidential Construction, 2004-2023</i>	<i>29</i>
<i>Table 43: Long-term Population, Household and Employment Forecasts</i>	<i>30</i>



DEMOGRAPHIC ANALYSIS

The population of Burlington rose steadily over the course of the twentieth century. During the 1940s, the number of people living in the township expanded by 10.5%, which was followed by a 5.3% increase in the 1950s (Table 1). The population increases abruptly ended in the 1960s, when the population sank by 16.4%. The 1960s proved to be an outlier, with the population increasing in every subsequent decade. The number of residents rebounded in the 1970s, with an 8.6% gain, followed by a similar 8.0% increase in the 1980s. The biggest population jump came in the 1990s when the population increased by 63.0% to 20,294 persons, almost doubling. This expansion in residents was followed by an 11.3% increase in the 2000s and a more modest 6.1% rise in the 2010s. As of 2020, 23,983 persons lived in Burlington Township.

It is important to note that, while the total population data in Table 1 is drawn from the Decennial U.S. Census survey, all subsequent Census Bureau data was obtained from the 2019-2023 American Community Survey (ACS), a 5-year estimate of results from annual surveys that are averaged together.

Table 1: Population Trends (1940-2020)

Year	Burlington Township		Burlington County		New Jersey	
1940	10,905	--	97,013	--	4,160,165	--
1950	12,051	10.5%	135,910	40.1%	4,835,329	16.2%
1960	12,687	5.3%	224,499	65.2%	6,066,782	25.5%
1970	10,612	-16.4%	323,132	43.9%	7,171,112	18.2%
1980	11,527	8.6%	362,542	12.2%	7,365,011	2.7%
1990	12,454	8.0%	395,066	9.0%	7,730,188	5.0%
2000	20,294	63.0%	423,394	7.2%	8,414,350	8.9%
2010	22,594	11.3%	448,734	6.0%	8,791,894	4.5%
2020	23,983	6.1%	461,860	2.9%	9,288,944	5.7%
Source: Census Bureau, Decennial Census; NJ Dept. of Labor and Workforce Development						

According to the American Community Survey, 23,981 persons lived in Burlington as of 2023 (Table 2). Women outnumber men, making up 52.8% of total residents, compared to 47.2% for men. The largest age group is composed of persons 35 to 54 years of age, with 25.8% of the population. Younger adults, those 20 to 34 years of age, comprise 18.7% of the population. Persons between 5 and 19 years of age make up 16.7% of the population while children under the age of 5 account for 5.4% of residents. Approximately a third of the population is 55 years of age and older, 33.3% in all. More specifically, 16.3% of Burlington residents are age 65 or older while 17.0% are between 55 and 64 years of age. The median age in Burlington is 42.8, with a median age of 40.0 for men and 44.5 for women.



Table 2: Population by Age and Sex

Age Group	Total Population		Male		Female	
	Number	% of Population	Number	% of Population	Number	% of Population
Under 5 years old	1,287	5.4%	616	5.4%	671	5.3%
5 to 19 years of age	4,016	16.7%	2,144	18.9%	1,872	14.8%
20 to 34 years of age	4,496	18.7%	2,200	19.4%	2,296	18.1%
35 to 54 years of age	6,185	25.8%	2,980	26.3%	3,205	25.3%
55 to 64 years of age	4,079	17.0%	1,817	16.1%	2,262	17.9%
65+ years of age	3,918	16.3%	1,558	13.8%	2,360	18.6%
Total	23,981	100.0%	11,315	100.0%	12,666	100.0%
Median age	42.8		40.0		44.5	

Source: Census Bureau, 2019-2023 5-Year American Community Survey

Between 2013 and 2023, the community grew markedly older, with the median age rising from 38.2 to 42.8 years of age (Table 3). During this span, the cohort whose population increased by the most were those 65 years of age and older, increasing by 1,501 residents, a 62.1% rise. The cohort with the second largest increase were those between the ages of 55 and 64 years of age, which grew by 55.8%. In contrast, the number of persons between the ages of 5 and 19 shrank by 22.5%. The number of children less than 5 years of age also declined, by 9.0%. The population of those between the ages of 35 and 54 fell by 12.4% though the number of younger adults between 20 and 34 years of age increased by 15.6%. The growth of the latter age group, who are in prime child-bearing age, should prove some hope that the child-age population will increase again. Still, should the other trends persist, the community will progressively age in the years to come, resulting in fewer children and a rising senior population.

Table 3: Population Change by Age, 2013 to 2023

Age Group	2013		2023		Change, 2013 to 2023	
	2013	%, Total Population	2023	%, Total Population	Total Change	% Change
Under 5 years old	1,414	6.3%	1,287	5.4%	-127	-9.0%
5 to 19 years of age	5,181	22.9%	4,016	16.7%	-1,165	-22.5%
20 to 34 years of age	3,889	17.2%	4,496	18.7%	607	15.6%
35 to 54 years of age	7,060	31.3%	6,185	25.8%	-875	-12.4%
55 to 64 years of age	2,618	11.6%	4,079	17.0%	1,461	55.8%
65+ years of age	2,417	10.7%	3,918	16.3%	1,501	62.1%
Total	22,579	--	23,981	--	1,402	6.2%
Median Age	38.2		42.8		4.6	

Source: 2009-2013, 2019-2023 5-Year American Community Survey



The average household size in Burlington Township, 2.63 persons, eclipses the equivalent figures for Burlington County and New Jersey, 2.58 and 2.61 persons, respectively (Table 4). One- and two-person households make up 28.5% and 25.2% of total households, respectively, or 53.7%. By contrast, one- and two-person households make up 62.6% of households in Burlington County and 57.5% in New Jersey. Households comprised of 5 persons or more make up a significant portion of the community, 13.9%, compared to the county and state, 11.6% and 10.2%, respectively. The township also has a relatively high number of three-person households, 20.2%, compared to 17.1% and 16.5% in the state and county. Four-person households, however, are relatively less common, comprising just 12.3% of all households in the township, compared to 14.7% in Burlington County and 15.3% in New Jersey.

Table 4: Household Size

Household Siz	Burlington Township		Burlington County		New Jersey	
	Total	%	Total	%	Total	%
1-person household	2,547	28.5%	46,962	26.7%	918,897	26.4%
2-person household	2,249	25.2%	57,994	32.9%	1,081,842	31.1%
3-person household	1,807	20.2%	29,079	16.5%	594,946	17.1%
4-person household	1,098	12.3%	25,903	14.7%	530,520	15.3%
5-person household	851	9.5%	10,883	6.2%	218,492	6.3%
6-person household	247	2.8%	3,609	2.1%	79,678	2.3%
7+-person household	143	1.6%	1,616	0.9%	53,980	1.6%
Total households	8,942	--	176,046	--	3,478,355	--
Average Household Size	2.63		2.58		2.61	

Source: 2019-2023 5-Year American Community Survey

Family households account for 69.1% of all households in Burlington Township (Table 5). In contrast, family households constitute a slightly lower figure statewide, 67.8% of households. Family households in the township comprise an average of 3.24 persons on average, surpassing the state- and countywide averages, 3.19 and 3.15 persons. The average household size for nonfamily households is 1.09 persons, though, significantly below the average nonfamily household size in the county and state, 1.20 and 1.22 persons.



Table 5: Family and Nonfamily Households

Household Type	Burlington Township	Burlington County	New Jersey
Total family households	69.1%	68.2%	67.8%
Total nonfamily households	30.9%	31.8%	32.2%
Average household size, family households	3.24	3.15	3.19
Average household size, nonfamily households	1.09	1.20	1.22

Source: 2019-2023 5-Year ACS

The rates of educational attainment in Burlington are below those for Burlington County and New Jersey. Of all residents at least 25 years of age, 37.2% have at least a bachelor's degree while 12.5% possess a graduate or professional degree (Table 6). By contrast, 42.0% of residents in Burlington County have a bachelor's degree or higher while 15.2% have a graduate or professional degree. A sizable number of Burlington Township residents, 7.2%, do not have a high school diploma, compared to 5.6% for Burlington County as a whole.

Table 6: Educational Attainment

Highest level of education	Burlington Township	Burlington County	New Jersey
Less than 9th grade	2.1%	1.9%	4.6%
9th to 12th grade, no diploma	5.1%	3.7%	4.7%
High school graduate (includes equivalency)	24.3%	26.1%	25.7%
Some college, no degree	23.3%	18.2%	15.3%
Associate's degree	7.9%	8.1%	6.7%
Bachelor's degree	24.7%	26.8%	25.8%
Graduate or professional degree	12.5%	15.2%	17.1%
High school graduate or higher	92.8%	94.4%	90.7%
Bachelor's degree or higher	37.2%	42.0%	42.9%

Source: 2019-2023 5-Year ACS

Burlington Township is a very diverse community. White residents who are not Hispanic comprise 43.3% of the population, below the comparable shares for New Jersey and Burlington County, 51.9% and 63.7% (Table 7). In all, 43.9% of the overall population is white. Over a third of the population is black, 36.7%, more than twice the percentage countywide and well above the statewide share, 13.0%. For their part, Asian-Americans constitute 9.5% of residents, close to the percentage statewide, 9.8%. The Hispanic population is relatively small, accounting for just 6.0% of the population, well below the share in New Jersey as a whole, 21.9%. An additional 7.4% is of multiple races.



Table 7: Race and Ethnicity

Race and Ethnicity	Burlington Township	Burlington County	New Jersey
<i>Non-Hispanic</i>	93.7%	90.8%	78.1%
White	43.3%	63.7%	51.9%
Black	35.4%	15.8%	12.3%
Asian	9.5%	5.6%	9.8%
Other Race Alone	0.2%	0.7%	0.8%
Two or more Races	5.4%	5.0%	3.2%
<i>Hispanic (All Races)</i>	6.3%	9.2%	21.9%
Hispanic, White	0.6%	2.4%	5.0%
Hispanic, Black	0.7%	0.7%	0.7%
Hispanic, Other	3.0%	2.9%	8.9%
Hispanic, Two or More Races	2.0%	3.3%	7.4%
<i>Source: 2019-2023 5-Year ACS</i>			



SOCIOECONOMIC ANALYSIS

The distribution of household incomes in Burlington Township is similar to the distribution statewide. According to the most recent American Community Survey, 17.0% of households have an income of at least \$200,000, the same share as the state overall (Table 8). The median household income is \$96,955, barely edging the median for Burlington County, \$96,333, while falling short of the median statewide, \$101,050. All told, 49.4% of Burlington Township households have an income of \$100,000 or higher. Over a quarter of households have an income under \$50,000, 25.3% in all. This is close to the comparable figure at the state level, 25.2%, but exceeds the percentage for Burlington County, 20.9%. As for those with the lowest incomes, 14.5% of households in the community have an income of less than \$25,000.

Table 8: Household Income

Household Income	Burlington Township	Burlington County	New Jersey
Less than \$25,000	14.5%	8.4%	11.9%
\$25,000-\$50,000	10.8%	12.5%	13.3%
\$50,000-\$100,000	25.4%	26.2%	24.3%
\$100,000-\$200,000	32.4%	33.6%	29.7%
More than \$200,000	17.0%	19.2%	20.7%
Median Household Income	\$96,955	\$96,333	\$101,050
Mean Household Income	\$116,261	\$138,732	\$140,299

Source: 2019-2023 5-Year ACS

Given that Burlington has a larger number of low-income households, the poverty rate in the township is somewhat elevated, 9.1% overall (Table 9). Poverty among seniors, though, is especially severe, with 14.8% of persons 65 years of age and older living in poverty, well in excess of the share statewide, 9.5% and twice the percentage for Burlington County. The child poverty rate is 11.5%, slightly lower than the child poverty rate for New Jersey as a whole, 13.3%.

Table 9: Poverty Rate

Indicator	Burlington Township	Burlington County	New Jersey
Poverty Rate, Overall	9.1%	6.8%	9.8%
Poverty Rate, Under 18 years old	11.5%	9.4%	13.3%
Poverty Rate, Seniors	14.8%	7.0%	9.5%

Source: 2019-2023 5-Year ACS

Over the past decade, Burlington workers have fared better than those in the county and state as a whole (Table 10). Since 2016, the township's unemployment rate has largely stayed below 5%, reaching a low of



3.0% in 2019. The exception was the pandemic year of 2020, when the unemployment rate shot up to 7.9% before tapering back down to 5.5% in 2021 and 3.4% in 2022.

Table 10: Unemployment Rate

Year	Burlington Township	Burlington County	New Jersey
2013	7.6%	7.9%	8.4%
2014	6.3%	6.4%	6.7%
2015	5.2%	5.3%	5.7%
2016	4.2%	4.4%	4.9%
2017	3.6%	4.0%	4.5%
2018	3.3%	3.6%	4.0%
2019	3.0%	3.2%	3.5%
2020	7.9%	7.9%	9.4%
2021	5.3%	5.7%	6.7%
2022	3.4%	3.5%	3.9%
2023	4.0%	3.9%	4.4%

Source: NJ Dept. of Labor and Workforce Development

For-profit companies employ 70.1% of the township's working population (Table 11). This eclipses the figure for Burlington County but falls short of the figure for New Jersey. The municipality also has a relatively high percentage of government workers, 19.2%. Presumably, many of these workers are State of New Jersey employees. In contrast, just 5.3% of employed residents in New Jersey are self-employed. Similarly, a mere 5.5% of residents are not-for-profit employees.

Table 51: Class of Worker

Class of Worker	Burlington Township	Burlington County	New Jersey
For-profit company employee	70.1%	65.7%	69.2%
Not-for-profit employee	5.5%	7.9%	7.6%
Government Worker	19.2%	18.3%	14.2%
Self-employed, business owner	1.3%	3.8%	3.9%
Self-employed, contractor	4.0%	4.3%	5.1%

Source: 2019-2023 5-Year ACS

Employees working in management, business, science, and arts occupations comprise a similar portion of the employed population, 46.5%, as they do statewide, 46.9% (Table 12). As mentioned previously, Burlington appears to have a highly skilled workforce. A similar number of township residents work in white-collar sales and office occupations, 21.0%, as in Burlington County and New Jersey as a whole, 21.3%



and 20.0%. In contrast, a relatively low percentage of residents have service occupations, 12.2%, compared to 13.1% and 14.8% for the county and state overall. A large number of residents have jobs in production, transportation, and moving, 15.5%, well surpassing the share statewide, 11.3%. A smaller percentage of residents work in natural resources, construction, and maintenance, 4.8% overall, below the percentage in New Jersey, 6.9%.

Table 62: Occupation

Occupation	Burlington Township	Burlington County	New Jersey
Management, business, science, and arts	46.5%	48.9%	46.9%
Service occupations	12.2%	13.1%	14.8%
Sales and office occupations	21.0%	21.3%	20.0%
Natural resources, construction, and maintenance occupations	4.8%	6.6%	6.9%
Production, transportation, and material moving	15.5%	10.1%	11.3%

Source: 2019-2023 5-Year ACS

Residents are employed in all the major industrial sectors, but retail and arts, entertainment, and recreation sector workers are especially numerous. Respectively, these two sectors comprise 17.1% and 6.9% of the employed population (Table 13). The township is also home to a large percentage of transportation, warehousing, and utilities workers, who comprise 8.6% of the employed population. The community also has a large population of public administration workers, who comprise 7.9% of the community, outstripping the percentage statewide, 5.3%. Given its proximity to Trenton, a significant number of people who live in Burlington work in public administration, accounting for 8.9% of the employed population countywide.

Table 73: Industry

Industry	Burlington Township	Burlington County	New Jersey
Agriculture, forestry, fishing and hunting, and mining	0.0%	0.4%	0.3%
Construction	4.1%	6.0%	6.4%
Manufacturing	8.5%	9.1%	9.8%
Wholesale trade	2.0%	3.3%	3.4%
Retail trade	17.1%	8.9%	8.7%



Industry	Burlington Township	Burlington County	New Jersey
Transportation and warehousing, and utilities	8.6%	6.6%	6.9%
Information	2.2%	2.7%	2.9%
Finance and insurance, and real estate and rental and leasing	6.6%	9.7%	10.3%
Professional, scientific, and management, and administrative and waste management services	9.8%	13.4%	15.4%
Educational services	9.9%	9.8%	8.9%
Health care and social assistance	13.4%	14.6%	13.3%
Arts, entertainment, and recreation, and accommodation and food services	6.9%	3.9%	4.8%
Other services except public administration	2.9%	2.8%	3.5%
Public administration	7.9%	8.9%	5.3%
Source: 2019-2023 5-Year ACS			

As of 2023, 10,576 persons worked in Burlington, according to the US Department of Labor's Quarterly Census of Employment and Wages (Table 14). Of this, 9,977 persons worked for private sector employers while 599 persons worked in the public sector, the bulk of whom work for local schools and government. The transportation and warehousing sector accounts for a considerable portion of jobs in the township, totaling 4,654 workers in all, or 44%. These jobs pay an estimated annual income of \$40,043. The wholesale and retail sectors are responsible for a large number of jobs as well, with 865 and 761 workers, respectively. Meanwhile, there are an estimated 863 jobs in the health care and social assistance sector. The administrative, support, and waste services sector provides 592 jobs in the segment while 512 jobs in the manufacturing industry are based in the township.



Table 14: Quarterly Census of Employment and Wages

Sector	Total Workers	Average Annual Income
FEDERAL GOVT TOTALS	78	\$79,366
STATE GOVT TOTALS	6	\$113,479
LOCAL GOVT TOTALS	515	\$73,900
LOCAL GOVT EDUCATION	353	\$79,133
Utilities	.	.
Construction	89	\$121,772
Manufacturing	512	\$67,502
Wholesale Trade	865	\$80,297
Retail Trade	761	\$48,267
Transportation/Warehousing	4,654	\$40,043
Information	.	.
Finance and Insurance	.	.
Real Estate	.	.
Professional, Scientific, and Technical Services	404	\$102,026
Management	.	.
Administrative, Support, and Waste Services	592	\$33,451
Education	.	.
Health Care and Social Assistance	863	\$52,500
Arts and Entertainment	17	\$72,308
Accommodations and Food	324	\$31,128
Other Services	105	\$48,428
Unclassified	.	.
PRIVATE SECTOR TOTALS	9,977	\$53,655

Wherever they work, Burlington residents tend to get there by car. Almost three-quarters of the working population, 74.6%, drive to work alone (Table 15). A further 6.3% carpool, which means that 80.9% of the working population travels to work by car. Some workers use public transportation to get to work, 2.3%, but less than in Burlington County as a whole, 5.2%. The percentage of residents working from home, 14.8%, is close to the percentage in New Jersey as a whole, 15.0%. A relative handful of workers walk or ride a bike to work, 0.8% and 0.1%, respectively. In contrast, 3.5% of the employed population in Burlington County walks to work while 0.7% commutes by bicycle.



Table 15: Means of Transport to Work

Means of Transport	Burlington Township	Burlington County	New Jersey
Drove alone	74.6%	61.5%	63.7%
Carpooled	6.3%	9.2%	7.7%
Public transportation	2.3%	5.2%	8.5%
Walked	0.8%	3.5%	2.6%
Bicycle	0.1%	0.7%	0.3%
Taxicab, motorcycle, or other means	1.0%	2.1%	2.1%
Worked from home	14.8%	17.8%	15.0%

Source: 2019-2023 5-Year ACS

Burlington residents who commute have an average trip to work of 31.5 minutes, surpassing the average for New Jersey residents, 30.9 minutes, and above the average for Burlington County, 29.3 minutes (Table 16). Overall, 49.1% of Burlington Township commuters have a commute of at least a half hour. A comparatively low percentage of Burlington residents have a commute of less than 15 minutes, 15.0%, less than in either Burlington County or New Jersey. Another 24.4% of Burlington have a commute of between 20 and 30 minutes while a further 27.1% have a commute lasting between 30 and 45 minutes. About 1 in 9 Burlington commuters have a trip to work that lasts between 45 and 59 minutes, or 24.7%, while 10.9% of commuters have a trip to work of an hour or more.

Table 16: Travel Time to Work

Travel Time	Burlington Township	Burlington County	New Jersey
Less than 10 minutes	6.2%	9.9%	9.9%
10 to 14 minutes	8.8%	10.7%	11.5%
15 to 19 minutes	11.4%	14.2%	13.1%
20 to 29 minutes	24.4%	20.9%	19.6%
30 to 44 minutes	27.1%	23.9%	21.9%
45 to 59 minutes	11.1%	9.2%	9.9%
60 or more minutes	10.9%	11.1%	14.2%
Mean travel time to work (minutes)	31.5	29.3	30.9

Source: 2019-2023 5-Year ACS

Almost half of households, or 48.5%, have three motor vehicles or more, compared to just 30.3% statewide (Table 17). Another 35.7% of households have two automobiles. In other words, 84.2% of households have at least two automobiles. One-car households comprise just 13.4% of households, less than the 16.9% in the county overall and 23.3% statewide. Relatively few households, 2.4%, do not have



a car altogether, albeit a higher percentage than in Burlington County, where 1.9% of households do not have a car.

Table 17: Total Vehicles Available

Total Vehicles	Burlington Township	Burlington County	New Jersey
No vehicle	2.4%	1.9%	6.4%
1 vehicle	13.4%	16.9%	23.3%
2 vehicles	35.7%	43.4%	39.9%
3 or more vehicles	48.5%	37.8%	30.3%

Source: NJ 2019-2023 5-Year ACS

HOUSING ANALYSIS

Burlington is a community of homeowners. To be specific, 84.9% of residents live in owner-occupied housing. The remaining 15.1% of residents live in rentals (Table 18). Owner-occupied housing is somewhat more prevalent compared to Burlington County overall, where 79.5% of residents living in owner-occupied housing. Statewide, 63.7% of housing units are owner-occupied, with 36.3% of rentals.

Table 18: Tenure

Tenure	Burlington Township	Burlington County	New Jersey
Owner-Occupied	84.9%	79.5%	63.7%
Renter-Occupied	15.1%	20.5%	36.3%

Source: 2019-2023 5-Year ACS

Vacant housing is relatively uncommon as only 5.2% of housing units in the township are vacant (Table 19). This is somewhat below the rate countywide, where 6.1% of housing units are vacant. Statewide, the rate is even higher, with 7.9% of units vacant.

Table 19: Occupancy Status

Occupancy Status	Burlington Township	Burlington County	New Jersey
Occupied	94.8%	93.9%	92.1%
Vacant	5.2%	6.1%	7.9%

Source: 2019-2023 5-Year ACS



Of the housing units that are vacant, about a third are either available for rent (15.7%) or for sale (18.3%) (Table 20). A further 7.0% of vacant units have been sold, but are not yet occupied. Interestingly, 15.5% of vacant homes are used for recreational or other part-time purposes, about three times the percentage in Burlington County overall. The remainder of vacant units, totaling 44.1% of vacant housing, is vacant for other reasons, a classification that could refer to anything from home damage to property abandonment.

Table 20: Vacancy Status

Vacancy Status	Burlington Township	Burlington County	New Jersey
For rent	15.7%	16.4%	16.0%
Rented, not occupied	0.0%	7.4%	2.7%
For sale only	18.3%	12.7%	6.4%
Sold, not occupied	6.5%	7.7%	4.1%
For seasonal, recreational, or occasional use	15.5%	5.9%	43.7%
For migrant workers	0.0%	0.0%	0.0%
Other vacant	44.1%	50.0%	27.1%

Source: 2019-2023 5-Year ACS

Single-family residences account for roughly three in four homes in the township, or 75.6% (Table 21). Most of these units are detached houses, totaling 62.3% of all units in the community, while a sizable segment of one-family homes are attached residences, composing 13.3% of all homes. In the wider state, single-family housing, detached and attached unit alike, accounts for 62.7% of the housing stock. Two-family residences account for just 0.2% of homes while three- and four-unit buildings comprise 3.6% of housing units. Over a fifth of housing units in Burlington Township, 20.6% overall, are in multifamily buildings, those with 5 housing units or more. Buildings with 5 to 9 units comprise 1.7% of the housing stock while 7.9% of homes are in buildings with 10 to 19 units. Another 4.2% of units are in buildings of 20 to 49 units while 6.9% are in buildings with 50 units or more.

Table 21: Units in Structure

Housing Type	Burlington Township	Burlington County	New Jersey
1, detached	62.3%	64.4%	52.7%
1, attached	13.3%	14.5%	10.0%
2	0.2%	1.7%	8.6%
3 or 4	3.6%	3.9%	6.1%
5 to 9	1.7%	4.3%	4.7%
10 to 19	7.8%	4.6%	4.9%
20 to 49	4.2%	2.5%	4.2%



Housing Type	Burlington Township	Burlington County	New Jersey
50 or more	6.9%	2.9%	7.9%
Mobile home	0.0%	1.1%	0.9%
Boat, RV, van, etc.	0.0%	0.0%	0.0%

Source: 2019-2023 5-Year ACS

Burlington homeowners overwhelmingly reside in one-family detached residences, totaling 82.1% of owner-occupied housing units (Table 20). One-family attached homes comprise another 16.0% of owner-occupied units while two-family residences make up 1.1%. A tiny segment of the owner-occupied stock, 0.3%, is composed of two-, three-, and four-unit dwellings while the remaining 1.6% of owner-occupied units are in multifamily developments.

One-family residences account for 7.4% of rental units, of which most are attached homes, or 5.00% of all rentals. Two-family residences comprise 0.5% of rentals while three and four-family dwellings make up 15.2% of renter-occupied housing. Multifamily housing accounts for over half of the rentals in Burlington. Buildings of 5 to 9 units provide 7.7% of rental units while 25.7% of units are in buildings of 10 to 19 units. Buildings with 50 or more units are the most common building typology for rental housing, constituting 28.3% of units, while buildings of 20 to 49 units contribute 15.2% of rentals in the township.

Table 82: Units in Structure by Tenure

Housing Type	Burlington Township		Burlington County		New Jersey	
	Owner-Occupied	Renter-Occupied	Owner-Occupied	Renter-Occupied	Owner-Occupied	Renter-Occupied
1, detached	82.1%	2.4%	81.4%	15.6%	77.1%	11.7%
1, attached	16.0%	5.0%	13.5%	16.9%	10.2%	8.4%
2	0.1%	0.5%	0.3%	5.6%	4.6%	15.5%
3 or 4	0.2%	15.2%	0.8%	13.8%	1.7%	13.8%
5 to 9	0.0%	7.7%	1.3%	13.1%	1.4%	10.6%
10 to 19	1.0%	25.7%	1.0%	14.5%	1.2%	11.4%
20 to 49	0.6%	15.2%	0.3%	8.9%	1.0%	9.7%
50 or more	0.0%	28.3%	0.3%	11.0%	1.8%	18.4%
Mobile home	0.0%	0.0%	1.1%	0.6%	1.1%	0.4%
Boat, RV, van, etc.	0.0%	0.0%	0.0%	0.1%	0.0%	0.1%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: 2019-2023 5-Year ACS



As previously mentioned, most of Burlington's population growth occurred in the second half of the twentieth century. Only 7.7% of housing units were constructed before 1940 while 12.5% overall were built prior to 1950 (Table 23). Housing construction accelerated during the 1950s, when 10.6% of units were built, after which development occurred at a steady clip. Another 11.9% of units were developed during the 1960s while 10.8% were constructed during the 1970s and 5.8% were built in the 1980s. The heyday of residential construction came in the 1990s when 31.0% of present-day homes were built while a further 12.2% and 5.2% of units were put up during the 2000s and 2010s.

Table 93: Year Structure Built

Year Structure Built	Burlington Township	Burlington County	New Jersey
Built 2020 or later	0.0%	0.8%	0.6%
Built 2010 to 2019	5.2%	4.8%	5.8%
Built 2000 to 2009	12.2%	11.2%	9.1%
Built 1990 to 1999	31.0%	14.0%	9.1%
Built 1980 to 1989	5.8%	13.5%	11.9%
Built 1970 to 1979	10.8%	17.5%	12.4%
Built 1960 to 1969	11.9%	13.7%	13.0%
Built 1950 to 1959	10.6%	10.9%	14.1%
Built 1940 to 1949	4.8%	3.0%	6.7%
Built 1939 or earlier	7.7%	10.7%	17.5%
<i>Source: 2019-2023 5-Year ACS</i>			

The housing stock is well-suited for families. More than two-thirds of homes in Burlington Township, 67.7%, have three bedrooms or more (Table 23). This mirrors Burlington County, where 67.7% of homes also have three or more bedrooms. In all, three-bedroom units constitute 38.8% of the township's housing stock while four-bedroom units total 26%.2 of homes overall. A further 2.9% of houses have five bedrooms or more. Just under a third of homes, 32.3%, have two bedrooms or less. More specifically, two-bedroom homes comprise just 12.3% of units while one-bedroom homes make up 17.2% of residences while 2.8% of the housing stock is comprised of units that lack a separate bedroom.

Table 24: Number of Bedrooms, Housing Stock

Total Bedrooms	Burlington Township	Burlington County	New Jersey
No bedroom	2.8%	1.2%	3.0%
1 bedroom	17.2%	9.8%	14.2%
2 bedrooms	12.3%	21.2%	25.5%
3 bedrooms	38.6%	34.4%	31.8%
4 bedrooms	26.2%	28.1%	19.7%



Total Bedrooms	Burlington Township	Burlington County	New Jersey
5 or more bedrooms	2.9%	5.2%	5.9%

Source: 2009-2013 5-Year ACS

While the Census found no Burlington homes that lack complete plumbing facilities, a small percentage of homes, 0.2%, lack kitchen facilities (Table 25). The community also has a small segment of homes that lack telephone service, 0.6%. More households in Burlington Township are plagued by overcrowded conditions, 3.0%, than in Burlington County overall, 1.5%. At the same time, about 0.8% of homes lack fuel to heat their home, a percentage that is also double the countywide rate. Natural gas supplied by a utility is used in three-fourths of homes while electricity is used in 21.5% of residences.

Table 25: Housing Quality Indicators

Home Heating Fuel	Burlington Township	Burlington County	New Jersey
Utility gas	75.3%	70.0%	73.3%
Bottled, tank, or LP gas	0.8%	2.1%	2.5%
Electricity	21.5%	19.1%	15.6%
Fuel oil, kerosene, etc.	0.8%	7.2%	6.8%
Coal or coke	0.0%	0.0%	0.0%
Wood	0.0%	0.4%	0.3%
Solar energy	0.5%	0.3%	0.2%
Other fuel	0.3%	0.4%	0.5%
No fuel used	0.8%	0.4%	0.8%
Lacking facilities			
Lacking complete plumbing facilities	0.0%	0.2%	0.3%
Lacking complete kitchen facilities	0.2%	0.4%	0.8%
No telephone service available	0.4%	0.5%	0.9%
Occupants Per Room			
1.00 or less	97.0%	98.5%	96.3%
1.01 to 1.50	2.0%	1.0%	2.4%
1.51 or more	1.0%	0.4%	1.3%

Source: 2019-2023 5-Year ACS

Most householders moved into their home during the twenty-first century. In total, 72.1% of householders moved into their home since the beginning of 2000 (Table 26). More than a quarter of householders, 25.8%, have moved into their dwelling since 2017. An additional 26.8% moved in between 2010 and 2017 while 19.4% moved in between 2000 and 2009. The community has more long-time



residents than other Burlington County municipalities. In all, 27.9% of householders moved into their home more than a quarter century ago, more than the 25.5% of householders in the county as a whole. Only a small percentage of householders, 7.6%, moved into their residence prior to the 1990s.

Table 26: Year Moved In

Year Moved In	Burlington Township	Burlington County	New Jersey
Moved in 2021 or later	5.7%	7.4%	8.3%
Moved in 2018 to 2020	20.1%	20.7%	20.6%
Moved in 2010 to 2017	26.8%	25.8%	28.6%
Moved in 2000 to 2009	19.4%	20.5%	19.2%
Moved in 1990 to 1999	20.3%	12.8%	11.4%
Moved in 1989 and earlier	7.6%	12.7%	11.9%

Source: 2019-2023 5-Year ACS

HOUSING MARKET ANALYSIS

About three in four homeowners in Burlington Township have a mortgage, or 74.4% (Table 27). In contrast, only about two-thirds of homeowners in Burlington County have a mortgage. In other words, 25.6% of homeowners in the community do not have a mortgage. By comparison, 33.4% of homeowners in Burlington County and 35.6% in the Garden State overall do not have a mortgage.

Table 27: Mortgage Status

Mortgage Status	Burlington Township	Burlington County	New Jersey
With a mortgage	74.4%	66.6%	64.4%
Without a mortgage	25.6%	33.4%	35.6%

Source: 2019-2023 5-Year ACS

Home values in Burlington Township are marginally higher than those for Burlington County overall. Just over half of homes in the township have a value of at least \$300,000, but less than \$500,000 (Table 28). The median home value in Burlington is \$331,900, surpassing the Burlington County median of \$326,700, but falling short of the median statewide, \$427,000. Interestingly, the Census found no homes in the community valued at or above \$750,000. The survey did estimate that 8.9% of homes have a value between \$500,000 and \$749,999. In comparison, 18.7% of homes in Burlington County and 38.2% in New Jersey have a value of \$500,000 or more. The remaining 39.4% of owner-occupied residences have a value below \$300,000. Over a third of units, 35.5% have a value of at least \$100,000 and below \$300,000, but only 3.9% are valued at under \$100,000.



Table 28: Home Values

Home Value	Burlington Township	Burlington County	New Jersey
Less than \$100,000	3.9%	4.2%	4.4%
\$100,000 to \$299,999	35.5%	39.8%	23.6%
\$300,000 to \$499,999	51.6%	37.3%	33.8%
\$500,000 to \$749,999	8.9%	13.7%	23.0%
\$750,000 to \$999,999	0.0%	3.1%	8.6%
\$1,000,000 or more	0.0%	1.9%	6.6%
Median home value	\$331,900	\$326,700	\$427,600

Source: 2019-2023 5-Year ACS

Between 2015 and 2020, the average price of homes sold Burlington Township remained remarkably stable. During this time, price levels stayed within a narrow range, between \$231,578 and \$262,767 (Table 29). Average prices in Burlington County remained in an especially tight range, hovering between \$260,777 and \$271,440. As with the rest of the state, the pandemic and mass adoption of telecommuting shifted the dynamics of the housing market and prices began to take off. In three consecutive years, from 2020 to 2022, the number of homes rose and reaching a peak in when 339 homes were sold. In the last two years, however, home sales have fallen. This is not owing to lack of demand as prices have skyrocketed. Instead, fewer homeowners appear to be putting their homes on the market. Overall, the average sales price in Burlington reached \$392,575 in 2024, a 65.1% rise since 2019.

Table 29: Home Sales

Year	Burlington Township		Burlington County	
	Total Sales	Avg Sales Price	Total Sales	Avg Sales Price
2015	139	\$237,754	3,345	\$263,111
2016	153	\$251,796	3,902	\$260,777
2017	60	\$231,378	4,157	\$264,260
2018	219	\$261,493	4,850	\$264,488
2019	224	\$258,472	4,905	\$267,927
2020	244	\$262,767	4,844	\$271,440
2021	322	\$286,620	6,673	\$296,597
2022	339	\$329,531	7,160	\$330,008
2023	228	\$367,190	5,532	\$361,077
2024	171	\$392,575	4,156	\$402,733

Source: NJ Division of Taxation, NJ Treasury



The rise in home values has not yet affected residential tax assessments (Table 30). The average home assessment, which was \$228,799 in 2016, had grown to \$235,095 in 2024, a modest increase. Average home assessments generally remained steady throughout Burlington County. Whereas, in 2016, the average Burlington County home had an assessed value of \$234,512, by figure, it had climbed to \$240,373.

Table 30: Residential Tax Assessments

Year	Total Lots, Burlington Township	Average Assessment	Total Lots, Burlington County	Average Assessment
2016	6,807	\$228,799	145,927	\$234,512
2020	6,959	\$234,925	146,985	\$239,003
2024	7,011	\$235,095	146,791	\$240,373

Source: NJ Division of Taxation, NJ Treasury

Given the rise in home values, the cost of housing may become of increasingly serious concern in the years to come. Housing is generally considered to be affordable if the amount of rent, mortgage, and other essential costs consume less than 30% of a household's income. If a household spends more than 30% of its income on housing, it is considered cost-burdened. ACS data show that almost a third of Burlington households, 32.0%, spend 30% or more of their income on housing (Table 31). This share of cost-burdened households is above the share for Burlington County as a whole, 30.2%. In the township, an additional 28.6% of households spend between 20% and 29% of income on housing costs. As for households that can better afford housing, 37.0% of households spend less than 20% of their income on housing.

Table 31: Burden of Housing Costs, All Households

Housing Costs as % of Household Income	Burlington Township	Burlington County	New Jersey
Less than 20% of household income	37.0%	43.9%	39.3%
20 to 29% of household income	28.6%	24.3%	22.9%
30% or more of household income	32.0%	30.2%	35.7%
Zero or negative income	2.1%	0.9%	1.1%
No cash rent	0.3%	0.7%	1.1%

Source: 2019-2023 5-Year ACS

Homeowners are generally better able to cope with housing costs than renters. Nevertheless, an estimated 29.4% must set aside at least 30% of their income to pay for housing (Table 32). This surpasses the respective percentages for the county and state, 24.2% and 28.5%. Just under half of homeowners, 44.4%, spend less than 20% of their income on housing while over a quarter, 25.8%, allocate between 20% and 29% of their income towards the cost of housing.



Table 102: Burden of Housing Costs, Owner-Occupied Housing

Housing Costs as % of Household Income	Burlington Township	Burlington County	New Jersey
Less than 20% of household income	44.4%	51.2%	48.1%
20 to 29% of household income	25.8%	23.9%	22.7%
30% or more of household income	29.4%	24.2%	28.5%
Zero or negative income	0.4%	0.6%	0.6%
Source: 2019-2023 5-Year ACS			

In terms of monthly costs, 29.2% of households with a mortgage pay \$3,000 or more on housing (Table 33). This is above the comparable rate for Burlington County, 27.2%. The median monthly cost of housing, \$2,481, eclipses the countywide median, \$2,375. In absolute terms, housing costs tend to be steeper in other parts of the state, as the median monthly cost statewide for homeowners without a mortgage is \$2,787.

Table 33: Monthly Costs, Homeowners with a Mortgage

Monthly housing costs	Burlington Township	Burlington County	New Jersey
Less than \$500	0.0%	0.4%	0.4%
\$500 to \$999	2.6%	1.9%	1.8%
\$1,000 to \$1,499	6.3%	11.0%	6.6%
\$1,500 to \$1,999	19.1%	20.5%	13.7%
\$2,000 to \$2,499	22.9%	21.7%	17.7%
\$2,500 to \$2,999	19.9%	16.8%	17.0%
\$3,000 or more	29.2%	27.8%	42.7%
Median monthly housing cost	\$2,481	\$2,375	\$2,787
Source: 2019-2023 5-Year ACS			

Monthly housing costs are necessarily lower for those households without a mortgage. Still, housing-related spending is high for these households as well, with a median monthly cost of \$1,024 (Table 34). In total, 51.1% of households without a mortgage spend \$1,000 on housing. These expenditures go towards taxes, insurance payments, utilities, and other fees. In comparison, 55.4% of households without a mortgage in Burlington County spend more than \$1,000. In the township, just under half of homeowners without a mortgage have monthly housing costs of less than \$1,000. A little over a fifth, 21.1%, have monthly housing costs of between \$800 and \$999 while 16.4% have monthly housing costs of between \$600 and \$799. The remaining 11.4% of households spend less than \$600 a month on housing. This exceeds Burlington County as a whole, where 9.2% of households spend less than \$600 a month on housing.



Table 34: Monthly Costs, Homeowners without a Mortgage

Monthly housing costs	Burlington Township	Burlington County	New Jersey
Less than \$250	0.0%	0.7%	1.9%
\$250 to \$399	0.5%	2.4%	2.6%
\$400 to \$599	10.9%	6.1%	5.0%
\$600 to \$799	16.4%	15.1%	8.8%
\$800 to \$999	21.1%	20.2%	14.6%
\$1,000 or more	51.1%	55.4%	67.1%
Median monthly housing costs	\$1,024	\$1,050	\$1,205

Source: 2019-2023 5-Year ACS

Housing costs put a greater financial strain on renters, with 40.5% of households in renter-occupied housing spending at least 30% of their income on housing (Table 35). While renters in Burlington are more likely to be cost-burdened than their homeowner neighbors, they are comparatively less cost-burdened than renters in Burlington County overall, where 48.9% of households that rent set aside at least 30% of their income towards housing costs. In the community, approximately three in eight households in renter-occupied housing, 37.1%, spend between 20% and 29% of their income on housing while 13.5%, spend less than 20% of their income on housing. It's important to note that 7.5% of households in renter-occupied housing have zero or negative income and, presumably, use savings to pay for the cost of housing.

Table 35: Burden of Housing Costs, Renter-Occupied Housing

Housing Costs as % of household Income	Burlington Township	Burlington County	New Jersey
Less than 20% of household income	13.5%	21.1%	23.8%
20 to 29% of household income	37.3%	25.4%	23.1%
30% or more of household income	40.5%	48.9%	48.3%
Zero or negative income	7.5%	1.6%	1.9%
No cash rent	1.2%	3.0%	2.9%

Source: 2019-2023 5-Year ACS

The median gross rent in Burlington, \$1,258, is low relative to the median rent in the larger county and state, \$1,669 and \$1,653, respectively (Table 36). A small number units, 7.6%, have a rent of at least \$2,000 while 13.8% of units have a rent between \$1,500 and \$1,999. The bulk of rentals, 56.0%, have a rent between \$1,000 and \$1,499 while the remaining 22.7% of rental units have a rent of less than \$1,000. Interestingly, 19.7% of rental units in Burlington Township have a gross rent technically below \$500, far outstripping the respective percentages for New Jersey and Burlington County, 6.3% and 2.9%.



Table 36: Gross Rent

Gross Rent	Burlington Township	Burlington County	New Jersey
Less than \$500	19.6%	2.9%	6.3%
\$500 to \$999	3.1%	8.3%	8.7%
\$1,000 to \$1,499	56.0%	28.9%	26.3%
\$1,500 to \$1,999	13.8%	29.4%	28.5%
\$2,000 to \$2,499	2.0%	19.0%	15.9%
\$2,500 to \$2,999	2.0%	7.3%	6.7%
\$3,000 or more	3.6%	4.3%	7.6%
Median rent	\$1,258	\$1,669	\$1,653

Source: 2019-2023 5-Year ACS

DEVELOPMENT TRENDS

In the last 20 years, the Township approved building permits on average for the construction of 31 housing units annually (Table 35). Permitting has increased somewhat in the last decade. During this span, the Township has approved building permits on average for 36 housing units per year.

Table 37: Total Housing Permits Issued Per Year, 2004-2023

Year	Burlington Township	Burlington County	New Jersey
2004	11	1,658	39,238
2005	10	1,471	39,688
2006	36	1,157	32,048
2007	45	877	25,948
2008	24	867	16,338
2009	18	661	11,145
2010	6	418	11,885
2011	0	546	11,882
2012	47	488	15,270
2013	52	553	18,795
2014	75	977	22,896
2015	52	748	19,503
2016	45	634	24,170
2017	90	832	25,961



Year	Burlington Township	Burlington County	New Jersey
2018	34	1,207	26,048
2019	8	2,394	30,770
2020	2	1,011	26,680
2021	51	1,594	30,044
2022	1	1,487	31,792
2023	4	1,257	21,682
10-Year Average	36	1,214	25,955
20-Year Average	31	1,042	24,089

Source: NJ Dept. of Community Affairs

Altogether, 611 housing units have been permitted in Burlington since 2004 while 20,837 units have been permitted countywide over that span (Table 36). Save for one mixed-use unit, all of the housing units permitted in the last two decades have been one- and two-family residences. Housing construction has tailed off in recent years, with only 11 one- and two-family homes permitted yearly since 2019.

Table 38: Total Housing Permits Issued by Type, 2004-2023

Year	Burlington Township			Burlington County			New Jersey		
	1-2 Units	Multifamily	Mixed-Use	1-2 Units	Multifamily	Mixed-Use	1-2 Units	Multifamily	Mixed-Use
2004	11	0	0	1,359	278	21	27,103	11,383	752
2005	10	0	0	1,230	224	17	26,715	12,687	286
2006	36	0	0	881	267	9	20,090	11,760	198
2007	45	0	0	710	160	7	14,235	11,553	160
2008	23	0	1	507	355	5	8,960	7,102	276
2009	18	0	0	356	301	4	6,776	4,309	60
2010	6	0	0	327	90	1	6,934	4,733	218
2011	0	0	0	282	261	3	6,236	5,184	462
2012	47	0	0	374	111	3	6,700	8,527	43
2013	52	0	0	396	156	1	9,666	8,998	131
2014	75	0	0	476	500	1	10,678	11,909	309
2015	52	0	0	441	303	4	9,470	9,989	44
2016	45	0	0	386	247	1	8,885	15,217	68
2017	90	0	0	544	287	1	9,201	16,146	614
2018	34	0	0	465	741	1	9,026	16,811	211
2019	8	0	0	407	1,982	5	8,954	21,762	54



Year	Burlington Township			Burlington County			New Jersey		
	1-2 Units	Multifamily	Mixed-Use	1-2 Units	Multifamily	Mixed-Use	1-2 Units	Multifamily	Mixed-Use
2020	2	0	0	420	591	0	8,673	17,950	57
2021	51	0	0	792	799	3	10,479	19,471	94
2022	1	0	0	544	937	6	9,163	21,913	716
2023	4	0	0	617	635	5	9,552	11,538	592
Total	610	0	1	11,514	9,225	98	227,496	248,942	5,345
10-Year Average	36.2	0.0	0.0	509	702	3	9,408	16,271	276
20-Year Average	30.5	0.0	0.1	576	461	5	11,375	12,447	267

Source: NJ Dept. of Community Affairs

A similar pattern can be seen in the certificate of occupancy data, with a decline in certified units after 2018. As with building permits, certificates of occupancy were issued only for one- and two-family homes (Table 39). Countywide, 48.4% of certificates of occupancy for homes were for one- and two-family home while 51.6% were for multifamily developments and mixed-use units.

Table 39: Certificates of Occupancy, 2014-2023

Year	Burlington Township			Burlington County			New Jersey		
	1-2 Units	Multifamily	Mixed-Use	1-2 Units	Multifamily	Mixed-Use	1-2 Units	Multifamily	Mixed-Use
2014	68	0	0	365	172	1	8,158	5,042	55
2015	69	0	0	471	665	0	8,308	7,010	72
2016	45	0	0	328	250	2	7,912	7,073	38
2017	87	0	0	408	138	5	7,511	8,955	259
2018	54	0	0	388	176	1	7,164	9,861	293
2019	18	0	0	189	396	6	5,309	11,097	389
2020	0	0	0	159	379	0	5,716	9,755	54
2021	1	0	0	342	627	0	4,818	12,801	24
2022	0	0	0	240	113	2	5,167	10,545	66
2023	0	0	0	342	501	5	6,983	11,568	17
10-Year Average	34	0	0	323	342	2	6,705	9,371	127

Source: NJ Dept. of Community Affairs



Since 2004, the Township has approved demolition permits for 36 homes (Table 40). This equates to an average of 1.8 units per year. In all, demolition permits were approved for 35 one- and two-family homes as well as for 1 mixed-use home. The rate of demolition permits has slowed over the last decade, with an average of 1.3 units annually.

Table 40: Demolition Permits, 2004-2023

Year	1-2 Family	Multifamily	Mixed-Use
2004	2	0	0
2005	7	0	0
2006	2	0	0
2007	3	0	0
2008	0	0	0
2009	1	0	0
2010	1	0	0
2011	3	0	0
2012	0	0	0
2013	3	0	1
2014	0	0	0
2015	0	0	0
2016	4	0	0
2017	1	0	0
2018	3	0	0
2019	0	0	0
2020	2	0	0
2021	0	0	0
2022	3	0	0
2023	0	0	0
Total	35	0	1
10-Year Average	1.3	0	0
20-Year Average	1.75	0	0.05
<i>Source: NJ Dept of Community Affairs</i>			

Adjusting for demolition, the municipality has permitted a net increase of 575 units between 2004 and 2023 (Table 40). Over the last two decades, the municipality has permitted an average of 28.75 housing units annually on net. For the last ten years, the Township has approved a net average of 34.9 homes per year. The net expansion of the housing stock has been comprised entirely of one- and two-family units.



Table 111: Net Housing Permits, 2004-2023

Year	1-2 Family	Multifamily	Mixed-Use	Total
2004	9	0	0	9
2005	3	0	0	3
2006	34	0	0	34
2007	42	0	0	42
2008	23	0	1	24
2009	17	0	0	17
2010	5	0	0	5
2011	-3	0	0	-3
2012	47	0	0	47
2013	49	0	-1	48
2014	75	0	0	75
2015	52	0	0	52
2016	41	0	0	41
2017	89	0	0	89
2018	31	0	0	31
2019	8	0	0	8
2020	0	0	0	0
2021	51	0	0	51
2022	-2	0	0	-2
2023	4	0	0	4
Total	575	0	0	575
10-Year Average	34.9	0	0	34.9
20-Year Average	28.75	0	0	28.75

Source: NJ Dept of Community Affairs

Since 2004, a sizable amount of office and retail construction has occurred in the community. On average, 10,318 square feet of retail space has been permitted annually in Burlington since 2004 (Table 42). This includes new construction and additions to existing retail spaces. As for offices, the Township approved building permits for 11,609 square feet of office space per year on average. At the same time, an incredible amount of construction for other nonresidential uses has taken place. All told, 628,402 square feet of other nonresidential uses have been permitted in the last two decades. This figure excludes multifamily housing and dormitories, which are classified as nonresidential by NJ DCA.



Table 122: Building Permits Nonresidential Construction, 2004-2023

Year	Burlington Township			Burlington County		
	Office	Retail	Other*	Office	Retail	Other*
2004	3,980	18,510	1,565,216	194,489	751,117	5,082,757
2005	3,329	1,344	197,266	67,624	317,729	2,889,987
2006	16,352	0	14,837	16,669	159,087	2,986,516
2007	57,323	5,773	94,603	73,782	211,737	2,013,893
2008	8,106	0	211,266	8,850	366,156	1,093,109
2009	26,172	0	3,829	7,822	96,526	1,064,275
2010	6,800	0	8,778	21,413	34,488	615,323
2011	1,194	0	43,497	27,230	13,576	690,095
2012	0	80,972	17,346	9,328	103,877	1,399,129
2013	1,200	0	7,894	6,680	45,869	1,171,506
2014	31,924	0	1,337,776	84,319	33,375	4,501,205
2015	6,650	0	795,830	15,714	24,212	2,698,514
2016	0	0	195,764	39,150	92,537	3,759,301
2017	11,465	50,403	87,263	48,897	236,421	1,388,386
2018	0	0	2,815,711	20,309	53,240	4,251,682
2019	5,092	29,089	269,771	11,733	141,877	4,363,472
2020	0	0	919,561	75,223	107,548	4,667,458
2021	0	0	740,982	1,766	30,945	7,219,628
2022	596	0	3,225,354	517,996	40,544	8,111,935
2023	52,000	20,268	15,494	68,761	92,925	3,222,906
20-Year Average	11,609	10,318	628,402	65,888	147,689	3,159,554
<i>*Note: Excludes multifamily and dormitory construction</i>						
<i>Source: NJ Dept. of Community Affairs</i>						



PLANNING PROJECTIONS

Burlington County is served by the Delaware Valley Regional Planning Commission (DVRPC), one of New Jersey's three metropolitan planning organizations. DVRPC calculates population and employment projections to anticipate the long-range planning needs of the Greater Philadelphia Region.

The agency expects the population of the township to grow at a slower pace relative to both Burlington County and the greater DVRPC region. Specifically, DVRPC projects that currently forecasts the township's population to rise to 24,119 residents by 2050, a modest 0.57% increase (Table 43). In comparison, DVRPC is forecasting the population of Burlington County to increase by 4.25% while the aggregate population of the nine counties covered by DVRPC will increase by 7.79%.

DVRPC expects household growth in Burlington to be more robust, climbing to 9,095 households, or a 8.03% rise. This is surpassed by the household growth rates forecast for Burlington County, 11.97%, and the DVRPC region, 14.38%. The organization anticipates household sizes to continue their decades-long decline, and the fall will be particularly steep in Burlington County. The relatively fast household growth, should it transpire, will increase the demand for housing, with more households in need of housing units.

According to the MPO, total employment in Burlington Township will increase to 18,686 workers by 2050, a 14.06% increase. Again, the growth projected for the community is less than the growth anticipated for Burlington County, where employment is expected to grow by 11.91% by 2050. The municipal growth rate is also less than that forecast for DVRPC nine-county jurisdiction, 10.05%.

Table 43: Long-term Population, Household and Employment Forecasts

Metric	Burlington Township	Burlington County	DVRPC
2020 Population	23,983	461,860	5,893,110
2050 Population	24,119	481,500	6,351,894
% Population Change, 2020-2050	0.57%	4.25%	7.79%
2020 Household	8,419	174,560	2,269,002
2050 Household	9,095	195,453	2,595,287
% Household Change 2020-2050	8.03%	11.97%	14.38%
2020 Employment	17,161	272,361	3,546,295
2050 Employment	18,686	304,810	3,902,846
% Employment Change, 2020-2050	8.89%	11.91%	10.05%

Source: NJTPA

Appendix B



SUNSET ROAD
BLOCK 105, LOT 5

TOWNSHIP OF BURLINGTON |
BURLINGTON COUNTY

*DATA SOURCES: Basemap, Google Earth; Flood
Hazard Areas, FEMA; Other GIS Data, NJ DEP*



0 250 500 ft

Appendix C

Appendix D

§ 330- Residential Multi-family Affordable III (R-MFA-III)

- A. Purpose. The purpose of this R-MFA-III Zone is to allow for a multifamily rental project that partially addresses the Township's affordable housing obligation by allowing a 100% affordable, noninclusionary development of up to 80 family rental apartments and accessory uses described herein.
- B. Permitted principal uses. In this zone, no premises shall be used, and no structure shall be erected, altered or occupied, for any purposes except the following:
 - (1) Up to 80 multifamily apartments.
 - (2) One management or maintenance staff apartment.
- C. Permitted accessory uses. Accessory uses may be provided but shall not be required as a condition of approval:
 - (1) Parking areas and electric vehicle charging stations intended to serve the staff, residents, and guests.
 - (2) Interior amenities, including, but not limited to, community room, wellness and health room(s), library, meeting rooms, lobbies, laundry areas, mail centers, fitness rooms, and other traditional ancillary spaces intended to serve the residents.
 - (3) Interior accessory spaces, including, but not limited to, management and leasing offices, maintenance areas, and other traditional ancillary spaces intended to serve the management and operations of the development.
 - (4) Exterior amenities and recreational facilities and structures, including, but not limited to, open space, gathering space, bicycle parking, benches and walkways intended to serve the residents.
 - (5) Patios, balconies, and porches intended to serve the residents.
 - (6) Community garden, greenhouse, and garden shed intended to serve the residents.
 - (7) Private and public utility structures, including standby generators intended to serve the building.
 - (8) Trash and recycling enclosures intended to serve the building.
 - (9) Signage.
 - (10) Stormwater management facilities.
 - (11) Fences and walls.
 - (12) Utility shed for equipment storage.
 - (13) Temporary construction trailers.
 - (14) Accessory uses customarily incidental to a permitted principal use as approved by the Township Zoning Officer, provided they are in conformance with all Township ordinances.

- D. Compliance with site plan standards, subdivision standards and regulations. Unless provided to the contrary herein, applications for development in this zone shall follow and be subject to the applicable procedures, regulations, standards and guidelines required for preliminary and final site plan and/or subdivision review of this chapter and other applicable ordinances which are incorporated herein by reference.
- E. Maximum regulations. Development in the zone shall be subject to the following maximum regulations:
- (1) Density. The gross density of the overall tract shall be no more than 80 affordable units and one caretaker/management unit.
 - (2) Impervious surfaces. The maximum total impervious surface shall not exceed 45% of the developable area of the tract.
 - (3) Building coverage. The maximum total lot coverage by buildings shall be 20% of the total area of the tract.
 - (4) Principal building length. The maximum principal building length for multifamily buildings shall be 300 feet. Where two walls intersect at an angle greater than 90°, the maximum building length shall be determined as the sum of both individual wall lengths.
 - (5) Building height. Each multifamily building shall be a maximum of three (3) stories and 36 feet as measured from the average proposed finished grade at each building corner.
- F. Minimum regulations. Development in the zone shall be subject to the following minimum regulations:
- (1) Overall tract requirements:
 - (a) Minimum principal building setback from external tract lines other than external roads:
 - [1] One hundred (100) feet from residential property, used or zoned for detached single- family dwellings.
 - [2] Seventy-five (75) feet from property lines of all other uses or zones.
 - (b) Minimum principal building front yard setback: 50 feet.
 - (c) Minimum building setback from parking, parking aisles, or internal circulation roadways: 15 feet.
 - (d) Accessory buildings shall not be permitted within the front yard area and shall have a minimum rear and side yard setback of 50 feet.
 - (2) Minimum recreational facilities shall be as follows:
 - (a) A minimum of 1,500 square feet of interior fitness/community room space.
 - (b) A minimum of 750 square feet of patio/garden area.
 - (c) Walking paths.

G. Buffer and landscape areas.

- (1) Buffer location. Except as otherwise permitted by the approving authority, where the overall tract abuts an existing single-family detached residential use or zone, a landscaped buffer strip at least 50 feet in width shall be permanently maintained along the property line abutting such zone or use. Where the overall tract abuts a nonresidential zone or a property zoned for multifamily or townhome development uses, a landscaped buffer strip at least fifteen (15) feet in width shall be established and permanently maintained along the property line abutting such zone or use. Existing vegetation may serve as the landscaped buffer strip.
- (2) Buffer areas shall consist of massed evergreen and deciduous trees and shrubs planted in such a manner that will provide a continuous visual screen throughout the entire year within a period of two full growing seasons following the planting of the buffer. Evergreen coniferous trees shall have a minimum height of six (6) feet when planted. Deciduous trees shall have a minimum caliper of 2 1/2 inches when planted. All plant material shall conform to the current American Standard for Nursery Stock sponsored by the American Association of Nurseryman, Inc.
- (3) Use of buffer areas. Required buffers shall be used for no other purpose than as a buffer. The only structures which may be erected within a buffer area are fences and retaining walls, except that walkways and ingress or egress driveways may be permitted within the required buffer in areas within fifteen (15) feet of a front property line. Buffers shall not be required in any required sight triangle.
- (4) Wooded areas. Where an area required for a buffer is already wooded, it may be left in its natural state to create the buffer, and the existing growth shall be supplemented with additional plant material where necessary as required by the approving authority.
- (5) All mechanical equipment, trash enclosures, and related accessory structures shall be screened from public view.

H. Other regulations. Developments in the zone shall be subject to the following regulations, requirements, and standards:

- (1) All new utilities shall be installed underground.
- (2) All dwelling units shall be served by public water and sanitary sewer systems.
- (3) Garbage refuse storage and recyclable collection areas suitable for containerized collection shall be provided.
- (4) New Jersey Residential Site Improvement Standards at N.J.A.C. 5:21 (RSIS) shall govern all design requirements for this zone, including, but not limited to, parking, roadways, and pavement, and shall take precedence over anything to the contrary contained in the Land Use and Development Regulations.
- (5) Parking.
 - (a) Parking shall be pursuant to RSIS.
 - (b) Parking stalls shall be a minimum of nine feet by 18 feet, including overhang areas.

Handicapped parking stalls shall be provided in accordance with the Americans with Disabilities Act.

- (c) All parking spaces shall be of sufficient size to allow parking in one maneuver. Parking spaces, ramps, etc., shall be provided for the physically handicapped, in accordance with the Americans with Disabilities Act.¹
 - (d) Back-up areas with a minimum depth of five feet shall be provided in all parking lots where there are dead ends.
- (6) Section 140-252, Building design requirements, of this chapter shall be replaced with the following requirements for this zone:
- (a) All buildings shall be located with proper consideration of their orientation and relationship to other buildings, both existing and proposed in terms of light, air and usable open space, access to public right-of-way and off-street parking; height and bulk; drainage and existing topography; trees and vegetation; and other natural features and land forms.
 - (b) Elevators, vestibules and corridors of new buildings shall be designed so as to accommodate the gurneys used by the Township Emergency Services Department and the Township's volunteer first-aid squads.
 - (c) New building construction shall be required to incorporate any communications equipment necessary to insure the proper operation of the mobile communications equipment utilized by the Police Department, such as satellite receivers or frequency enhancers, as determined by the Chief of Police or his designate.
 - (d) Exterior appearance and treatment.
 - [1] All major entrances to buildings shall be properly identified with architectural elements such as recessed entranceways, projected overhangs, and porticoes.
 - [2] Window and door openings shall include appropriate trim and either recesses or overhangs to promote a harmonious variety of light and shade on the facade of the building.
 - [3] Appurtenances, such as, but not limited to, tanks, condenser units and other equipment, shall be fully screened from view.
 - [4] All roof planes or caps meeting the exterior facade shall have overhangs or appropriate cornice and trim details.
 - [5] Buildings shall be designed to be attractive from all vantage points, including fences, storage areas and rear entrances.
 - [6] Colors, materials and finishes shall be coordinated in all exterior elevations of buildings to achieve continuity of expression.
 - [7] Exterior materials shall include appropriate texture and trim to prevent large undifferentiated facades of the same material.
 - [8] Buildings shall be designed to avoid long straight, unbroken, and

uninterrupted lines.

- [9] The entrance and exit access drives shall be combined in one location, if possible, and the entrance and exit approaches shall be separated by a decorative, landscaped island that shall be planted with year-round and seasonal plantings to enhance the appearance of the property's frontage.
- [10] All buildings shall provide architectural elements such as wall articulations and roofline variations. Box-like building shapes that offer minimal articulation of the walls and roofline shall be prohibited.
- [11] Facades shall be articulated with horizontal divisions to reflect the traditional building elements of cap, wall and base. The cap shall feature either pitched roofs or articulated cornices and a change of color and material. The wall may include a horizontal division for the top of the ground story. Architectural divisions shall have sufficient reveal to promote shadows on the facade of the building.
- [12] Primary building materials shall feature earth-tone colors. For the purposes of this chapter, earth-tone colors are defined as colors that draw from a palette of muted or weathered colors in an emulation of the predominant natural coloration of brown and gray soils, tree bark, leafy vegetation and rocks. The preferred earth tones on buildings shall be tans, beiges, sands, browns, warm grays, and soft greens. In addition, creams, pale peach, pale yellows, soft blues, cool grays, white, off-whites, and soft red colors are also acceptable. Accent colors may be used, provided that they appear as secondary visual elements to the primary materials. Bold, disjointed or recognizable color combinations or color patterns that form a corporate or commercial identity or logo shall be considered a sign for the purposes of this section and shall be prohibited.
- [13] Retaining walls shall be constructed of durable masonry materials that complement the site design and building architecture.

(e) Lighting.

- [1] All outdoor lighting shall be aimed, located, designed, fitted and maintained so as not to present a disabling glare hazard to drivers or a nuisance to neighboring properties.
- [2] Shoebox-type lighting fixtures shall be used.
- [3] Building-mounted directional fixtures, such as floodlights and spotlights, may be permitted, provided they do not present a disabling glare hazard to drivers or a nuisance to neighboring properties.
- [4] Glare shall be controlled through the use of sharp cutoff fixtures, the appropriate application of mounting height, wattage, aiming, fixture placement, and fixture design, etc., and the addition of shields and baffles as necessary.

[5] LED lighting shall not exceed 3,500 degrees Kelvin.

[6] Lighting shall be dark sky compliant.

I. Affordable housing development requirements.

- (1) Article VIII of this chapter shall not apply if the project qualifies for and receives federal low-income housing tax credits. Pursuant to N.J.A.C. 5:80-26.1 ("UHAC"), UHAC does not apply to units qualifying for the federal low-income housing tax credit under Section 42 of the Internal Revenue Code. However, the affordable rental units shall comply with Subsection K(2)(a) through (d), below, as applicable. In addition, the affordable rental units shall have an affordability average as defined in UHAC, which is no more than 52% of median income.
 - (a) All affordable units shall be subject to deed restrictions on income limits for a period of not less than 40 years from the date that a certificate of occupancy issued for each of the affordable units. If this project is financed with low-income housing tax credits, then the HMFA required deed restriction shall be provided.
 - (b) The affordable dwelling units shall be split between moderate-income units and low-income units. Pursuant to N.J.S.A. 52:27D-329.1, no less than 13% of the affordable housing units of each bedroom type shall be reserved as very-low-income housing units, as such term is defined in N.J.S.A. 52:27D-304 and the UHAC. No less than 37% of the affordable housing units of each bedroom type shall be available as low-income housing units and no less than 50% of the affordable housing units shall be available as moderate-income housing units, as such terms are defined in N.J.S.A. 52:27D-304 and the UHAC.
 - (c) In the event that an equal split of the affordable dwelling units between low- and moderate-income units results in a fraction of a unit, the additional unit shall be reserved for low-income households.
 - (d) All affordable units shall be subject to the bedroom distribution required by the UHAC, N.J.A.C. 5:80-26.3, or any successor regulation. All new construction affordable housing units shall be adaptable in conformance with N.J.S.A. 52:27D-311a through 52:27D-311b, P.L. 2005, c. 350, and all other applicable laws. All affordable units will be administered by a qualified administrative agent, which could be the Township's administrative agent.

Appendix E