

TOWNSHIP OF BURLINGTON

RESOLUTION

2026-R-092

**RESOLUTION OF THE TOWNSHIP COUNCIL ENDORSING THE AMENDMENT
TO THE 2025 HOUSING PLAN ADOPTED BY THE PLANNING BOARD**

WHEREAS, the Burlington Township Planning Board (“BTPB”) adopted a Housing Element and Fair Share Plan (“HEFSP”) in June of 2025 and the Township thereafter endorsed that plan (“2025 Plan”); and

WHEREAS, the Township filed the 2025 Plan with the Program, an entity created by the New Jersey Fair Housing Act, and sought approval of same; and

WHEREAS, Fair Share Housing Center, Inc. (“FSHC”) raised questions about the 2025 Plan; and

WHEREAS, in addition, Block 105, Lot 5, which the Township had entered into an agreement to purchase for a 100 percent affordable housing project that was included in the 2025 Plan was determined to have possible environmental issues, which resulted in the Township relocating the project to municipally owned Block 98, Lot 6.02; and

WHEREAS, in addition, after the Township filed the 2025 Plan, the New Jersey Housing and Mortgage Agency (“NJHMFA”) adopted regulations concerning extending deed restrictions on affordable units; and

WHEREAS, the Township had sought to satisfy some of its obligations through the extension of deed restrictions in its 2025 Plan and wishes to update its plan to comply with the new NJHMFA regulations; and

WHEREAS, in addition, the Township has agreed with FSHC on how it will satisfy its affordable housing obligations for all four housing cycles, which agreement is reflected in a Consent Order the Township and FSHC have entered; and

WHEREAS, as a result of the activities set forth above, the BTPB has adopted an amendment to its 2025 Plan (hereinafter “Amendment to the 2025 Plan”) to reflect the changes described above and to take the actions set forth in the Consent Order; and

WHEREAS, the Township Council has reviewed the Amendment to the 2025 Plan and desires to formally endorse the same in order to advance the Township’s efforts to secure judicial approval of its affordable housing compliance; and

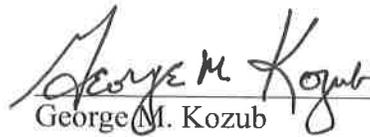
WHEREAS, the Township remains subject to court oversight with respect to its affordable housing obligations and must take all reasonable and necessary steps to secure approval of its HEFSP, as amended, and, thereafter, to implement the approved plan.

NOW, THEREFORE, BE IT RESOLVED by the Township Council as follows:

1. The Township Council hereby endorses and approves the Amendment to the 2025 Plan, attached hereto.
2. The Township Council hereby directs the administration and affordable housing professionals to seek approval of the Amendment to the 2025 Plan and to provide such supplemental information, clarifications, or certifications as they may deem appropriate to secure approval.

DATE: March 10, 2026

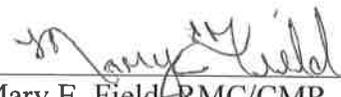
TOWNSHIP OF BURLINGTON


George M. Kozub
President of Council

ATTEST:


Mary E. Field/RMC
Municipal Clerk

I certify that the foregoing Resolution was duly adopted by the Township Council of the Township of Burlington at a Regular Meeting held on the 10th day of March 2026.


Mary E. Field, RMC/CMR
Municipal Clerk



FOURTH ROUND

HOUSING ELEMENT AND FAIR SHARE PLAN

BURLINGTON TOWNSHIP | BURLINGTON COUNTY, NEW JERSEY



AMENDMENT TO HOUSING ELEMENT AND FAIR SHARE PLAN ADOPTED BY BURLINGTON TOWNSHIP PLANNING BOARD ON JUNE 12, 2025

ADOPTED BY THE PLANNING BOARD: FEBRUARY 2026

ENDORSED BY THE MAYOR & TOWNSHIP COUNCIL:

PREPARED BY:

A handwritten signature in black ink, appearing to be "KL", is written above a horizontal line.

KENDRA LELIE, PP, AICP, LLA
NEW JERSEY PROFESSIONAL PLANNER LICENSE #5537
KYLE + MCMANUS ASSOCIATES

A SIGNED AND SEALED ORIGINAL IS ON FILE WITH THE TOWNSHIP CLERK



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Mary E. Field, RMC/CMR, Township Clerk
Jodi M. Botlinger, CPM, Township Administrator
Scott W. Hatfield, PE, CME Township Engineer
David M. Serlin, Esq., Township Attorney
Jeffrey R. Surenian, Esq., Affordable Housing Attorney



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INTRODUCTION & EXECUTIVE SUMMARY

Since the 1975 New Jersey Supreme Court decision known as “Mount Laurel I”, New Jersey municipalities have had a constitutional obligation to provide opportunities for creation of low- and moderate-housing units. This 1975 decision led to a body of case law, legislative changes and rulemaking by a state agency that, collectively, is now referred to as the “Mount Laurel doctrine”. Through these actions, New Jersey municipalities have been assigned a specific number of affordable housing units that must be created or planned for creation in order to have “satisfied” their constitutional obligation, commonly referred to as their affordable housing obligation. The purpose of this Fourth Round Housing Element and Fair Share Plan (hereinafter the “Plan”) is to present how Burlington Township will satisfy its constitutional obligation.

Affordable housing in New Jersey is defined as housing units which are reserved for households with incomes not more than 80% of the regional median income. Each affordable unit, with limited exceptions, must remain reserved for low- and moderate-income households for not less than 30 years (40 years for rental units) and it is typically enforced by a deed restriction. Each affordable unit is eligible for one “credit” against the obligation and certain units are eligible for “bonus credits”, which provide more than one credit per unit. In addition to providing the minimum number of credits, municipalities must ensure diversity in the level of affordability – meaning very low, low- and moderate-income units – and diversity in the size of affordable units – meaning one, two- and three-bedroom units.

Participation in this process, and therefore satisfaction of the affordable housing obligation, can be achieved voluntarily or involuntarily. However, voluntary compliance is heavily incentivized. Municipalities that do not successfully participate may be vulnerable to “builder’s remedy” litigation. A builder’s remedy is a litigation tool that grants a developer the right to develop what is typically a multi-family project on land that was not zoned to permit the use or the residential density desired by the developer, provided a “substantial” percentage of the units are reserved for low- and moderate income households. Burlington Township seeks to avoid this possibility through the adoption of this Plan which includes a 100% municipally sponsored affordable housing development projects and development projects that require the affordable housing units be deed restricted for very-low, low- and moderate-income households.

This Plan will serve as the foundation for the Township’s application to the Affordable Housing Dispute Resolution Program (“Program”), which is the mediation arm of the Court to resolve disputes related to a municipality’s obligation and/or Housing Element and Fair Share Plan (“HEFSP”), and Superior Court for that approval, referred to as a Judgment of Compliance and Order of Repose.

Burlington Township filed a complaint for Declaratory Judgement in the Superior Court on January 22, 2025, seeking a declaration of compliance with the Mount Laurel Doctrine and the Fair Share Housing Act Amendments of 2024.

The Fourth Round Housing Element and Fair Share Plan was adopted by the Planning Board on June 12, 2025 and submitted to the Affordable Housing Dispute Resolution Program ("Program) on June 13, 2025 in accordance with the Fair Housing Act. Fair Share Housing Center ("FSHC") filed a challenge against the Township's HEFSP with the Program on August 31, 2025.

Although filed as a challenge, FSHC did not object to the substance of the Township HEFSP but simply asked for clarification of certain parts of the Township's HEFSP. A Consent Order is being finalized by the Township and FSHC identifying the items the Township will provide to achieve a Compliance Certification from the Mount Laurel Judge.

As a result of negotiations with FSHC, the Township is amending its Housing Element and Fair Share Plan in essentially two ways. First, the Township is moving the location of of the site it slated for a 100 percent project from Sunset Road to a new location with access to Route 130 identified as Block 98, Lot 6.03 on the official tax map for the Township of Burlington. Second, the Township is revising the extension of controls component to its plan to comply with the HMFA regulations adopted on November 6, 2025 after the Township filed its plan in June of 2025.

To elaborate, in response to due diligence and investigation of the Sunset Road site (original parcel for 100% affordable housing project) over the past six (6) months and based on the findings from a recent Environmental Impact Assessment report, the Township believes the cost to develop the site is too expensive and will take too long to construct which would not meet the relevant affordable housing regulations. As such, the Township is proposing to utilize a Township owned site, Block 98, Lot 6.03, for the 100% affordable housing municipally sponsored project. Block 98, Lot 6.03 has access to Route 130, does not appear to have environmental issues and can be developed within the time frame required to comply with relevant affordable housing regulations.

In addition, the plan the Planning Board adopted and the Borough endorsed in June of 2025 was based upon standards for extensions of controls established by the New Jersey Housing and Mortgage Agency (HMFA) in December of 2024. Since then, the HMFA adopted new regulations on November 6, 2025 that supersede then December 2024 regulations and establish the standards for extensions of controls. This Amendment is intended to comply with the newly adopted regulations

The revisions are identified in bold, italic and underlined type.

Fair Housing Act Amendments

The 2024 Fair Housing Act ("FHA") was signed into law in March 2024. It governs how the municipal fair share obligations are established and satisfied. A few of the noteworthy changes include the following:

- The Department of Community Affairs ("DCA") using the FHA methodology computed an advisory Fourth Round present (rehabilitation) and prospective need (new construction) obligation.

- The Affordable Housing Dispute Resolution Program (“Program”) administers the review, dispute resolution and approval of submitted Housing Element and Fair Share Plans.
- Each municipality must adopt a binding resolution committing to a present need, also known as the rehabilitation (“rehab”) obligation, and to the Fourth Round prospective need obligation by January 31, 2025.
- The deadline for the submission of a Fourth Round HEFSP to the Program is June 30, 2025. If a municipality does not meet this deadline, the municipality may be open to a builder’s remedy lawsuit. The Fourth Round runs from July 1, 2025, to June 30, 2035.

Additionally, the Program recently published new administrative rules requiring municipalities to file a Declaratory Judgment action to Superior Court once a municipality adopts its Fourth Round affordable housing obligation. The process for review, dispute resolution and approval moves through a judicial process with a mediation process occurring at the Program level.

- An overview of the general requirements of the law are as follows:
 - ✓ Third Round Assessment: A municipality shall include an assessment of meeting the Third Round obligation and determine if there is a deficit or surplus that must be addressed.
 - ✓ Unused/Underutilized Property: A municipality shall consider converting or redevelopment of unused or underutilized properties when planning for location of affordable housing.
 - ✓ 25% of affordable units have to be rental housing units and half of those have to be available to families with children.
 - ✓ 50% of the municipality’s prospective need (exclusive of any bonus credits) have to be available to families with children.
 - ✓ Transitional Housing: Municipalities can now count affordable housing credits from transitional housing, but towards no more than 10 percent of the municipality’s fair share obligation.
 - ✓ Age-Restricted Units: 30% of a municipality’s prospective need (exclusive of any bonus credits) can be age-restricted.
 - ✓ Extension of Expiring Controls is a permitted mechanism credit if affordability controls are extended for a new term of affordability provided that the minimum extension term may be limited to no less than 20 years as long as the original and extended term, in combination, total at least 60 years. Any 100 percent affordable rental property shall have a right to extinguish a deed restriction regardless of original length, beginning 30 years following the start of the deed restriction, provided a refinancing or rehabilitation, or both, for the purpose of preservation is commenced and that a new deed restriction of at least 30 years is provided.

- ✓ Adaptability Requirements/Possible Loss of Immunity: If affordable units do not properly comply with adaptability and barrier free requirements, the municipality “shall lose its immunity to builder’s remedy lawsuits.”
 - ✓ Loss of Immunity and Trust Fund: If a municipality loses immunity, the municipality is prohibited from expending trust funds.
 - ✓ Affordability controls for rental units shall be a minimum of 40 years and for-sale units shall be a minimum of 30 years.
- Bonus credits for affordable housing have been updated as follows:
 - Bonus credits are limited:
 - No more than one type of credit for any unit
 - No more than 25% of the obligation shall be bonus credits
 - One Full Bonus Credit
 - Supportive and Special Needs Bedrooms
 - 100% Affordable Projects: Units within 100% affordable housing project provided the municipality donates the land or a minimum of 3% of the project costs
 - Market to Affordable Unit which includes municipal site control of the property or an agreement between the municipality and the landowner
 - Half Bonus Credit
 - Partnership with a non-profit developer
 - The affordable housing units are within ½ mile of transit (rail, bus)
 - Age restricted units are limited to 10% of the age-restricted units provided the age-restricted unit total is capped at 30% of the obligation
 - Three-bedrooms units above the required three-bedroom distribution (min. 20%)
 - Units constructed on land that is or was previously developed and utilized for retail, office, or commercial space
 - Redevelopment for units on land that is within a redevelopment zone
 - Extension of affordability controls on rental housing only and the municipality funds the cost for the preservation
 - Very Low-Income units above the 13% required

The Housing Element and Fair Share Plan

In accordance with the FHA this HEFSP includes the following:

- a. An inventory of the municipality’s housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low- and moderate-income households and substandard housing capable of being rehabilitated;

- b. A projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing for the next ten (10) 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; and
- 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 of low- and moderate-income housing and its capacity to accommodate its present and prospective housing needs, including its fair share of low- and moderate-income housing; and
- f. A consideration of the lands 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 providing 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. 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.

Items (a) through (d) are included as an appendix item and items (e) through (h) are included in the body of this HEFSP.

AFFORDABILITY REQUIREMENTS

Affordable housing is defined under New Jersey's FHA as a dwelling, either for sale or rent, which is within the financial means of households of very-low-, low-, or moderate-income, as is measured within each housing region. Burlington Township is in Region 5, which includes Burlington, Camden and Gloucester counties. Moderate-income households are those with annual incomes greater than 50%, but less than 80% of the regional median income. Low-income households are those with annual incomes that are 50% or less than the regional median income. Very-low-income households are a subset of "low-income" households and are defined as those with incomes 30% or less than the regional median income.

The Uniform Housing Affordability Controls ("UHAC"), at N.J.A.C. 5:80-26.3, et seq., require that the maximum rent for a qualified unit be affordable to households with incomes 60% or less than the median income for the region. The average rent must be affordable to households with incomes no greater than 52% of the median income. The maximum sale prices for affordable units must be affordable to

households with incomes 70% or less than the median income. The average sale price must be affordable to a household with an income of 55% or less than the median income.

The regional median income uses the federal income limits established by Department of Housing and Urban Development (“HUD”) on an annual basis. In the spring of each year, HUD releases updated regional income limits. It is from these income limits that the rents and sale prices for affordable units are derived.

For 2025, New Jersey Housing and Mortgage Finance Agency (NJHMFA) updated income limits for all housing regions in New Jersey. These income limits for Region 5 will be utilized for the Township. See Table 1 for 2025 income limits for Region 5.

Household Income Levels	1-Person Household	2-Person Household	3-Person Household	4-Person Household	5-Person Household
Median	\$83,600	\$95,600	\$107,500	\$119,400	\$129,000
Moderate	\$66,880	\$76,480	\$86,000	\$95,520	\$103,200
Low	\$41,800	\$47,800	\$53,750	\$59,700	\$64,500
Very Low	\$25,080	\$28,680	\$32,250	\$35,820	\$38,700

Source: 2025 Income Limits prepared by NJHMFA

PRESENT AND PROSPECTIVE NEED OBLIGATION

The fair share affordable housing obligation consists of a rehabilitation component (present need) and a new construction component (prospective need). Pursuant to FHA, the DCA was required to calculate the rehabilitation and prospective need obligations for municipalities within the State. The FHA entitled municipalities to adjust the obligation if the information used in the DCA calculation was outdated or in error. After reviewing the DCA methodology for the present and prospective need obligations, the Township determined that the DCA calculation for prospective need (308 units) was incorrect and adopted a recalculated obligation (201 units) by the Township Council (Resolution 2025-R-022) on January 21, 2025. The resolution and supporting report was submitted to Superior Court on January 22, 2025.

Two parties filed objections to the Township’s adoption of the recalculated obligation, FHSC and the New Jersey Builder’s Association. In accordance with the FHA, the Program held mediation sessions between the parties and as a result of the mediation process the parties agreed to a prospective need obligation of 235 units. The Settlement Agreement was executed on April 10, 2025, recommended to the Court by the Program on April 9, 2025, and ordered by the Superior Court on April 17, 2025. The New Jersey

Builder's Association did not object to the settlement between the Township and Fair Share Housing Center.

Each component of the obligation is identified below.

- Present Need (Rehabilitation) Obligation: 132 units
The rehabilitation obligation can be defined as an estimate of the number of deteriorated housing units existing in Burlington Township occupied by low- and moderate-income households.
- Prospective Need (New Construction) Obligation: 235 units
The prospective need obligation can be defined as the cumulative 2025 through 2035 new construction affordable housing obligation.

FAIR SHARE PLAN

Third Round Compliance Status

Pursuant to the FHA, the Fourth Round Fair Share Plan is required to provide an assessment of the degree to which the Third Round fair share obligation has been met as established by prior court approval. The municipality is required to determine to what extent the obligation is unfulfilled or whether the municipality has excess credits. If the Third Round obligation remains unfulfilled the municipality shall address the Third Round unfulfilled obligation in this Fourth Round Fair Share Plan. Units included as part of the municipality's unfulfilled prior round obligation shall not count towards the cap on units in the municipality's Fourth Round prospective need obligation. In addressing the status of the Third Round projects, the municipality must demonstrate how any sites that were not built in the prior rounds continue to present a realistic opportunity for affordable housing. The Third Round obligation totaled 608 units. The Township addressed the obligation with a total of 701 credits including 549 units and 152 bonus credits resulting in a surplus of 93 units which will be applied to satisfy the Fourth Round Obligation.

The following table provides the status of the proposed projects that addressed a portion of the Third Round prospective need obligation.

Table 2: Status of Third Round Proposed Projects

Program/Project	Unit Type	Status	Surplus to the 4th Round	3rd Round Units
Bridle Club Shannon Estates Park South/Faulkner Court Steeplechase/Manor Drive Burlington Heights/Courts at Woodshire	Extension of Controls	Completed		158
RCA with Burlington City	Regional Contribution Agreement	Completed		52
Masonic Charitable Foundation	Assisted Living	Completed		33
Granville	Assisted Living	Completed		4
Fountain Avenue Spectrum Way @ Burlington	Family Rental	Approved		29
TJC/Rancocas Road Rancocas Pointe	Family Rental	Under Construction		28
Bromley Tract Jefferson Apartment Group	Family Rental	Under Construction		100
BCCAP/MEND	Age Restricted Rental	Completed	17	-
Burlington Heights/Courts at Woodshire	Family For-Sale	Completed	9 of 20	11 of 20
Various Locations: Refer to Third Round Plan	Supportive and Special Needs Bedrooms	Completed	16	-
Habitat for Humanity	100% Affordable	Completed	1	-

Table 2: Status of Third Round Proposed Projects

Program/Project	Unit Type	Status	Surplus to the 4 th Round	3 rd Round Units
1 Baird Avenue	Family For-Sale			
Habitat for Humanity 1409 Beverly Road	100% Affordable Family For-Sale	Completed	1	-
Springside School	100% Affordable Age-Restricted Rental	Completed	19 of 60	41 of 60
The Place @ Burlington	100% Affordable Family Rental	Completed	28	-
1013 Jardin Court	Market to Affordable Family Rental	Completed	1	-
819 Henri Court	Market to Affordable Family Rental	Completed	1	-
Total			93	456

The projects that are contributing to the surplus credits were originally counted toward the Third Round micro-requirements including total family, family rental and total rental units. After a recalculation of the Third Round micro-requirements, the surplus credits associated with the projects that will be utilized to satisfy the Fourth Round obligation do not leave a deficit in any of the micro-requirement categories (minimum rental units, minimum family units, minimum family rental units). The other projects (non-surplus units) from the Third Round satisfy the Third Round micro-requirements.

SATISFACTION OF THE AFFORDABLE HOUSING OBLIGATION

The Township is addressing its Fourth Round affordable housing obligation through a variety of mechanisms that include a rehabilitation program, surplus credits from the Third Round, 100% family and age-restricted rental projects, special needs bedrooms and extension of expiring controls.

Present Need (Rehabilitation) Obligation: 132 Units

Burlington Township’s rehabilitation obligation is 132 units. The Township will address this obligation through the continuation of a Township run rehabilitation program and participation in the Burlington County Homeowner Housing Rehabilitation Program, which provides a no-interest loan to income-eligible homeowners to repair major systems in their home. This County program is funded by the federal Community Development Block Grant (“CDBG”) program.

All rehabilitated units will comply with the definition of a substandard unit in N.J.A.C. 5:93-5.2(b), which states, “a unit with health and safety code violations that require the repair or replacement of a major system.” Major systems include weatherization, roofing, plumbing, heating, electricity, sanitary plumbing, lead paint abatement and/or load bearing structural systems. All rehabilitated units shall meet the applicable construction code. Additionally, all rehabilitated units shall be occupied by low- or moderate-income households and subject to 10-year affordability controls, which shall be placed on the property in the form of a lien or deed restriction. The average hard cost will be at least \$10,000.

Prospective Need (New Construction) Obligation: 235 Units

The Township’s proposed compliance mechanisms are summarized in Table 3, Summary of Credits for the Fourth Round, 2025-2035.

Table 3: Summary of Credits for the Fourth Round (2025-2035)					
Project/Program	Unit Type	Status	Units	Bonus Credits	Total Credits
Surplus Credits from Third Round					
BCCAP/MEND	Age Restricted Rental	Occupied	17	-	17
Burlington Heights/Courts at Woodshire	Family For-Sale	Occupied	9 of 20	-	9 of 20
Various Locations: Refer to Third Round Plan	Supportive and Special Needs Bedrooms	Occupied	16	-	16
Habitat for Humanity 1 Baird Avenue	100% Affordable Family For-Sale	Occupied	1	-	1
Habitat for Humanity 1409 Beverly Road	100% Affordable Family For-Sale	Occupied	1	-	1

Table 3: Summary of Credits for the Fourth Round (2025-2035)

Project/Program	Unit Type	Status	Units	Bonus Credits	Total Credits
Springside School	100% Affordable Age-Restricted Rental	Occupied	19 of 60	-	19 of 60
The Place @ Burlington	100% Affordable Family Rental	Occupied	28	-	28
1013 Jardin Court	Market to Affordable Family Rental	Occupied	1	-	1
819 Henri Court	Market to Affordable Family Rental	Occupied	1	-	1
Proposed/Existing Fourth Round Projects					
<u>Route 130</u> <u>Block 98, Lot 6.03</u>	100% Affordable Housing Family Rental	Proposed	80	58.5	138.5
Existing Special Needs Various Locations	Supportive and Special Needs	Existing	7	-	7
Extensions of Controls Courts @ Woodshire 62 Manor Drive	Extensions of Controls	Proposed	21	-	21
Total			201	59.5	260.5
Surplus					25.5

The affordable housing rules require municipalities to designate sites that are “suitable, approvable, available and developable”, as defined in N.J.A.C. 5:93-1. These terms are defined as follows:

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

Fourth Round Project Descriptions

EXTENSIONS OF CONTROLS – PROPOSED

Burlington Township proposes to satisfy 21 of its Round 4 obligation through extensions of deed restriction. The table below identifies the initial date of the 30 year deed restriction and the final date that restriction would expire before June 30, 2035. The restriction initially imposed on the 21 units will expire between June 30, 2025 and July 1, 2035 if the restrictions are not extended.

<u>Address</u>	<u>Start Date of Deed</u>	<u>End Date</u>
<u>6 Knightwood Rd</u>	<u>12/17/2002</u>	<u>12/17/2032</u>
<u>12 Knightwood Rd</u>	<u>12/17/2002</u>	<u>12/17/2032</u>
<u>16 Knightwood Rd</u>	<u>12/17/2002</u>	<u>12/17/2032</u>
<u>20 Knightwood Rd</u>	<u>5/27/2003</u>	<u>5/27/2033</u>
<u>28 Knightwood Rd</u>	<u>6/06/2003</u>	<u>6/06/2033</u>
<u>30 Knightwood Rd</u>	<u>5/27/2003</u>	<u>5/27/2033</u>
<u>32 Knightwood Rd</u>	<u>5/27/2003</u>	<u>5/27/2033</u>
<u>70 Guilford Place</u>	<u>12/19/2002</u>	<u>12/19/2032</u>
<u>72 Guilford Place</u>	<u>12/19/2002</u>	<u>12/19/2032</u>
<u>73 Guilford Place</u>	<u>12/22/2003</u>	<u>12/22/2033</u>
<u>74 Guilford Place</u>	<u>12/20/2002</u>	<u>12/20/2032</u>
<u>75 Guilford Place</u>	<u>12/22/2003</u>	<u>12/22/2033</u>

<u>Address</u>	<u>Start Date of Deed</u>	<u>End Date</u>
<u>76 Guilford Place</u>	<u>12/17/2002</u>	<u>12/17/2032</u>
<u>79 Guilford Place</u>	<u>12/22/2003</u>	<u>12/22/2033</u>
<u>80 Guilford Place</u>	<u>12/19/2002</u>	<u>12/19/2032</u>
<u>81 Guilford Place</u>	<u>2/02/2004</u>	<u>2/02/2034</u>
<u>82 Guilford Place</u>	<u>12/19/2002</u>	<u>12/19/2032</u>
<u>83 Guilford Place</u>	<u>12/23/2003</u>	<u>12/23/2033</u>
<u>85 Guilford Place</u>	<u>12/19/2003</u>	<u>12/19/2033</u>
<u>87 Guilford Place</u>	<u>12/19/2003</u>	<u>12/19/2033</u>
<u>62 Manor Drive</u>	<u>1/16/2000</u>	<u>1/16/2030</u>

The new Uniform Housing Affordability Controls adopted on November 6, 2025 and signed by Governor Murphy on December 15, 2025 provide as follows:

If the municipality has not received notice of any intent by the owner to make an exit sale, the municipality notifies the owner, by certified mail and, if known, by email, of its election to extend affordability controls no earlier than one year and no later than 180 days before the execution of a new deed restriction extending affordability controls, during which time the owner shall have the opportunity to seek and provide notice of intent for an exit sale and/or obtain an appraisal of the value of their unit as if it were not subject to UHAC;

[N.J.A.C. 5:80-26.6(h) 4]

Accordingly, the Township will notify the households residing in the units “no earlier than one year and no later than 180 days before the execution of a new deed restriction extending affordability controls”. The Township will send a certified letter notifying the household that the Township is exercising its right under the owner’s deed to extend the restriction. In addition, the Township will adopt a resolution identifying the 21 units and seek to record the resolution further putting all would be purchasers on notice that the unit is an affordable unit for a total of 60 years.

Burlington Township currently requires a Certificate of Occupancy to resell a residential unit. The Seller must not only provide a Certificate of Occupancy, but also must produce the State mandated smoke detector/carbon monoxide inspection certificate, and install a prescribed fire extinguisher. The Township will offer to inspect the units owned the low or moderate income households listed above and to pay all reasonable expenses the household may incur to obtain a Certificate of Occupancy, and to comply with State laws on smoke /carbon monoxide detectors and to install a prescribed fire extinguisher.

The UHAC regulations require the use of new forms of deed restrictions for units under the extension of controls program. Accordingly, when extending deed restrictions on the 21 units set forth above, the Township will use the form of deed restriction required by the new regulations.

In addition, the new UHAC regulations include the following language:

iii. If the restricted unit is governed by a deed restriction executed prior to November 6, 2025, extends affordability controls pursuant to the terms of the governing deed restriction, provided that a new deed restriction is executed according to the requirements of this subchapter.

[N.J.A.C. 5:80-26.6(h) 6 (iii)]

The deeds for the 21 units do not require Burlington to pay anything to extend restrictions. Nevertheless, the Township will pay \$10,000 to extend the deed restriction on each unit provided the household provides access to inspect the unit and otherwise cooperates with the Township's efforts to extend the deed restriction.

SUPPORTIVE AND SPECIAL NEEDS HOUSING – EXISTING

Various Locations (7 total credits)

The Township has three (3) group homes that were not credited during the Third Round. The homes are located at 1504 Oxmead Road (3 bedrooms and operated by The ARC), 323 Cannes Court (1 bedroom) and 22 Yubas Drive (3 bedrooms). The Township will provide the required information per N.J.A.C. 5:97-6.10 in order to claim credit for these existing special needs units.

100% AFFORDABLE DEVELOPMENT – PROPOSED

Route 130 Township Owned Parcel: 80 family rental units

The Township will work with an experienced affordable housing provider of 100% affordable family rental housing to construct a 100% affordable housing family rental community containing up to 80 family rental units located on a Township owned parcel with access to Route 130 (Block 98, Lot 6.03).

COAH's Second Round rules at N.J.A.C. 5:93-1.3 and N.J.A.C. 5:93:5.5 for 100% affordable projects are addressed as follows:

- ✓ Site Control – The Township owns the site.
- ✓ Suitable Site – The site is suitable as defined in COAH's regulations at N.J.A.C. 5:93-1.3, which indicates that a suitable site is one in which it is adjacent to compatible uses, has access to appropriate streets and is consistent with environmental policies in N.J.A.C. 5:93-4.
 - The site has a clear title and is free of encumbrances that preclude development of affordable housing. To our knowledge, the site has a clear title and no legal encumbrances that would preclude its development for affordable family rental housing.

- The site is adjacent to compatible land uses and has access to appropriate streets. Single-family detached homes are located to the north and east, a commercial use to the south, and a religious institutional use to the west and south. The site has access to Route 130 via a 75 foot wide access easement that runs between lot 6.01 and 6.04. Route 130 is a major state highway and is an appropriate road to provide access to a 100% AH project.
- Adequate sewer and water capacity is available. The site is within the Burlington Township sewer service area (Central Avenue Wastewater Treatment).
- The site can be developed in accordance with R.S.I.S. Development of the site will be consistent with the Residential Site Improvement Standards, N.J.A.C. 5:21-1 et seq.
- The site is located in a "Smart Growth Planning Area." The 2001 Adopted State Plan Map and the proposed updated Preliminary State Plan Map, which is currently in the cross acceptance process, designates the property as being in Metropolitan Planning Area (PA 1). Among the intentions of the Metropolitan Planning Area are to provide for much of the state's future redevelopment; promote growth in compact forms; and redesign areas of sprawl. It is a preferred location for affordable housing development.
- The development is not within the jurisdiction of a Regional Planning Agency or CAFRA. The site is outside of the Pinelands, Highland, CAFRA and Meadowlands planning areas.
- The site will comply with all applicable environmental regulations. There are no Category One streams or known contaminated sites located on the property. There are wetlands along the northeast corner property line but will not impede the development of affordable housing.
- The site will not affect any historic or architecturally important sites and districts. There are no historic or architecturally important sites or buildings on the property or in the immediate vicinity that will affect the development of affordable housing.
- ✓ Developable Site – In accordance with N.J.A.C. 5:93-1.3, a developable site has access to appropriate sewer and water infrastructure and is consistent with the area wide water quality management plan. According to the Township Engineer, the site is in the Burlington Township sewer service area (Central Avenue Wastewater Treatment Plan) and water and sewer mains exist in the vicinity of the site. The Township Engineer confirmed that the Township's sewer plant has sufficient capacity and is unaware of any water capacity issues.
- ✓ Approvable Site – Pursuant to N.J.A.C. 5:93-1.3, an approvable site may be developed for low- and moderate-income housing in a manner consistent with the rules or regulations of all agencies with jurisdiction over the site. The site will be zoned for an 80-unit 100% family rental affordable project providing the zoning necessary for the proposed affordable housing development.

- ✓ Administrative Entity – The future developer will own and operate the affordable units pursuant to the applicable state regulations. For the proposed Fourth Round affordable units, the developer will affirmatively market the units, income qualify applicants, place a minimum of 40-year affordability control deed restrictions on the units and provide long-term administration of the units in accordance with COAH’s rules at N.J.A.C. 5:93 and 5:99 et seq. and UHAC rules per N.J.A.C. 5:80-26.1, or any successor regulation, with the exception that in lieu of 10% affordable units in rental projects being required to be at 35% of median income, 13% of affordable units in such projects shall be required to be at 30% of median income.
- ✓ Low/Moderate Income Split – At least half of all the affordable units developed at the site will be affordable to low-income households (13% of all affordable units will be very low-income) and an odd number of affordable units will always be split in favor of the low-income unit per N.J.A.C. 5:80-26.1.
- ✓ Affirmative Marketing – The developer will affirmatively market the units in accordance with UHAC per N.J.A.C. 5:80-26 et seq..
- ✓ Controls on Affordability – The Township’s developers agreement and zoning ordinance will require a minimum 40-year affordability control deed restrictions on the units in accordance with N.J.A.C. 5:93 and 5:99 et seq. and N.J.A.C. 5:80-26 et seq..
- ✓ Bedroom Distribution – The units will be required to be developed in accordance with UHAC bedroom distribution requirements in accordance with N.J.A.C. 5:80-26 et seq..
- ✓ Funding –The developer will pursue funding from Federal, State, and County agencies, including Low Income Housing Tax Credits from the Housing, Mortgage, Finance Agency for support in the funding of the project. In addition, the municipality will utilize Affordable Housing Trust Funds to aid in a gap in funding, if necessary.
- ✓ Construction Schedule – The developer will begin construction of the affordable family rental units within two (2) years of the Township receiving a Compliance Certificate from Superior Court. The developer will be responsible for monitoring the construction and over all development activity.

MICRO-REQUIREMENTS

Per the FHA, the Township must address a variety of minimum or maximum credits in satisfying its Fourth Round fair share obligation. The Township must meet a rental obligation, total family unit obligation, the very low-income obligation and not exceed the maximum senior unit cap.

Maximum Bonus Credits = 58.5 units

.25 (Obligation) = 58.5 units | .25 (235) = 58.75, round down to 58.5

The Township does not exceed the maximum number of bonus credits and is applying bonus credits for the **Route 130** 100% family rental project. The FHA permits one full bonus credit for each unit within 100% affordable housing project provided the municipality provide the land or a minimum of 3% of the project costs. The Township will donate the land to the developer and commit to providing a minimum of 3% of the project cost.

Minimum Rental = 59 units

.25 (Obligation) = 59 units | .25 (235) = 58.75, round up to 59 units

This obligation is satisfied with 170 credits associated with The Place (29), Special Needs (23), Market to Affordable (2), MEND (17), Springside School (19), **Route 130** (80).

Maximum Senior = 70 units

.30 (Obligation) = 70 units | .30 (235) = 70.5, round down to 70 units

This maximum number of senior units is not exceeded as there are 36 senior credits associated with MEND (17) and Springside School (19).

Minimum Family = 89 units

.50 (Obligation-bonus) = 89 units | .50 (235-58.5) = 88.25, round up to 89 units

This obligation is satisfied with 134 associated with The Place (29), Market to Affordable (2), **Route 130** (80), Habitat (2), Extensions of Controls (21).

Minimum Family Rental: 30 units

.50 (rental obligation) = 30 units | .50 (59) = 29.5, round up to 30 units

This obligation is satisfied with 111 credits associated with The Place (29), Market to Affordable (2) and **Route 130** (80)

Minimum Very Low Income = 23 units

.13 (AH units)= 23 units | .13 (176.5) = 22.9, round up to 23 units

This obligation is satisfied with credits including 27 units from sixteen (16) Supportive and Special Needs bedrooms and eleven (11) units from the Route 130 100% Affordable project.

Consideration of Affordable Housing Options

As part of this Plan, the Township has considered land that is appropriate for the construction of low- and moderate-income housing. To date, the Township has not received any development proposals that include affordable housing units.

The Township believes that the projects, programs and mechanisms proposed in this Plan represent the best options to enable the Township to satisfy its affordable housing obligation. While the Township recognizes that developers may, in the future, present sites that possess characteristics that could lend themselves to affordable housing development, additional sites are not needed to satisfy the obligation at this time.

PRESERVATION OF MULTIGENERATIONAL FAMILY CONTINUITY

The FHA requires an analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the recommendations of the Multigenerational Family Housing Continuity Commission (“Commission”), adopted pursuant to paragraph (1) of subsection f. of section 1 of P.L.2021, c. 273 (C.52:27D-329.20). As of the date of this Housing Plan, there have been no recommendations by the Commission in which to provide an analysis.

However, it is understood that the Commission has the primary goal of enabling senior citizens to reside at the homes of their extended families, thereby preserving and enhancing multigenerational family continuity. A review of the Township’s ordinances indicates that there are none which prevent the Township from meeting the Commission’s goal of enabling senior citizens to reside at the homes of their extended families. In fact, the Township defines a family that is permitted to live in a single family dwelling in such a way that a senior citizen may live in that single family dwelling unit with their extended family which is a permitted use in the residential zoning districts. The Burlington ordinances advance the multigenerational family continuity goal.

STATE DEVELOPMENT AND REDEVELOPMENT PLAN CONSISTENCY

The Fourth Round Housing Element and Fair Share Plan is consistent with the ***2025 State Development and Redevelopment Plan ("SDRP")*** as the existing units and proposed project will provide a realistic opportunity for the construction of affordable housing as the projects are located in State Planning area designated as PA1, which is the Metropolitan Planning Area. Pursuant to the SDRP, PA1 is the preferred location for redevelopment for compact growth. The development of affordable housing in PA1 is consistent with the overall State Development and Redevelopment Plan goal to direct redevelopment and growth into PA1 areas as the intentions of the Metropolitan Planning Area are to provide for much of the state's future redevelopment; promote growth in compact forms; and redesign areas of sprawl. The Township's Fourth Round Plan is consistent with the 2001 SDRP and the proposed SDRP.

AFFORDABLE HOUSING ADMINISTRATION & AFFIRMATIVE MARKETING

Burlington Township adopted an Affordable Housing Ordinance in accordance with COAH's substantive rules and current UHAC regulations. The Affordable Housing Ordinance governs the establishment of affordable units in the Township as well as regulating the occupancy of such units. The Township's Affordable Housing Ordinance covers the phasing of affordable units, the low/moderate income split, bedroom distribution, occupancy standards, affordability controls, rents and prices, affirmative marketing, income qualification, etc.

The Township has established the position of the Municipal Housing Liaison and has appointed a staff member to the position. The Township relies on a consultant as the affordable housing administrator to conduct the administration and affirmative marketing of its affordable housing sites. However, the Township will permit developers who demonstrate the appropriate experience and expertise to administer their own units. The affirmative marketing plans are designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, marital or familial status, gender, affectional or sexual orientation, disability, age or number of children to the affordable units located in the Township. Additionally, the affirmative marketing plan is intended to target those potentially eligible persons who are least likely to apply for affordable units and who reside in the Township's housing region, Region 5, consisting of Burlington, Camden and Gloucester counties.

The affirmative marketing plans include regulations for qualification of income eligibility, price and rent restrictions, bedroom distribution, affordability control periods, and unit marketing in pursuant to N.J.A.C. 5:80-26.1 et seq. All newly created affordable units will comply with the 30-year affordability control required by N.J.A.C. 5:80-26.5 and 5:80-26.11. This plan must be adhered to by all private, non-profit, and municipal developers of affordable housing units and must cover the period of deed restriction or affordability controls on each affordable unit.

AFFORDABLE HOUSING TRUST FUND

Portions of Burlington Code § 330-62 were last amended in 2022 to assure compliance with the Townships' Third Round obligation to provide-a dedicated revenue source for affordable housing.

The Spending Plan included hereinafter, discusses anticipated revenues, collection of revenues, and the use of revenues, was prepared in accordance with COAH's applicable substantive rules. All collected revenues will be placed in the Township's Affordable Housing Trust fund and may be dispensed for the use of eligible affordable housing activities including, but not limited to:

- Rehabilitation program;
- New construction of affordable housing units and related development costs;
- Extensions or improvements of roads and infrastructure directly serving affordable housing development sites;
- Acquisition and/or improvement of land to be used for affordable housing;
- Purchase of affordable housing units for the purpose of maintaining or implementing affordability controls,
- Maintenance and repair of affordable housing units;
- Repayment of municipal bonds issued to finance low- and moderate-income housing activity; and
- Any other activity as specified in the approved spending plan.

The Township expressly recognizes that it is required to fund eligible programs only in accordance with a Court-approved Housing Element and Fair Share Plan, as well as funding affordability assistance.

At least 30% of collected development fees, excluding expenditures made since July 17, 2008, when affordability assistance became a statutory requirement, shall be used to provide affordability assistance to low- and moderate-income households in affordable units included in a municipal Fair Share Plan. At least one-third (1/3) of the affordability assistance must be expended on very-low income units. Additionally, no more than 20% of the revenues collected from development fees each year, shall be expended on administration, including, but not limited to, salaries and benefits for municipal employees or consultant fees necessary to prepare or implement a rehabilitation program, a new construction program, preparation and implementation of a housing element and fair share plan, and/or an affirmative marketing program and defending any challenges to same.

MONITORING

The Township will comply with monitoring provisions consistent with those required by the FHA. The monitoring requires regular tracking of progress toward meeting the Township's affordable housing obligation and ensuring the affordable units and the Affordable Housing Trust fund are administered properly as follows:

- On or before February 1st of each year, the Township will provide annual reporting of the status of all affordable housing activity within the municipality and the Affordable Housing Trust fund accounting through posting on the municipal website and on the DCA website.
- Midpoint Review. The Township will post on the municipal website and submit to the DCA website, a status report as to its implementation of its Plan and an analysis of whether any unbuilt sites or unfulfilled mechanisms continue to present a realistic opportunity. Such posting shall invite any interested party to submit comments to the Program and Superior Court, regarding whether any sites no longer present a realistic opportunity and should be replaced. Any interested party may by motion request a hearing before the Court regarding these issues.

COST GENERATION

The Land Development Ordinance has been reviewed to eliminate unnecessary cost generating standards. As a matter of consistent policy the Township has expedited affordable housing applications scheduling of pre-application conferences, special monthly public hearings, and devoting the services of the Township Engineering and other departments of municipal government. Furthermore, development applications containing affordable housing shall be reviewed for consistency with the Land Development Ordinance, Residential Site Improvement Standards (N.J.A.C. 5:21-1 et seq.) and the mandate of the FHA regarding the elimination of unnecessary cost generating features. Burlington Township will continue to comply with COAH's requirements for eliminating unnecessary cost generating requirements, N.J.A.C. 5:93-10.1, procedures for development applications containing affordable housing, N.J.A.C. 5:93-10.4, and requirements for special studies and escrow accounts where an application contains affordable housing.

Appendix A



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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%

Source: 2019-2023 5-Year ACS



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%

Source: 2019-2023 5-Year ACS

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% if 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

Source: NJ Dept of Community Affairs

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

**Note: Excludes multifamily and dormitory construction
Source: NJ Dept. of Community Affairs*



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%

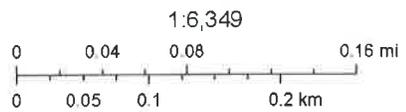
Source: NJTPA

Appendix B

Block 98, Lot 6.03, Burlington Twp.



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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors and the GIS User Community

Appendix C

RESOLUTION NO. 2025-06

**RESOLUTION OF THE PLANNING BOARD FOR THE TOWNSHIP OF
BURLINGTON ADOPTING THE HOUSING ELEMENT AND FAIR SHARE PLAN
ATTACHED HERETO**

WHEREAS, on March 20, 2024, the Legislature promulgated Chapter 2 of the Public Laws of 2024, which amended the Fair Housing Act, codified at N.J.S.A. 52:27D-301 et seq. (“FHA II”), which set forth the framework for a municipality to provide a realistic opportunity for its fair share of their housing region’s present and prospective needs for affordable housing for very low-, low- and moderate-income households; and

WHEREAS, on January 21, 2025, the Burlington Township Council adopted Resolution 2025-R-022 asserting that FHA II supports a Round 4 Prospective Need number of 201 rather than the 308 proposed by the New Jersey Department of Community Affairs as reported in its October 18, 2024 Report; and

WHEREAS, on January 22, 2025, in accordance with FHA II, the Township filed a Complaint for Declaratory Judgment captioned In the Matter of Burlington Township, Superior Court of New Jersey, Burlington County, Civil Part, Docket No.: BUR-L- 164-25 (hereinafter “Declaratory Action”) seeking a Compliance Certification as defined by FHA II and immunity while seeking said certification; and

WHEREAS, in February 2025, Fair Share Housing Center, Inc. (“FSHC”) filed an Answer and opposition to the Round 4 Prospective Need number asserted by the Township in Resolution 2025-R-022; and

WHEREAS, in March 2025, a mediation was conducted by the Honorable Thomas Brogan, P.J.Cv. (Ret.), the retired judge from the Affordable Housing Dispute Resolution Program (“Program”), between the Township and FSHC over the Township’s Round 4

Prospective Need number, with the assistance of Special Adjudicator Art Bernard, PP, which culminated in an agreement that the Township's Round 4 Prospective Need is 235; and

WHEREAS, on April 8, 2025, the Township Council adopted Resolution 2025-R-094 accepting the Round 4 Prospective Need obligation at 235 and authorizing Special Counsel to take all necessary actions to conclude the proposed settlement; and

WHEREAS, on April 17, 2025, Judge Terrence R. Cook, A.J.S.C., Designated Mt. Laurel Judge – Burlington Vicinage, entered an Order fixing the Township's present need at 132 units and its Prospective Need at 235 units, and directing the Township to adopt its Fourth Round Housing Element and Fair Share Plan ("HEFSP") in accordance with the June 30, 2025 deadline set forth in the FHA II;

WHEREAS, the Township asked its affordable planning consultant, Kendra Lelie, PP/AICP, LLA, to prepare a HEFSP for the Planning Board's consideration; and

WHEREAS, Ms. Lelie PP/AICP, LLA, has prepared the HEFSP, attached hereto; and

WHEREAS, the Township wishes for the Planning Board to consider adopting the HEFSP so that it may be filed in the Declaratory Action; and

WHEREAS, accordingly, in accordance with the provisions of N.J.S.A. 40:55D-13, the Planning Board scheduled a public hearing on the HEFSP for June 12 at 7:00 p.m. at Municipal Building 851 Old York Road Burlington Township, NJ; and

WHEREAS, the Planning Board published a notice of this public hearing in the Township's official newspaper at least ten days before the scheduled date for the public hearing and served a copy of this notice upon the clerks of all municipalities adjoining the Township, upon the clerk of the County Planning Board, and upon the New Jersey Office of Planning Advocacy; and

WHEREAS, a copy of the HEFSP was placed on file with the Planning Board Secretary and was available for public review at least ten days before the scheduled date for the public hearing; and

WHEREAS, at the June 12, 2025 meeting, Kendra Lelie, PP/AICP, LLA, after being sworn in and recognized as an expert in Professional Planning, presented the Township's HEFSP titled "Fourth Round Housing Element and Fair Share Plan", dated June, 2025, and described how the HEFSP provides a realistic opportunity to address the Township's Round 4 Present Need and Prospective Need affordable housing obligations in accordance with the FHA II; and

WHEREAS, the HEFSP has been prepared in accordance with the Municipal Land Use Law, specifically N.J.S.A 40:55D-28(b)(3), and in accordance with FHA II; and

WHEREAS, following Ms. Lelie's testimony, the hearing was opened to the public to provide the opportunity to ask questions and/or provide comment, but there were none, at which point the public hearing was closed; and

WHEREAS, the Burlington Township Planning Board has made the following findings of fact and conclusions of law:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

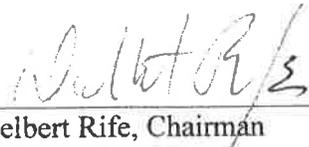
1. The Burlington Township Planning Board hereby incorporates and adopts the foregoing recitals by reference as if set forth at length herein.
2. The Burlington Township Planning Board has jurisdiction over this matter in accordance with N.J.S.A. 40:55D-28 and N.J.S.A. 52:27D-301 et seq.
3. The Burlington Township Planning Board finds that the HEFSP is consistent with the goals and objectives of the Township's Master Plan and that the adoption and implementation of the HEFSP is in the public interest and protects the public health and safety,

promotes the general welfare, and provides a realistic opportunity for the development of affordable housing in the Township.

NOW, THEREFORE, BE IT RESOLVED that the Burlington Township Planning Board adopts as the Township's Housing Element to its Master Plan, in accordance with N.J.S.A. 40:55D-28b(3) and N.J.S.A. 52:27D-301 et seq., the HEFSP prepared by Kendra Lelie, PP, AICP, L.L.A., titled "Fourth Round Housing Element and Fair Share Plan," setting forth the Township's Round 4 Present Need of one hundred thirty-two (132) dwelling units and Prospective Need of two hundred thirty-five (235) dwelling units for very low-, low- and moderate-income housing, and directs the Secretary of the Planning Board to submit this Resolution and the HEFSP to the Mayor and Township Council for any further action to be taken by the governing body to enable the Township to be in compliance with the provisions of FHA II.

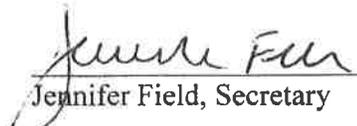
BE IT FURTHER RESOLVED that the Burlington Township Planning Board hereby asks Affordable Housing Counsel for Burlington Township to file the duly adopted HEFSP with the Program within 48 hours of adoption of the Plan.

BE IT FURTHER RESOLVED by the Burlington Township Planning Board that Affordable Housing Counsel is authorized to pursue approval of the Housing Element and Fair Share Plan and submit such additional documents as may be necessary or desirable in an effort to secure such approval.



Delbert Rife, Chairman

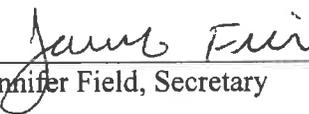
ATTEST:



Jennifer Field, Secretary

DATE ADOPTED: June 12, 2025
DATE MEMORIALIZED: June 12, 2025
FOR ADOPTION: Carducci, Colazzo, Cooper, Kownatsky, Niles, Chairman Rife,
Warner
AGAINST: Gaines, Hodnett
ABSTENTIONS/RECUSALS: None

The undersigned hereby certifies that she is the Secretary of the Burlington Township Planning Board and that the foregoing is a true copy of a Resolution adopted by the Board at a meeting held on June 12, 2025



Jennifer Field, Secretary

Appendix D

TOWNSHIP OF BURLINGTON
ORDINANCE

2026-OR-XXX

ORDINANCE AMENDING BURLINGTON CODE TO ADD §330-38.6
"RESIDENTIAL MULTIFAMILY AFFORDABLE ZONE III"

WHEREAS, the Township Council determined that, in order to address its affordable housing obligation, it is necessary to create a new residential zone to be known as the Residential Multifamily Affordable (R-MFA-III) zone, being Block 98, Lot 6.03, and to adopt implementing standards and regulations, which will permit a municipally sponsored development, with one hundred percent (100%) of the units required to be affordable, non-age-restricted family rental units; and

WHEREAS, affordable rental units enable the Township to further satisfy its affordable housing obligation as these units enable the Township to receive bonus credits; and

WHEREAS, pursuant to the New Jersey Fair Housing Act as amended in March of 2024,, the Township filed a declaratory judgment action on January 22, 2025to seek approval of a Housing Element and Fair Share Plan proceedings and thereby secure protection against Mount Laurel litigation until June 30, 2035 (the "DJ Action"); and

WHEREAS, the Township subsequently entered into a Consent Order with Fair Share Housing Center ("FSHC"), who filed a challenge in Township's declaratory judgment action on August 25, 2025; and

WHEREAS, pursuant to the Consent Order, Burlington prepared an Amended HEFSP that incorporates revisions identified in the Consent Order; and

WHEREAS, the HEFSP was adopted by the Township's Planning Board on February 12, 2025 as an amendment to the Township of Burlington Master Plan, and endorsed by Council on February 24, 2025.

NOW, THEREFORE, BE IT ORDAINED and ENACTED, by the Council of the Township of Burlington as follows:

Section 1. A new section, §330-38.6, is hereby added to the Township Code creating a new zoning district known as the "Residential Multifamily Affordable III Zone (R-MFA-III)," as follows:

§330-38.5. Residential Multifamily Affordable III (R-MFA-III) Zone Regulations.

- A. Intent and Purpose. The R-MFA-III district provides for a multifamily housing development in accordance with the Housing Element and Fair Share Plan. One hundred percent (100%) of the units shall be deed restricted as affordable family rental units, which will enable the Township to satisfy a significant portion of its affordable housing obligation.
- B. Permitted Principal Uses and Structures. Permitted principal uses and structures are limited to multi-family apartment buildings.
- C. Permitted Accessory Uses and Structures. The following accessory uses, and structures are permitted:
 - (1) Clubhouse and/or community pool for the private use of residents and guests.
 - (2) Outdoor recreational facilities, including, but not limited to, parks, playgrounds, barbeque areas, dog parks, and walking paths.

- (3) One additional unit which may be the property manager's residence.
- (4) Maintenance and storage garages.
- (5) Stormwater management facilities.
- (6) Parking facilities.
- (7) Accessory uses customarily incidental to a permitted principal use as approved by the Reviewing Board.

D. Where Permitted: Block 98, Lot 6.03

E. Development Requirements.

- (1) Affordable housing requirements. All of the dwelling units to be constructed shall be affordable to households with very-low, low-, and moderate-incomes, as defined by the Fair Housing Act, N.J.S.A. 52:27D-301, et seq. The affordable units shall be developed in compliance with the bedroom distribution and configuration requirements established by N.J.A.C. 5:80-26 et seq. the Uniform Housing Affordability Controls ("UHAC"). Of the total number of affordable dwelling units, at least fifty per cent (50%) of the restricted units within each bedroom distribution shall be low-income units, with no less than thirteen per cent (13%) of the total restricted units within each bedroom distribution reserved for very low-income individuals and families (being those persons earning 30% or less of median income pursuant to the Fair Housing Act). A development shall comport with all applicable affordable housing laws and regulations, as well as ensuring each affordable unit is subject to affordability controls of at least forty (40) years from the date of initial occupancy and affordable deed restrictions as provided for by UHAC.
- (2) Unit storage. All dwelling units shall have adequate storage for clothing,

trash and recycling cans, and other personal belongings.

- (3) Dwelling variation. Architectural elements such as bay or box windows, balconies, building offsets, variation of building materials and textures, and/or colors and/or other architectural elements that achieve visual interest shall be provided.
- (4) Trash and recycling. The Developer shall provide centralized facilities for trash and recycling. Such facilities shall be placed within an enclosure and screened from view. Trash collection shall be performed by a private company, unless otherwise approved by the Director of Public Works. Facilities for the collection of recyclables shall be in accordance with Chapter 512, Article II of the Township Code and as approved by the County's District Recycling Coordinator.
- (5) Pedestrian circulation. There shall be a comprehensive system of pedestrian sidewalks serving all facilities within the development, providing access to dwellings, parking areas, open spaces, recreational and other communal facilities designed in accordance with all applicable provisions of the Township Code.
- (6) Mail Delivery. Centralized location(s) for mail delivery shall be provided as approved by the local Postmaster.
- (7) Emergency Access. Adequate access for emergency vehicles shall be provided as approved by the Township Fire Official.

E. Area, yard, density, height and coverage requirements.

- (1) Minimum tract area: 15 acres.
- (2) Maximum lot coverage (total tract): 60% of the gross tract area.

- (3) Minimum tract perimeter setback for a principal building shall be fifty (50) feet. The building setback shall be increased to one hundred (100) feet if adjacent to an existing residential lot.
- (4) No principal building shall be located within 35 feet of another principal structure; however, the rear of any principal building shall be a minimum distance of 50 feet from the rear of another principal building.
- (5) Maximum building height, principal use: 3.5 stories, but not to exceed 50 feet.
- (6) Maximum building height, accessory structure: 20 feet.

F. Setback and buffering requirements.

- (1) Setbacks, parking lots. No parking space shall be closer than 10 feet to a building or within 25 feet of a tract perimeter. A setback of one hundred (100) feet shall be provided adjacent to any existing residential lot.
- (2) A minimum 100-foot wide buffer shall be provided adjacent to any existing residential lot. No clearing, land disturbance or development shall occur within the first 50 feet closest to the existing use. Permitted uses located 50 – 100 feet from the existing residential lot shall be limited to stormwater management and pedestrian/bicycle facilities.
- (3) A maximum fence height of eight (8) shall be permitted along the perimeter of the site.

G. Miscellaneous Provisions

- (1) Unless otherwise set forth in this section, the design and performance standards shall conform with RSIS and Section 330 of the Township Code. In the event of a conflict, the RSIS shall govern.

- (2) No stormwater management facility shall be located closer than fifty (50) feet from an adjoining lot line of an existing residential lot.
- (3) The Developer shall be exempt from Chapter 559 of the Code.
- (4) No buildings, structures or parking areas shall be permitted within five (5) feet of the existing 50' wide utility easement.

Section 2. Consistency Review: filing with Burlington County Planning Board. A copy of this Ordinance shall be referred to the Township of Burlington Planning Board following its introduction for review pursuant to N.J.S.A. 40:55D-26(a), and upon adoption shall be filed with the Burlington County Planning Board.

Section 3. Severability. If any portion of this Ordinance is for any reason held to be unconstitutional or invalid by a court of competent jurisdiction, such decision shall not affect the validity of the Land Development Ordinance as a whole, or any other part thereof.

Section 4. Repealer. All ordinances or parts of ordinances which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency only.

Section 5. Enactment. This Ordinance shall take effect after final passage, adoption, and publication by the Township Clerk of the Township of Burlington in the manner prescribed by law.

Appendix E

TOWNSHIP OF BURLINGTON
FOURTH ROUND: AFFORDABLE HOUSING SPENDING PLAN

The Township of Burlington (hereinafter the "Township"), Burlington County, has prepared a Housing Element and Fair Share Plan that addresses its Fourth Round fair share obligation of the affordable housing need in accordance with the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.), the Fair Housing Act (FHA) (N.J.S.A. 52:27D-301) and the regulations of the Council on Affordable Housing (COAH) (N.J.A.C. 5:91-1 et seq. and N.J.A.C. 5:93-1 et seq.) and N.J.A.C. 5:99 et seq.. The Township began collecting development fees in 1995, after its initial Development Fee Ordinance was adopted by the Township, which was approved by COAH. The balance of the fund as of April 30, 2025 was \$9,270,247.

As of April 30, 2025, Burlington collected a total of \$19,310,736 in development fees, \$949,455 in interest, and \$215,841 from other income. All development fees, other" income, and interest generated by the fees are deposited in one (1) separate interest-bearing account dedicated toward the creation of affordable housing. These funds shall be spent in accordance with N.J.A.C. 5:99 et seq., as described in the sections that follow.

This updated Spending Plan is submitted to the Superior Court of New Jersey for approval to expend Affordable Housing Trust Fund monies that will contribute to general affordable housing opportunities that may present themselves including but not limited to gap funding for 100% affordable housing projects, supportive and special needs homes, extensions of controls and homes purchased out of foreclosure and tax sales for the creation of affordable housing units. Additionally, the Township will expend funds on affordability assistance, including expenditures to create very-low income units or to render existing units more affordable, and toward administrative expenses.

REVENUES FOR CERTIFICATION PERIOD

To calculate a projection of revenue anticipated during the period of Fourth Round Judgment of Repose, Burlington considered the following:

(a) **Development fees:** **\$6,000,000**

1. Residential and nonresidential projects which have had development fees imposed upon them at the time of preliminary or final development approvals;
2. All projects currently before the planning and zoning boards for development approvals that may apply for building permits and certificates of occupancy; and
3. Future development that is likely to occur based on historical rates of development.

(b) **Payment in lieu (PIL):** **\$0**

Payment in lieu funds mean actual and committed payments in lieu of construction from developers.

(c) **Other funding sources:** **\$0**

The Township does not anticipate future funds from this category.

(d) **Projected interest:** **\$300,000**

Based on interest earned in recent years and projected rates of development fee revenue, Burlington anticipates collecting \$300,000 in interest through 2035.

Burlington Township projects a subtotal of \$6,300,000 to be collected between May, 2025 and June 30, 2035, including interest, to be used for affordable housing purposes. The total, after adding the funds currently in the account, is projected to be \$15,570,247. All interest earned on the account shall accrue to the account to be used only for the purposes of affordable housing.

ADMINISTRATIVE MECHANISM TO COLLECT AND DISTRIBUTE FUNDS

The following procedural sequence for the collection and distribution of development fee revenues shall be followed by Burlington Township:

a) Collection of development fee revenues:

All collection of development fee revenues will be consistent with local regulations which follow COAH administrative models for both residential and non-residential developments and in accordance with N.J.S.A. 40:55D-8.1 through 8.7.

(b) Distribution of development fee revenues:

The governing body may hear and decide upon a request for development fee revenues for the purpose of creating affordable housing. The governing body reviews the request for consistency with the Spending Plan and adopts the recommendation by resolution.

The release of funds requires the adoption of the governing body resolution. Once a request is approved by resolution, the Chief Financial Officer releases the requested revenue from the trust fund for the specific use approved in the governing body's resolution.

DESCRIPTION OF ANTICIPATED USE OF AFFORDABLE HOUSING FUNDS

(a) Affordability Assistance

Burlington Township shall spend 30 percent of development fee revenue to render affordable units more affordable and at least one-third of that amount must be dedicated to very low-income households or to create very low-income units (i.e. households with incomes less than 30 percent of the regional median income). The

actual affordability assistance minimums should be calculated based on actual revenues.

Projected Affordability Assistance		
Actual Development Fees Collected through 4/30/25		\$19,310,736
Actual Interest earned through 4/30/25	+	\$949,455
Development Fees Projected 2025-2035	+	\$6,000,000
Payment In Lieu Projected 2025-2035	+	\$0
Interest Projected 2025-2035	+	\$300,000
Less Housing Activity Expenditures	-	\$8,371,033
Total	=	\$18,189,158
30 Percent	x 0.30 =	\$5,456,747
Less Affordability Assistance Expenditures through 4/30/25	-	\$550,000
Balance	=	\$4,906,747
Projected Minimum Affordability Assistance Requirement	=	\$1,635,582
Projected Minimum Very Low-Income Requirement	÷ 3 =	\$545,194

Based on fees and interest collected to date and projected revenues, Burlington Township will dedicate at least \$1,635,582 from the affordable housing trust fund to render units more affordable, including \$545,194 to render units more affordable to households with income at 30 percent or less of median income by region. Please refer to the existing affordability assistance program manual provided as an appendix to the Spending Plan for details of how the affordability assistance funds are anticipated to be used. It may use a variety of vehicles to do this including, but not limited to the following:

- Emergency Repair Program;
- Down-payment assistance;
- Rental assistance;

- Security deposit assistance;
- Moving expenses;
- Low interest loans;
- Assistance with homeowners' association or condominium fees and special assessments; and/or
- Converting low-income units to very-low-income units or creating new very-low income units, etc.

The Township will work with its affordable housing providers and administrator to expand outreach to ensure the existing and new households of very-low-, low- and moderate-income programs can take advantage of affordability assistance programs. Additionally, the Township will work with affordable housing providers to convert low income units to very low-income units.

(e) Administrative Expenses (N.J.A.C. 5:93-8.16(e))

Burlington Township may use Affordable Housing Trust Fund revenue for related administrative costs up to a 20 percent limitation pending funding availability after programmatic and affordability assistance expenditures. The actual administrative expense maximum is calculated on an ongoing basis based on actual revenues.

Projected Administrative Expenses		
Actual Development Fees Collected through 4/30/2025		\$19,310,736
Actual Interest Collected through 4/30/2025	+	\$949,455
Payments-in-lieu of construction and other deposits through 4/30/2025	+	\$215,841
Development Fees Projected 2025-2035	+	\$6,000,000
Payments In Lieu Projected 2025-2035	+	\$0
Interest Projected 2025-2035	+	\$300,000
Total	=	\$26,776,032

Projected Administrative Expenses		
20 Percent Maximum Permitted Administrative Expenses	x 0.20 =	\$5,355,206
Less Administrative Expenditures through 4/30/25	–	\$2,139,725
Projected Allowed Administrative Expenditures	=	\$3,215,481

Burlington Township projects that \$3,215,481 may be available from the affordable housing trust fund to be used for administrative purposes. Projected administrative expenditures are subject to the 20 percent cap and therefore should be paid back into the trust fund if the administrative costs exceed 20% of the fund balance. Allowable administrative costs are as follows, provided they do not exceed the 20 percent cap:

- Township Attorney, Engineer, and Planner fees related to plan preparation and implementation, and to obtaining Judgment of Compliance and Repose;
- Administration fees related to rehabilitation, extension of expiring controls, affordability assistance programs, and municipally-sponsored construction programs;
- Affirmative Marketing;
- Income qualification of households; and
- Administration of Township’s Affordable Housing Units.

EXPENDITURE SCHEDULE

Burlington Township intends to use Affordable Housing Trust Fund revenues for its municipally-sponsored construction program including the creation of very-low income units and making existing units more affordable, and administration expenses (as permitted).

Projected Expenditure Schedule 2025 Through 2035

Program	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
Affordability Assistance	\$80k	\$160k	\$80k	\$1.6M								
New Construction	\$850k	\$970k	\$933k	\$10.1M								
Rehabilitation	\$130k	\$260k	\$130k	\$2.6M								
Extension of Controls	-	-	-	-	-	-	-	\$140k	\$140k	\$140k	-	\$420k
Administration	\$50k	\$150k	\$50k	\$150k	\$50k	\$750k						
TOTAL	\$1.1M	\$1.5M	\$1.3M	\$1.4M	\$1.4M	\$1.4M	\$1.4M	\$1.5M	\$1.5M	\$1.5M	\$1.2M	\$15.5M

EXCESS OR SHORTFALL OF FUNDS

In the event that a shortfall of anticipated revenues occurs, Burlington will bond to satisfy the gap in funding. In the event that funds exceed projected expenditures, the Township will devote any excess funds on additional affordability assistance above the 30 percent minimum requirement. Alternatively, the Township reserves the opportunity to amend its Housing Element and Fair Share Plan, as well as this Spending Plan, to create additional affordable housing opportunities.

SUMMARY

The Township of Burlington intends to spend Affordable Housing Trust Fund revenues pursuant to the extent regulations governing such funds and consistent with the housing programs outlined in the 2025 Fourth Round Housing Plan Element and Fair Share Plan. Burlington had a balance of \$9,270,247 as of April 30, 2025 and anticipates an additional

\$6,300,000 in revenues and interest before the expiration of a Fourth Round Judgment of Repose for a total of \$15,570,247.

Spending Plan Summary	
Revenues	
Balance as of April 30, 2025	\$9,270,247
Projected Revenue from 2025 through 2035	\$6,300,000
1. Development Fees	+ \$6,000,000
2. Payments-In-Lieu of Construction	+ \$0
3. Other Funds	+ \$0.00
Interest	+ \$300,000
Total Projected Balance	= \$15,570,247
Expenditures	
Affordability Assistance	- \$1,635,582
New Construction	- \$10,124,665
Extension of Credits	- \$420,000
Rehabilitation (132)	- \$2,640,000
Administration	- \$750,000
Total Projected Expenditures	= \$15,570,247
Remaining Balance	= \$0.00