

**HOUSING PLAN ELEMENT
AND FAIR SHARE PLAN
2004-2014
2014 AMENDMENTS**

**TOWNSHIP OF WESTAMPTON
BURLINGTON COUNTY, NEW JERSEY**

ADOPTED: DECEMBER 3, 2014

**Prepared by the Westampton Township Land Development Board
In Consultation with Louis Glass Associates**

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12/15

The original copy of this document has been signed and sealed as required by law.

I. INTRODUCTION

On February 1, 2012, the Township Land Development Board adopted a Housing Element and Fair Share Plan. That Plan amended previous Plans dated November 15, 2006, and December 17, 2009. All three Plans addressed the then Council on Affordable Housing (COAH) combined Rounds 1, 2 and 3 fair share obligation for affordable housing.

COAH has been a battleground for the better part of the last decade. Court challenges have been filed over the various proposed Round 3 rules and procedures. The Courts have struck down significant portions of the formerly proposed Round 3 rules, including the “growth share” method of determining a town’s affordable housing obligation.

In addition, COAH was eliminated by the executive action of the Governor as a State organization with all functions transferred to the New Jersey Department of Community Affairs. The Courts ruled this to be an illegal use of executive action and, as a result, COAH has since been reestablished as the State agency for affordable housing.

The reestablished COAH, in order to satisfy Court-imposed deadlines, published new Round 3 rules in the *New Jersey Register* in early June, 2014, with the goal of adopting the rules perhaps as early as November, 2014. The publication started a public comment period. COAH staff will analyze the comments and make recommendations to the COAH Board. Based on the recommendations, the COAH Board has the option of adopting the rules as originally published in June, 2014, or, hopefully, revise the rules to address the public comments. Further Court challenges are expected regardless of what the COAH Board does.

Assuming COAH adopts the Round 3 rules in November, 2014, all towns will have about three months to amend their Housing Plans to address the new rules. As a new or amended plan for Westampton is expected to be required in early 2015, this Plan makes no changes to the Township’s affordable housing obligation based on the former COAH rules nor does the Plan assume any changes to the COAH rules. All this Plan does is update the status of planned and approved inclusionary housing developments.

To assist the reader, the entire Round 3 calculations and Plan have been reproduced and simply updated where required. All other sections of the 2012 Plan, including the Appendices, remain in effect and are to be considered part of the Plan.

II. FAIR SHARE PLAN

A. Introduction

The Council on Affordable Housing (COAH) has set forth in the Substantive Rules, N.J.A.C. 5:94, the growth share methodology for all municipalities to calculate and meet their affordable housing obligation. The Round 3 report constitutes the Township's Fair Share Plan. The plan recalculates the round 2 obligation according to COAH regulations and then carries those calculations over to Round 3 to address the growth share obligation.

B. Round 2 Fair Share Plan As Adopted in 2005

The new construction component of 220 units was to be satisfied as follows:

1.	Existing affordable units	93
2.	Existing inclusionary zoning	60
3.	Group 70/Orleans site	24
4.	Group home (4 bedrooms)	4
5.	Regional Contribution Agreements	62
6.	Rental bonus	<u>12</u>
	Total new units	255
	Round 2 obligation	<u>220</u>
	Potential surplus	35

C. Status of Round 2 Plan Based on Round 3 Rules

1. Existing Affordable Units: The remaining deed-restricted affordable units total 93 units. The units are listed in Appendix E.
2. Existing Inclusionary Zoning:

There are four vacant sites currently zoned R-3 or R-4 Residential that permit inclusionary developments. The four sites contain a total of 221 acres. Based on a review of the State wetland maps, approximately 66% of the sites would be classified as wetlands. Net buildable land would be 73 acres. Assuming a mid-range density of 4 units per net acre and a 15% set-aside, these four sites are anticipated to produce 292 total units, including 43 affordable units.

- a. Site 1 is zoned R-3 and is located along Kings Road in the eastern portion of the Township. The site contains 104 acres. Significant acres of wetlands exist on-site, reducing the buildable area to 15 acres. Site 1 is located within an area recommended as a PA-4 on the State Plan Map in the Township's Cross-Acceptance

Report. Location in a PA-4 will preclude, or at least make it difficult, to service the site with public water and sewer. Based on the site constraints and the PA-4 designation, the site is no longer a suitable site for inclusionary housing.

- b. Site 2 is zoned R-3 and is located along Rancocas Road to the south of the existing Tarnsfield development. The site contains three parcels totaling 21 acres, of which 9 acres are buildable. Based on the listed assumptions, this site would yield 5 affordable units out of 36 total units. The site is located on Block 802, Lots 1, 2 and 3. The site is shown as Planning Area 2 on the State Plan.

The site is within an existing sewer service area and has access to the potable water supply. The site will be retained as part of the Round 3 plan; however, zoning standards will be raised to be consistent with the current COAH rules.

- c. Site 3 is zoned R-3 and is located along Woodlane Road west of the Tarnsfield Subdivision. These three parcels contain 74 acres, of which 25 are considered buildable. Based on the listed assumptions, 100 total units will provide 15 affordable units. The site is located on Block 803.08, Lots 37, 38 and 42. Approximately 12 acres along the frontage of Woodlane Road are zoned C – Commercial. The site is shown as Planning Area 2 on the State Plan. It is within an existing sewer service area and has access to the potable water supply. The site will be retained as part of the Round 3 plan, subject to the revised zoning requirements referenced in Section C.2.b.

- d. Finally, Site 4 is zoned R-4 and is located to the east of the Rolling Hills East development in the northwest part of the Township. This one parcel total 34 acres, of which 24 are buildable. Using the assumptions listed, 96 total units will generate 14 affordable units. This site is located on Block 401, Lot 2, and is shown as Planning Area 2 on the State Plan. The site is within an existing sewer service area and has access to the potable water supply. Site 4 is to be rezoned for 100% affordable housing as discussed in the Round 3 plan.

The projections are based on the assumption of each site being developed with owner-occupied housing units. COAH rules, however, require all zoned inclusionary sites to permit rental housing based on a density of 10 dwelling units per acre with a 15% set-aside for affordable units if a township has not satisfied its rental obligation. Westampton has included sufficient rental units to meet COAH zoning rules. COAH rules also indicate that zoning

standards permitting rental units are only required to remain in force until the Township satisfies its rental obligation.

Based on COAH density and set-aside requirements as well as the amount of buildable land on each of the four zoned inclusionary sites, the four sites, in theory, will yield 115 affordable rental units. The four sites would have yielded total and affordable rental units as follows:

Site	Total Rental Units	Affordable Rental
1	150	22
2	135	20
3	250	37
4	240	36
Total	775	115

The R-3 and R-4 Zone requirements will be revised to permit rental housing based on 10 dwelling units per acre with a 15% low- and moderate-income set-aside. However, each zone will have a sunset provision that deletes the rental housing standards once the Township satisfies its rental obligation.

3. Group 70/Orleans Site: Zoning for the site has been changed to permit the inclusionary development specified in the settlement of a Builder's Remedy Suit. Preliminary subdivision and site plan approval have been granted for the entire project, with three sections having received final subdivision approval. Although the developer has dropped the project, the zoning remains in effect on the site and requires the construction of 24 age-restricted, affordable, rental units. These 24 rental units remain part of the Township's Fair Share Plan.
4. Group Home: The Township has one group home that has four bedrooms. For group homes, COAH equates one bedroom to one affordable unit. The existing four-bedroom group home equals four affordable units that remain part of the Township's Plan.
5. Regional Contribution Agreements (RCAs): RCAs are no longer permitted under COAH rules. Only RCAs that have been fully executed and funds transferred to the receiving town are permitted as credits toward the 2nd Round obligation. For Westampton, a 12-unit RCA has been completed with Mount Holly and Habitat for Humanity of Burlington County. These 12 units count toward satisfying the 2nd Round obligation.

In addition, the Township's 2nd Round plan anticipated a 50-unit RCA required in conjunction with the Group 70/Orleans development. It is unclear what the legal ramifications are over the elimination of RCAs as

affecting the Group 70/Orleans obligation to provide 50 off-site affordable units. Three possibilities exist:

- a. The requirement to pay a sum equal to the RCA condition is waived but the Group 70/Orleans developer will be required to construct 50 low- and moderate-income units within its approved development.
 - b. The Group 70/Orleans developer does not have to modify its existing plans but is required to contribute RCA-equivalent value set at approximately \$70,000/unit for each of the 50 RCA units in question with the Township being responsible to produce the 50 affordable units on alternative Township-owned sites. An option under this alternative would be to have the developer of the Group 70/Orleans development build the 50 affordable units on a Township-owned site.
 - c. The Township provides for the 50 affordable units on other sites.
6. Rental Component: In addition, the Township has a rental obligation of 55 units. Committed Round 2 rental units are a group home (4 bedrooms plus 4 bonus credits = 8 credits) plus the age-restricted rental units from the Group 70/Orleans project (24 units plus 4 credits = 28 credits) for a total of 36 rental units. The remaining 19 rental unit obligation continues to be an unmet obligation carried to Round 3, if the Township is to be compliant.

D. Status of Rehabilitated Units, Round 2

The Round 2 plan called for the rehabilitation of 2 units. The rehabilitation of 1 unit was completed in 2000. COAH has recalculated the rehabilitation obligation for all towns in the Round 3 rules. Under the current COAH rules, any unit rehabilitated from the year 2000 to-date may be taken as a credit towards satisfying the Round 3 obligation.

E. Round 2 Calculations

1. Committed Units

Project	Units	Type	Rental Bonus	Total	Not Constructed
Rolling Hills East	21	Family Sales	-	21	
Spring Meadow	72	Family Sales	-	72	
Holly House	4	Family Rentals	4	8	
Group 70/Orleans	24	Senior Rentals	8	32	32
RCAs	62	-	-	62	50 ¹
Total	183	-	12	195	82

¹ The 50-unit RCA condition of approval for the Group 70/Orleans site is subject to the legal ramifications over the elimination of RCAs in the COAH rules. The options to address these 50 units are discussed in detail in Subsection C.5 of this Plan.

2. Remaining Round 2 Obligation

Fair Share Number (recalculated)	221 units
Committed Units	<u>195 units</u>
Remaining Fair Share Obligation	26 units

3. Remaining Round 2 Tenancy Obligation

Rental Units	19 units
Non-Tenant-Specific	<u>7 units</u>
Total	26 units

F. Round 3 Calculations (Subject to Revision Based on the Proposed 2014 COAH Rules)

In the Round 3 calculation, the following standards apply:

1. Growth Share: For Round 3, COAH rules have evolved from a fair share number to a growth share obligation. Generally, the growth share is based on projected certificates of occupancy expected to be issued for both residential and non-residential construction, minus demolitions, between January 1, 2004, and January 1, 2018.

In preparing a Fair Share Plan, the Township has the option of using the COAH projections for growth share or, in the alternative, providing a

Township-generated projection based on certificates of occupancy issued since 2004, outstanding building permits, development approved by the Land Development Board but not built, development pending before the LDB and anticipated future development. For the initial plan development, this plan relies on the COAH projection with the understanding that a monitoring report to COAH is required every two years. The monitoring report reviews building activity and development approvals to determine whether or not the Township remains on target for providing the correct growth share obligation. If development is occurring faster than anticipated, revisions to the Round 3 Plan may be required.

Based on COAH projections, the total growth share obligation for Westampton Township is 201 units. For the Township to be fully compliant, COAH rules require the following components to address a township's growth share obligation:

- a. Minimum rental units: $25\% \times 221 = 55$ units.
- b. Very-low-income units: $13\% \times 221 = 29$ units.
 - COAH rules require affordable units to be split so that 50% of the units are affordable to moderate-income residents and 50% are affordable to low-income residents. The required 13% very-low-income units are part of the 50% of the units targeted for low-income residents.

In addition, COAH rules permit up to 25% of the growth share obligation to be age-restricted, affordable units. For Westampton Township, a maximum of 55 affordable units may be age-restricted.

G. Round 3 Plan Components

1. Rehabilitation Component

There are two components to the total fair share obligation: a rehabilitation component and a new construction component. The rehabilitation component involves existing housing that is affordable to low- or moderate-income residents and requires repair, replacement or upgrading of at least one major structural element. Major structural elements include roofs, foundations, plumbing, heating and electrical systems. Cosmetic improvements are eligible costs if combined with work on at least one major structural element. According to COAH rules, the cost of rehabilitation should average at least \$10,000 per unit for a rehabilitated housing unit to satisfy the fair share rehabilitation component. Affordability controls to ensure that the unit remains

affordable to low- and moderate-income residents for a period of seven years are also required.

The 2nd Round obligation was listed as 14 dwelling units; however, this number was based on 1990 Census results. Round 3 COAH rules reevaluated each town's Round 2 rehabilitation component based on current information. COAH has determined that the Township has a rehabilitation obligation of 13 units.

In order to satisfy the rehabilitation component, Westampton has an agreement with Burlington County whereby the County will provide funds for housing rehabilitation through its Home Improvement Loan Program. The Program satisfies all COAH regulations and rules pertaining to housing rehabilitation. The Program covers all of the rehabilitation costs including administrative costs. A list of all units rehabilitated, including a description of the work and costs, will be provided to the Township on an annual basis.

One property, 124 Olive Street, also known as Block 110, Lot 6, has been rehabilitated under the County program. The amount of the project was \$24,850.00 and was approved for funding on April 27, 2000. The description of the rehabilitation is included in Appendix C.

The County program only funds rehabilitation of owner-occupied housing units. To satisfy COAH regulations, a program to rehabilitate rental units must be established. Westampton will set aside an initial amount of \$30,000.00 from the Township Affordable Housing Trust Fund to fund rental rehabilitation. The program will be monitored annually and additional funds will be set aside from the Trust Fund as needed to maintain the amount of \$30,000.00.

The Township will contract with a Housing Consultant to administer the rental rehabilitation program.

2. New Construction Component

Based on COAH original projections, the Township's 3rd Round obligation is 201 affordable housing units. In addition, Westampton has a remaining Round 2 obligation of 26 units, for a combined obligation of 227 units.

a. Project Freedom Development

This project involves 100% low- and moderate-income housing units. All units will be rental units designed for disabled persons and their families. All units will be classified as family units and

will satisfy all COAH requirements, including affordability controls and bedroom mix.

Westampton bought Block 203, Lot 4, consisting of 19 acres. After subdividing the lot, the Township transferred 10.549 acres to Project Freedom for the construction of Freedom Village. The remained of the tract was retained by the Township for open space/recreation use.

A new zoning district, the R-8 District, together with required use and bulk standards, was adopted. The ordinance, included in Appendix B, would permit the construction of Freedom Village.

In order to foster development of Freedom Village, the Township paid \$150,000 to Project Freedom to cover development costs. A developer's agreement between the Township and Project Freedom has been signed. The funds were paid from the Township's Affordable Housing Trust Fund.

On August 3, 2011, the Land Development Board (LDB) approved the preliminary and final site plan for Freedom Village. The approval specified that 72 affordable housing units would be constructed: 22 one-bedroom units, 38 two-bedroom units and 12 three-bedroom units.

Project Freedom has since received commitments to fully fund 48 affordable units. Subsequently, a minor subdivision application was submitted to divide Block 203, Lot 4.02, into two lots. New Lot 4.02 would provide the fully funded 48 affordable units as Phase 1 and Lot 4.03 would provide the needed land for a future Phase 2 to contain 24 affordable units.

At the same time, an application for amended preliminary and final site plan for the fully funded 48 affordable units consisting of 8 one-bedroom units, 28 two-bedroom units and 12 three-bedroom units was submitted. Both the minor subdivision and amended site plan application were approved by the LDB at their August 6, 2014, meeting.

b. Existing Inclusionary Zoning Sites

As noted, Site 1 from the Round 2 Plan is no longer considered a feasible inclusionary housing site and it has been removed from the Round 3 Plan.

Sites 2 and 3 will remain part of the Round 3 Plan but with increases in density and affordable housing set-aside requirements to be consistent with the current COAH rules. The draft ordinance permitting the increased density and set-aside is included in Appendix F. In general, density for single-family, owner-occupied housing is 6 units per acre with a set-aside of 25%. For rental housing, the density will be 12 units per acre with a set-aside of 20%, of which 10% must be affordable to very-low-income residents.

Based on the number of buildable acres and the revised density and set-aside requirements, the two remaining sites are expected to generate 50 to 81 affordable units, assuming either 100% owner-occupied or 100% rental.

Site	Total Owner-Occupied	Affordable Owner-Occupied	Total Rental	Affordable Rental
2	54	13	108	21
3	150	37	300	60
Total	204	50	408	81

Site #4 was determined to be an area in need of redevelopment under the criteria set forth in the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A *et seq.*) A Redevelopment Plan was approved in June, 2014, that specifies that the only permitted use for this site is non-age-restricted, affordable rental units.

The Ingerman Organization was designated as the redeveloper and the site transferred to them. The agreement with the Township specified the construction of 72 affordable rental units on the site. The specific bedroom mix and income split will satisfy all COAH requirements. Other than the transfer of land, no additional Township funds are anticipated to be spent on this development.

A preliminary site plan has been submitted for an application scheduled for a November Land Development Board hearing. As noted on the plans, wetland and transitional buffers were approved in an NJDEP letter dated July 30, 2014 (File #0337-14-0001.1). The Willingboro MUA is providing potable water and sanitary sewer service. Sewer will be serviced through an existing manhole to the west of the site within the Woodlane Road right-of-way. Water service will be provided through a looped system beginning in the Project Freedom development across Woodlane Road to the southwest of the site and ending in Stemmers Lane directly to the south of the site across Woodlane Road.

Site #5, previously identified as a potential inclusionary housing-zoned site as part of the first Round 3 Housing Plan has been found to be deed-restricted as open space tied to a previously approved development. As such, Site #5 is being deleted from the Township's Housing Plan.

c. New Conversions

A use variance was approved in October, 2009, to permit Salt and Light, Inc. to convert an existing single-family, detached home into a two-family duplex to be used as a Class III shelter for the homeless. The property is located at 593 Fort Drive and is known as Block 1501, Lot 5.

The renovated structure contains a two-bedroom unit on the first floor and a three-bedroom unit on the second floor. Both units are full apartments with independent living and eating facilities. Both are rental units that are subject to COAH rental regulations and deed restrictions.

The Township paid \$70,000 to the Salt and Light organization toward the rehabilitation costs for the two units. The funds were paid from the Township's Affordable Housing Trust Fund.

d. New Construction/Conversions

1841 Burlington-Mt. Holly Road, Block 1208, Lot 1, contains a single building with commercial uses on the first floor and three apartments on the second floor. The Salt and Light organization has acquired the site. They plan to convert the three apartments to deed-restricted affordable units while maintaining the commercial uses to help fund the operation of the site.

Salt and Light, Inc., submitted an application for a use variance and site plan approval to construct a second building on-site. The second building will contain 6,500 square feet of office space for Salt and Light operating staff plus two handicapped-accessible apartments on the first floor and eleven apartments on the second floor. All residential apartments will be affordable. Deed restrictions will be placed on the property to ensure compliance with State affordable housing rules and regulations. The application was approved in December 2011.

After construction, the development will provide 16 affordable family rental units. The approval will specify that 2 efficiency units, 8 one-bedroom units, 5 two-bedroom units and 1 three-

bedroom unit be provided. Twelve of the 16 units will be designated as units affordable to low-income families.

The Township Committee has adopted a resolution asserting the Township's intention to bond for shortfalls that may occur in funding for the development.

Salt and Light, Inc. submitted a revised use variance application for the existing apartments into five affordable apartments. The application was approved in January 2013.

Based on the amended approval, this site will provide 18 affordable family rental units: 2 efficiency units, 11 one-bedroom units and 5 two-bedroom units.

e. Woodmont Properties Apartment Development

Block 902, Lots 1, 2 and 3, was determined to be an area in need of redevelopment under the criteria set forth in N.J.S.A. 40A:12A *et seq.* The site consists of approximately 42 acres and fronts along Hancock Lane in the northwest section of the Township. The site is adjacent to Burlington Township, is currently farmed and is located adjacent to retail and hotel uses to the west and south and to multi-family residential and agricultural uses to the north and east. This site is zoned for office and research uses, is located in Planning Area 2 on the New Jersey State Development and Redevelopment Plan and is within a sanitary sewer service area. The majority of the site is uplands farm fields with approximately 20% of the area forested. The forested area is along the western property lines and, according to DEP maps, contains a small area of wetlands.

A redevelopment plan is scheduled for adoption by the Township Committee in early September 2014. The plan will specify multi-family, attached rental apartments as the only permitted use. A condition of approval for any apartment development plan is that 28 affordable apartments must be constructed on-site. The bedroom mix and income split of the 28 affordable units will be determined at the time of site plan approval. Woodmont Properties is expected to be designated the site redeveloper.

f. Summary

(1) Project Freedom (rental)	
(a) Phase 1 (approved and funded)	48 units
(b) Phase 2 (planned)	24 units
(2) Ingerman Redevelopment Site	72 units
(3) Existing Site #2 (owner)	13 units
(4) Existing Site #3 (owner)	37 units
(5) Woodmont Redevelopment Site	28 units
(6) Salt and Light (Block 1501, Lot 5) [rental]	2 units
(7) Salt and Light (Block 1208, Lot 1) [rental]	<u>18 unit</u>
Total Units	242 units

In addition, under existing COAH rules, apartments are eligible for a rental bonus of 2 for 1 after the unit is completed. Rental bonuses become effective after a town satisfies both prior and current round minimum rental obligations. Project Freedom is expected to satisfy the prior and current obligation. It is anticipated that all other rental developments will be eligible for the rental bonus. If all rental units are constructed, the Township would be eligible for a rental bonus of 120 units.

The potential number of affordable units is as follows:

Actual Housing Units	242
Rental Bonus Credits	<u>120</u>
Total	362 units
Potential Obligation:	<u>247 units</u>
- Remainder, Round 2	26 units
- Round 3	221 units

H. Development Fee Ordinance

A development fee ordinance has been adopted by the Township Committee. The mandatory fees will provide funding for the Township's Housing Element and Fair Share Plan. Funds raised may be used for any activity approved for addressing the Township's low- and moderate-income housing obligations and may include costs associated with housing rehabilitation, contributions to the cost of new construction, purchase of land for affordable housing, extending or improving roads and infrastructure serving low- and moderate-income housing, assistance designed to render units to be more affordable to low- and moderate-income residents and administrative costs as permissible under COAH rules and regulations.

The Township has created the Westampton Township Affordable Housing Trust Fund into which all monies received from the Mandatory Development Fee Ordinance, Orleans or its successor's contributions pursuant to the Settlement Agreement and all other monies to be utilized for the creation, maintenance and administrative of affordable housing will be deposited.

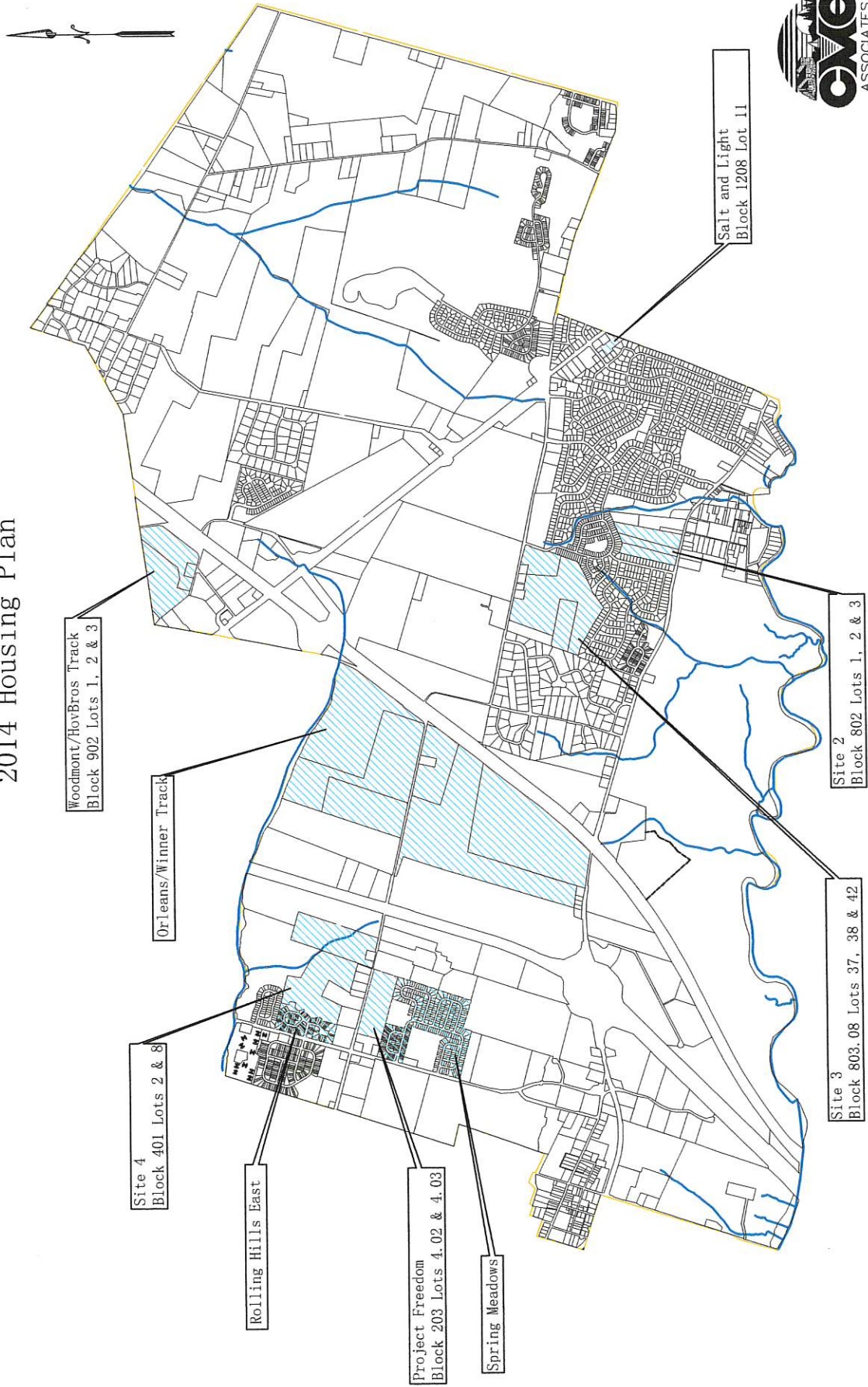
The Development Fee Ordinance is attached as Appendix A.

III. POPULATION AND HOUSING CHARACTERISTICS AND TRENDS

Chapter B of the Westampton Township Master Plan, entitled "Population and Housing Trends", is to be incorporated by reference as part of the Housing Plan.

Chapter B reviews select population, income and housing characteristics based on the 2010 Census. These characteristics are compared to the same characteristics for both Burlington County and the State. In addition, comparisons with 2000 Census reports and the projections of the Delaware Valley Regional Planning Commission show past and projected future trends in several of the characteristics.

Westampton Township Burlington County 2014 Housing Plan



WESTAMPTON MASTER PLAN
CHAPTER B
POPULATION AND HOUSING TRENDS

I. GENERAL POPULATION

A. INTRODUCTION

This chapter reviews select population, economic and housing characteristics for the Township. Comparison between the 2000 and 2010 Census data indicates trends over the past 10 years. In addition, select data for both the County and the State are shown, permitting a comparison between the Township and these jurisdictions.

Based on the 2010 Census statistics, it is possible to define the average resident of Westampton Township. The average resident is slightly over 39 years old and lives in a family household. The resident has at least a high school diploma and is employed in the education, health care or social assistance industry. This resident has access to two or more vehicles and drives alone to work with a commute time of 28.6 minutes. The household income for the average resident is \$96,032.

The average resident lives in an owner-occupied, single-family, detached house built since 1980. This house has at least 3 bedrooms and is heated by utility gas. The average homeowner has a mortgage and pays over \$2,100 per month in housing costs. The average home has a value of \$262,800.

B. POPULATION

Table B-1 shows the population of the State, the County and the Township for both the 2000 and 2010 Censuses. The Table also indicates the rate of growth for each jurisdiction.

In 2010, Westampton had a population of 8,813, representing a growth rate of 22.1% since 2000. Burlington County had an increase in residents of 25,340, representing a 6% growth rate. Finally, the State had a population growth rate of 4.5%.

TABLE B-1

Population						
Township			County		State	
Census Year	Population	% Increase	Population	% Increase	Population	% Increase
2000	7,217	20.2%	423,394	7.2%	8,414,350	8.6%
2010	8,813	22.1%	448,734	6.0%	8,791,894	4.5%
Source: U.S. Census						

A review of historic Census records indicates that since 1930 the Township has had a 20 to 25% population increase from the previous Census, with three notable differences. Between 1950 and 1960, the population increase was 55.6%; between 1960 and 1970, the increase was 140.6%; and, finally, the population increased 77.4% between 1980 and 1990. The last two Census statistics indicate a return to the normal 20 to 25% population increase.

The Delaware Valley Regional Planning Commission (DVRPC) generates population estimates for five-year increments for municipalities within its jurisdiction. DVRPC population estimates for Westampton Township are as follows:

2015	8,926 persons
2020	9,249 persons
2025	10,008 persons

C. AGE COMPOSITION

Table B-2 shows selected age groups as a percentage of population for the Township in the 2000 and 2010 Censuses as well as the median age for the Township, the County and the State.

TABLE B-2

Age Composition and Median Age					
	Township			County	State
Census Year	0-19	Over 65	Median Age	Median Age	Median Age
2000	31.6%	9.1%	35.8	37.1	--
2010	25.7%	10.4%	39.3	40.4	39.0
Source: U.S. Census					

Although not a dramatic change, the data suggests a slightly aging Township population. Westampton is generally in line with the County median age.

It is of note that the median age of males is 37.8 years versus 40.7 years for females in Westampton Township.

D. RACE AND ETHNICITY

Table B-3 indicates race and select ethnic characteristics of both the Township and Burlington County. The Table shows that the Township is becoming more racially and ethnically diverse.

TABLE B-3

Race and Select Ethnic Characteristics			
	Township		County
Race	2000	2010	2010
1 Race			
White	70.8%	61.0%	73.8%
Black	21.3%	25.5%	16.6%
Asian	3.0%	6.9%	4.3%
Other	2.2%	2.5%	2.3%
2 or More Races	2.7%	4.2%	2.9%
Hispanic or Latino			
All Races	6.2%	8.8%	6.4%
Foreign Born	6.5%	11.8%	9.5%

E. HOUSEHOLDS

The 2010 Census indicated that there were 3,195 households in Westampton, an increase of 670 since 2000 that represents a 26.5% increase. The percent increase is slightly higher than the percentage growth in population for the same timeframe: a 26.5% increase versus a population increase of 22.1%.

Family households as a percent of all households decreased from 77.9% in 2000 to 76% in 2010. Single-person households, however, increased from 18.1% of all households to 19.9% in 2010.

Finally, persons per household decreased from 2.83 in 2000 to 2.76 in 2010. The average household size was 2.62 in Burlington County in 2010.

II. EDUCATION AND EMPLOYMENT**A. EDUCATION**

Table B-4 shows the educational attainment of those persons aged 25 years and over for the Township in 2000 and 2010 and the County for 2010. In general, residents of Westampton have a higher level of education than County residents.

TABLE B-4

Educational Attainment			
	Township		County
	2000	2010	2010
High school graduate or higher	90.9%	97.3%	91.4%
Bachelor's degree or higher	26.2%	41.0%	34.2%
Source: U.S. Census			

School enrollment for Westampton Township is as follows:

TABLE B-5

School Enrollment		
	2000	2010
Nursery or Preschool	212	269
Kindergarten	69	77
Elementary (1-8)	1,023	1,028
High School (9-12)	427	403

School enrollment has remained relatively stable despite the decrease in the percent of residents aged 16 and under as a percent of the entire population.

B. OCCUPATION (TOP 5)

Table B-6 indicates the percentage of all workers in the top 5 occupations. Data is shown for Westampton for both 2000 and 2010 and for the County for 2010.

TABLE B-6

Occupation (Top 5)			
	Township		County
Occupation	2000	2010	2010
Management, business, science, the arts	36.1%	43.9%	41.5%
Sales and office	33.5%	26.7%	27.2%
Service	14.5%	17.6%	15.1%
Production, transportation	11.2%	9.0%	9.2%
Natural resources, construction, maintenance	4.7%	2.8%	7.1%
Source: U.S. Census			

C. INDUSTRY (TOP 5)

Table B-7 shows the percentage of all workers employed in the top 5 industries. Data is provided for the Township for both 2000 and 2010 and for the County for 2010.

TABLE B-7

Workers by Industry (Top 5)			
Industry	Township		County
	2000	2010	2010
Education, health care, social assistance	23.3%	26.8%	24.3%
Public administration	10.5%	10.6%	7.9%
Finance, insurance, real estate	7.1%	10.2%	8.4%
Retail	11.5%	7.5%	11.5%
Arts, entertainment and recreation, accommodations, food service	6.7%	7.4%	6.5%
Source: U.S. Census			

D. GOVERNMENT WORKERS

The percent of all workers classified as government workers in Westampton increased from 20.4% in 2000 to 24.9% in 2010. The County percentage was 19.4% in 2010.

E. EMPLOYMENT STATUS

The percent of the population aged 16 and over in the labor force increased in Westampton from 71.2% in 2000 to 77.2% in 2010. The percent of the 16 and over population in Burlington County was 68.2% in 2010.

The unemployment rate was 5.9% in 2010 for the County, whereas the unemployment rate for Westampton increased from 2.2% in 2000 to 6.4% in 2010.

F. EMPLOYMENT PROJECTIONS

The 2000 Census showed 5,702 jobs within Westampton Township. DVRPC also generates five-year employment estimates. For the years 2000 to 2025, the estimates are:

2010	7,138 jobs
2015	7,815 jobs
2020	8,455 jobs
2025	9,056 jobs

III. TRANSPORTATION**A. VEHICLES AVAILABLE PER HOUSEHOLD****TABLE B-8**

	2000	2010
None	2.3%	2.1%
1	25.8%	28.9%
2	51.7%	46.8%
3 or more	20.2%	22.2%
Source: U.S. Census		

TABLE B-9**B. COMMUTING TYPE (TOP 3)**

	2000	2010
Drive alone	89.7%	85.5%
Public transit	1.0%	5.6%
Worked at home	3.7%	4.6%
Source: U.S. Census		

C. MEAN TRAVEL TIME

The mean travel time increased from 25.5 minutes in 2000 to 28.2 minutes in 2010, almost the same as the 28.6-minute commute for County residents.

V. INCOME AND POVERTY**A. INCOME****TABLE B-10**

Income			
	Township		County
Income Type	2000	2010	2010
Per capita	\$26,594	\$43,632	\$36,590
Household (median)	\$63,973	\$96,032	\$78,229
Family (median)	\$69,656	\$104,826	\$94,716
Mean Social Security	--	\$19,733	\$18,370
Mean retirement earnings	--	\$25,915	\$24,730
Source: U.S. Census			

B. POVERTY

1. General Indicators (2010) – Percent of the Township population
 - Public assistance 1.8%
 - Food stamps 2.9%
 - No health insurance 7.0%
2. Poverty

TABLE B-11

POVERTY LEVEL			
Category	Township		County
	2000	2010	2010
Percent of Families Below the Poverty Level			
All	2.7%	3.7%	3.9%
With child under 18	2.7%	7.0%	6.0%
With child under 5	2.0%	10.9%	6.5%
Female-headed, no husband	10.0%	17.6%	14.2%
With child under 18	10.8%	20.8%	20.1%
With child under 5	--	42.4%	25.8%
Persons Below the Poverty Level			
All	2.5%	4.8%	5.7%
Age 65 and over	4.9%	6.3%	4.5%
Source: U.S. Census			

V. HOUSING**A. HOUSING UNITS**

In 2000, there were 2,581 housing units in the Township. The number increased to 3,169 housing units in 2010, representing a 22.8% increase. Of all housing units in 2010, 91.7% were occupied. Of the occupied units, 92.2% were owner-occupied. The percent of occupied and owner-occupied housing units remained essentially constant between 2000 and 2010.

The average household size for owner-occupied units decreased from 2.85 persons in 2000 to 2.7 persons in 2010. The average household size for renter-occupied units also decreased from 2.62 in 2000 to 2.52 in 2010.

For comparison, Burlington County in 2010 had 94.2% of all housing units occupied, 77.9% owner-occupancy, an average of 2.74 persons per owner-occupied unit and an average of 2.26 persons per rental unit.

B. TYPE OF UNIT**TABLE B-12**

Type of Housing Unit		
Type of Unit	2000	2010
1 unit detached	60.0%	55.9%
1 unit attached	33.0%	37.1%
Multi-family	6.0%	7.0%
Source: U.S. Census		

Table B-12 shows the percent of detached housing decreasing between 2000 and 2010, while attached units for all types increased over 4%. Townhouses are generally considered to be 1-unit attached housing and apartments are classified as multi-family housing.

C. AGE OF STRUCTURE**TABLE B-13**

Year of Construction (Select Years)		
Year	2000	2010
2000 and later	---	22.8%
1980 – 1999	35.9%	31.0%
1930 and earlier	5.2%	7.6%
Source: U.S. Census		

D. ROOMS PER HOUSING UNIT

The average number of rooms per housing unit increased from 6.7 in 2000 to 7 in 2010, indicating the construction of increasingly larger homes.

In 2010, 15.7% of housing units had 0 to 2 bedrooms, 58.3% had 3 bedrooms and 24.1% had 4 or more bedrooms.

Also in 2010, occupants per room exceeded more than 1 person in 22 housing units, representing .7% of all housing units.

E. HEATING SOURCE**TABLE B-14**

Top 3 Heating Sources		
Type	2000	2010
Utility gas	54.5%	59.6%
Electricity	31.5%	27.4%
Fuel oil	12.7%	10.6%
Source: U.S. Census		

F. INDICATORS OF STRESS

In 2010, there were 38 housing units lacking complete plumbing facilities, 38 units lacking complete kitchen facilities and 43 units lacking telephone service. In all cases, these represent about 1.2% of all housing units. This also represents a threefold increase since 2000.

For the County in 2010, housing units lacking complete plumbing or complete kitchen facilities averaged .4% of all housing units. Units lacking telephone service were about the same percentage as the Township.

G. SELECTIVE HOUSING COSTS**1. Median Value (Owner-Occupied)**

In 2000, the median value for owner-occupied homes was \$127,300. The median value increased to \$262,800 in 2010. Slightly over 84% had a mortgage, a minor increase from 81.4% in 2000.

2. Median Monthly Owner-Occupied Costs

In 2010, the median monthly costs for those with mortgages were \$2,101 versus \$701 for those without mortgages.

One measure of affordability is median monthly costs as a percent of household income. A percentage of 35% or more is an indicator of lack of affordability.

In 2010, 26.7% of those with mortgages paid 20% or less of household income for median monthly housing costs. Twenty-three percent (23%) of all owner-occupied households paid 35% or more. Slightly over 54% of those without a mortgage had median monthly housing costs less than 10% of household income versus 16.7% who paid 35% or more.

3. **Median Rent**

In 2010, the median rent was \$1,618 per month versus \$1,112 in 2000. The increase between 2000 and 2010 was about 46%, significantly less than the more than doubling of the median value of owner-occupied home during the same 10 years.

Gross rent as a percent of household income was less than 20% for 15.5% of renter households. Almost 55% of renter households paid 35% or more for rent.

APPENDIX A

MANDATORY DEVELOPMENT FEE ORDINANCE

APPENDIX A

WESTAMPTON TOWNSHIP

ORDINANCE #

**AN ORDINANCE OF THE TOWNSHIP OF WESTAMPTON
AMENDING AND SUPPLEMENTING CHAPTER 250,
"ZONING", THE CODE OF THE TOWNSHIP OF
WESTAMPTON, BY REVISING SECTION 250-29,
MANDATORY DEVELOPMENT FEES**

WHEREAS, the existing Mandatory Development Fees contained in Section 250-29.B. and C. are no longer consistent with the Substantive Rules of the New Jersey Council on Affordable Housing,

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Westampton as follows:

Section 1. Chapter 250, "Zoning", of the Code of Ordinances of the Township of Westampton be and is hereby amended by deleting Sections 250-29.B. and C. and adding the following:

- B. Residential development fees: All developers of residential subdivisions or site plans shall pay a mandatory development fee equal to 1.5% of the equalized assessed valuation for each residential unit constructed. This mandatory fee shall be calculated as follows: 0.5% times equalized assessed valuation times number of units.
- C. Non-residential development fees; amount: All non-residential developers shall pay a mandatory development fee equal to 2.5% of the total equalized assessed valuation of the non-residential development; provided, however, no development fee shall be required where the total equalized assessed value of the development is less than \$15,000 as established by the Tax Assessor. This mandatory fee shall be calculated as follows: 2.5% times total equalized assessed valuation.

Section 2. All ordinances or parts of ordinances inconsistent with this Ordinance are repealed to the extent of such inconsistency.

Section 3. If for any reason any section of this Ordinance shall be declared unconstitutional or illegal by any court of competent jurisdiction, the remaining sections hereof shall remain in full force and effect.

Section 4. This Ordinance shall take effect upon final passage and publication according to law.

APPENDIX B

ORDINANCE ESTABLISHING R-8 RESIDENTIAL ZONE DISTRICT

APPENDIX B

TOWNSHIP OF WESTAMPTON

ORDINANCE #

**AN ORDINANCE OF THE TOWNSHIP OF WESTAMPTON
AMENDING AND SUPPLEMENTING CHAPTER 250,
"ZONING", THE CODE OF THE TOWNSHIP OF
WESTAMPTON, BY ADDING THE R-8 RESIDENTIAL
ZONE DISTRICT**

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Westampton as follows:

Section 1. Chapter 250, "Zoning", of the Code of Ordinances of the Township of Westampton be and is hereby amended as follows:

A. *Amend the following section of Chapter 250, Article V, to include the following new zone district.*

250-8. Zones established.

For the purposes of this Chapter, the Township of Westampton is divided into the following zones:

R-8 Residence District

B. *Add the following Section to Chapter 250, Article VI, Use Regulations:*

250-14.2 R-8 RESIDENCE ZONE

The purpose purpose of the R-8 Residence Zone is to provide for the construction of residential development consisting of a maximum of 60 dwelling units that is intended to assist the Township of Westampton in satisfying a portion of its Fair Share Housing obligation. The development shall consist of non-age-restricted, attached, rental, dwelling units for persons with disabilities and their families and set-aside for low- and moderate-income households.

The following regulations shall apply in the R-8 Residence Zone:

A. Definitions. The following terms shall apply to the R-8 Residence Zone:

1. COAH: The New Jersey State Council on Affordable Housing.
2. Dwelling, Attached: A building consisting of two or more dwelling units, such as, but not limited to, town houses, row houses, garden apartments or flats.
3. Recreational Facilities: Including, but not limited to, items such as, clubhouse(s) and other buildings for recreational uses, bike path(s), walking path(s), tennis court(s), bocce court(s), and similar recreational improvements and related parking.
4. Sign, Development Identification: A one-sided or two-sided sign located at an entrance from a public street to a development within the R-8 District, the purpose of which is provide the name and other identifying information about said development.

B. Permitted Principal Uses

1. Non-age-restricted, attached, dwelling units for persons with disabilities and their families in multiple buildings, with all such units set aside for low- and moderate-income, rental households as per current COAH regulations.

C. Permitted Accessory Uses and Structures:

1. Recreational facilities.
2. Off-street parking facilities.
3. Utility structures.
4. Development identification signs.

5. Accessory uses and structures customarily incidental and subordinate to the principal permitted uses.

6. Gatehouses and guardhouses.

D. Conditional Uses Permitted: None.

E. Tract Requirements:

1. Density: Six (6) dwelling units per net acre.

2. Buffers:

a. Buffer strips shall be provided along all tract property lines as set forth in this subsection, except where a water course and related regulatory buffer comprise the property boundary line. However, streets and driveways providing access to any development in the R-8 District may traverse a buffer strip. A pipeline or other utility easement and storm water management structures or facilities of any kind whatsoever may be located within a required buffer area.

b. Minimum buffer to all tract property lines: 25 feet.

c. A 20-foot portion of a required buffer shall be comprised of a visual barrier of evergreen plantings set in a double row, staggered and spaced to accomplish this purpose or, at the developer's option, landscaped with a mixture of evergreen and deciduous plantings designed to accomplish this goal. Evergreen trees shall be 6 feet high at the time of initial planting.

3. Encroachments Into Required Yards: Ornamental building features, such as bay windows, fireplaces and chimneys, and building overhangs, may project up to 2 feet into required yards (attached decks, patios, canopies, awnings, etc. may project within

the required rear yard setback to a distance not to exceed one-half ($\frac{1}{2}$) of the required rear yard setback for the type of building to which it is attached).

4. Open Space: A total of 20 percent of the tract shall be reserved for a combination of open space and recreational facilities. Wetland areas, wetland transition areas and required buffers may be considered open space for the purposes of this requirement.
5. Recreational Facilities: A community building/indoor recreation facility that may contain on-site administrative and/or rental offices shall be provided for the exclusive use of residents of units for disabled persons. The units for disabled persons shall be exempt from providing any required recreational facilities or in-lieu-of recreation payments.
6. Development Identification Signs:

All signs shall comply with the requirements contained in Section 250-25.

F. Area, Yard and Building Requirements:

1. Non-age-restricted, attached dwellings:
 - a. Minimum setback from all property lines: 50 feet.
 - b. Minimum distance between buildings:
 1. Side to side: 30 feet.
 2. Rear to rear: 60 feet.
 3. Side to rear: 45 feet.
 - c. Maximum building height: $2\frac{1}{2}$ stories or 35 feet.
 - d. Minimum lot frontage: 300 feet.

- e. Maximum dwelling units per structure: 20.
 - f. Minimum building setback from parking areas: 10 feet.
 - g. Minimum distance from garage door to outside edge of sidewalk: 20 feet.
2. Accessory buildings and structures:
- a. Any accessory building or structure attached to the principal building shall adhere to the yard requirements for the principal building.
 - b. No accessory building or structure shall be closer to the front property line than the rear building line of the principal building.
 - c. No accessory building, structure or use shall be located within 6 feet of a rear or side yard property line.
3. Utility structure lot:
- a. Minimum lot size: 2,500 square feet.
 - b. Minimum setback from all property lines, including streets: 10 feet.
 - c. Minimum setback from parking areas: 5 feet.
 - d. Maximum height: 20 feet.
 - e. Fence height: Security and perimeter fencing may be 7 feet high.

G. Minimum Parking Requirements:

- 1. Units for persons with disabilities: 1½ parking spaces per dwelling unit.
- 2. Clubhouse, community building; indoor

recreation building: one (1) space for
100 square feet of building.

H. General Requirements

1. Facilities for the placing, collection and removal of trash, garbage and recyclables shall be provided for attached housing units. Structures shall screen the facilities so that trash, garbage and recyclables are not visible to the general public. Facilities shall demonstrate compliance with recycling requirements.
2. All installation of utilities on-site shall be underground.
3. Pedestrian walks shall not be less than four (4) feet in width and shall be provided wherever normal pedestrian traffic will occur. Pedestrian walks adjacent to parking space overhang areas shall be at least six (6) feet in width.

I. Low- and Moderate-Income Requirements

1. All units classified as low- and moderate-income-qualified units shall satisfy all current COAH requirements as contained in N.J.A.C. 5:80-26.1 *et seq.*, as amended. These regulations include, but are not limited to, the following:
 - a. Fifty percent (50%) of all such units shall be affordable to low-income households.
 - b. Bedroom mix.
 - c. Affordability controls.
 - d. Affirmative marketing.
2. Developments in the R-8 Residential Zone District that provide a 100% set-aside for low- and moderate-income units shall be exempt from Article

XXXI of this Chapter entitled "Affordable Housing Development Fees".

3. All COAH-qualified units shall be constructed as rental units.

Section 2. All ordinances or parts of ordinances inconsistent with this ordinance are repealed to the extent of such inconsistency.

Section 3. If for any reason any section of this ordinance shall be declared unconstitutional or illegal by any court of competent jurisdiction, the remaining sections hereof shall remain in full force and effect.

Section 4. This ordinance shall take effect upon final passage and publication according to law.

APPENDIX C
REHABILITATION DETAILS

DESCRIPTION OF WORK TO BE DONE

Each applicant should provide a sketch of the work area and work to be done if possible. Also, color photographs showing (1) an overview of the entire structure and neighboring structures and (2) a close up of area to be affected.

Please indicate what items, if any, you have submitted along with the application for review.

Photographs: _____ Sketches: _____ Architectural Drawings: _____
BURL CO. LOAN. PROGRAM. SPECS

PURPOSE OF WORK: Replacement Windows (Vinyl Over 1
Vinyl siding + capping, concrete work, Ext
DOORS TO MATCH EXISTING

AREA OF STRUCTURE TO BE AFFECTED: NOTE: EXISTING WINDOWS ARE
ALL DIFFERENT - WILL INSTALL WINDOWS IN EXISTING
FRAMES

LIST THE MATERIALS AND FINISHES CURRENTLY USED (if applicable): _____
Asphalt Brick like ext. siding - EXT. CONCRETE STAIRS
MISSING - Deteriorated ext trim

MATERIALS TO BE USED AND CONSTRUCTION METHODS: NORTHEAST VINYL
REPLACEMENT Windows - one over one window style
JOERNEUMAN Prem. Vinyl siding

COLORS TO BE USED (Colors to be chosen from the Benjamin Moore Historic Color Charts or equivalent): _____
WINDOWS WHITE VINYL
SIDING COLOR ALMOND 4014
VINYL TRIM COLOR CHESAPEAKE GREEN

(Please attach a separate sheet of paper if additional space is needed.)

(For Commission Use Only)

DATE: 4/27/00 APPROVED: [Signature] DENIED: _____

COMMENTS/CONDITIONS: The Commission does not feel that Chesapeake Green is
appropriate for a trim color. The Commission would like the applicant to consider
white, wicker, or linen as possible choices for trim color.

PROPERTY DETAILS:

Block: 110

Lot: 6

Owner Name: GRIFFITH ELAINE V & BARBARA A

Site Address: 124 OLIVE STREET

PICTURE DETAILS:

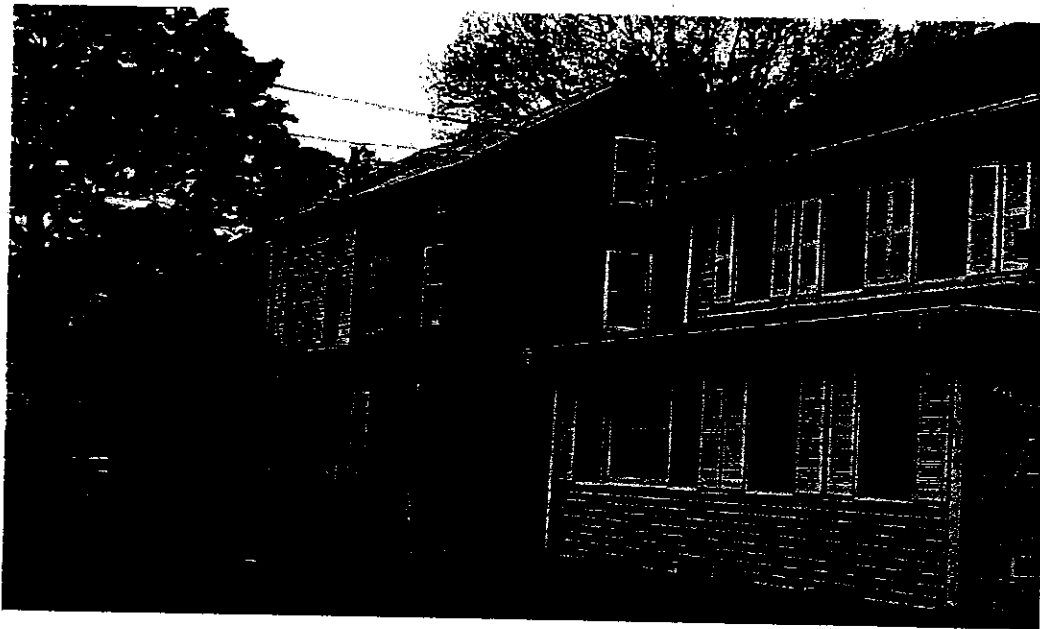
Name of the Picture: 110-6-6

Date: 4/26/00

Who: MGB

Time:

Comments: Front view of the property for HPC review



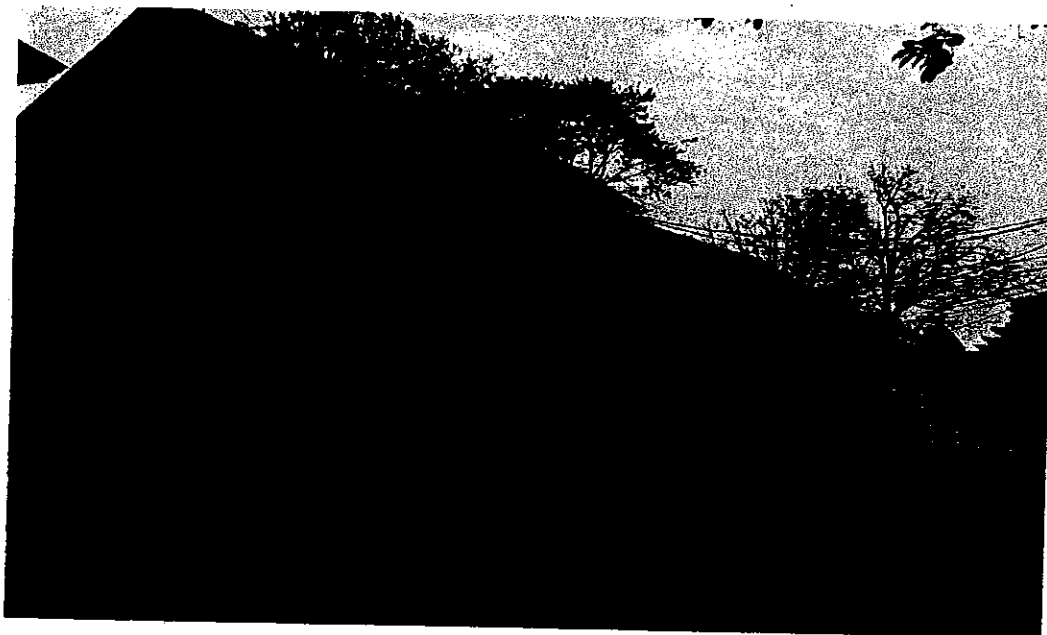
Name of the Picture: 110-6-7

Date: 4/26/00

Who: MGB

Time:

Comments: Front view of the property for the HPC review



WORK WRITE-UP

HOMEOWNER: Barbara & Elaine Griffith
 ADDRESS: 124 Olive st, Rancocas (Westampton) N.J. 08073
 WORK WRITE UP DATE: 7/1/99
 CASE # 25-29-37LS
 PHONE # (609) 267-3050
 INSPECTOR: Roy Beebe
 Does property meet Section 8 Minimum Property standards before rehab? YES ☐ NO ☒

ITEM #	WORK TO BE COMPLETED/LOCATION	CONTRACTOR'S ESTIMATE	CHECK #	EXISTING CONDITION
	<p>Prepare a specific proposal listing all items in the Work Write-up. Prices should be given individually by work item. Materials, equipment, fixtures and appliances to be furnished must be identified by manufacturer's name and model number or style. In all cases where architectural specifications and drawings are required to obtain building permits, copies of these must be included in the proposal submitted to the homeowner. In addition, prices should be completed on the work write-up and the work write-up should be signed and dated.</p> <p>ALL contractors must attach brochures and color samples to proposal, must list all cost allowances for appliances. All drawings that are necessary for permits through the municipality must also be submitted to Community Development prior to the preconstruction conference between homeowner, contractor and Community Development.</p> <p>A. BUILDING PERMIT REQUIRED The contractor is responsible for submitting this owner-prepared work write up to the building department, applying for, paying for and receiving a building permit prior to starting any work.</p> <p>B. ELECTRICAL PERMIT REQUIRED Prior to the start of work, the contractor shall create any documentation necessary to apply for, pay for and receive an electrical permit on behalf of the owner.</p> <p>C. PLUMBING PERMIT REQUIRED Prior to the start of work, the contractor shall create a riser diagram, septic layout and all other documentation needed to apply for, pay for and receive a plumbing permit on behalf of the owner.</p> <p>D. PRE-CONSTRUCTION WALK-THRU The contractor, inspector, loan advisor and owner will perform a walk-through of the property together to clarify the work to be performed, before construction begins.</p> <p>E. PERIODICALLY REMOVE DEBRIS The contractor shall clean construction debris from the dwelling and site to a dumpster or code legal dump at least once each week, and leave the property in broom clean condition. If the dwelling is occupied during construction, debris will be removed from living quarters daily.</p> <p>F. A complete drawing of new bathroom, with specifications of make, style and model shall be submitted with proposal.</p>	1000.00		

	<p>G. HISTORICAL REQUIREMENT for windows: As/If required by historical guidelines, wood replacement windows are to meet historical requirement. Windows are to be double hung, double glazed, with screens, new sash locks, new vinyl or aluminum sash tracks and spring balances appropriately sized for weight of sash.</p> <p>A TO G ARE REQUIREMENT ONLY NO PRICES SHALL BE GIVEN.</p> <p>EXTERIOR:</p> <p>A. Remove small 5' x 3' entrance way on right rear of home, close-up door way, remove all insul-brick and prep entire exterior surface for siding.</p> <p>B. SIDING---VINYL Hang PVC vinyl clapboard siding including all cornice, corner, door and window trim after replacing all deteriorated exterior building components. Wrap home with Tyvek vapor/infiltration barrier and apply owner's choice of siding color, exposure and texture with 50 year warranty.</p> <p>C. FOUNDATION WALLS and CHIMNEY (PARGET & BOND) Parget foundation walls and chimney with coats of waterproof cement, finish smooth.</p> <p>D. STEPS---FORM IN PLACE CONCRETE (Front and side entrance only) Form and pour 3000 psi concrete steps on a 12"x12" continuous footing, leading to a 4'x5' landing. Steps shall be uniform and even, 3' wide, approx. 7-3/4" rise and 10" run. Minimum thickness of concrete 4". Broom finish smooth and even.</p> <p>E. ELECTRIC SERVICE--200 AMP Dispose of old electric service to code legal dump. Install a 200 amp, main disconnect, 110/220 volt, 24 circuit panel board, meter socket, weather head, service cable, and ground rod and cable. Caulk exterior service penetration.</p>				<p>a,b Existing insul-brick on home has separated from house some area's are missing and large area's deteriorating allowing weather to enter home.</p> <p>c. no existing pargeting on foundation walls.</p> <p>d. no existing front steps, side steps consist of 2"x6" doesn't conform to code.</p> <p>e. Insulation on existing wire has deteriorated and wires are now exposed.</p>
1.		<p>A. 1200.00</p> <p>B. 4000.00</p> <p>C. 400.00</p> <p>D. 600.00</p> <p>E. 1000.00</p>			<p>A. a. wood frame, sash, sills, and jambs are completely rotted.</p> <p>B. b. entire door unit is completely rotted.</p>
2.	<p>LIVING ROOM:</p> <p>A. WINDOW--WOOD DOUBLE HUNG/DOUBLE GLAZE (TWO UNITS) Dispose of existing window unit and install TWO wood, double hung, single glazed, one-over-one windows and jamb, complete with screen, snap-in mullion, hardware, weatherstripping, interior stool, apron, casing, and outside casing. Prime before installing. Repair all walls disturbed by removal and installation. Paint enamel both sides. Clean glass.</p> <p>B. DOOR--PREHUNG WOOD ENTRANCE Dispose of existing door and frame. Install a 1-3/4" six-panel, pine door in a pine frame. Include interior and exterior casing, three 4"x4" butt hinges, spring metal weatherstripping, an interlocking threshold, a wide angle peepsight, one entrance and one mortised deadbolt lockset keyed alike. Prime and topcoat with owner's choice of finish.</p>	<p>A. 1350.00</p> <p>B. 600.00</p>			<p>A. a. wood frame, sash, sills, and jambs are completely rotted.</p> <p>B. b. entire door unit is completely rotted.</p>
3.	<p>KITCHEN:</p> <p>A. WINDOW--WOOD DOUBLE HUNG/DOUBLE GLAZE (TWO UNITS) Dispose of existing window unit and install TWO wood, double hung, single glazed, one-over-one windows and jamb, complete with screen, snap-in mullion, hardware, weatherstripping, interior stool, apron, casing, and outside casing. Prime before installing. Repair all walls disturbed by removal and installation. Paint enamel both sides. Clean glass.</p>	<p>A. 900.00</p>			<p>A. a. wood frame, sash, sills, and jambs are completely rotted.</p>

	B. DOOR--PREHUNG WOOD ENTRANCE Dispose of existing door and frame. Install a 1-3/4" six-panel, pine door in a pine frame. Include interior and exterior casing, three 4"x 4" butt hinges, spring metal weatherstripping, an interlocking threshold, a wide angle peepsight, one entrance and one mortised deadbolt lockset keyed alike. Prime and topcoat with owner's choice of finish.	1400.00 550.	B.	b. entire door unit is completely rotted.
4.	FRONT BEDROOM 2ND FLOOR: A. WINDOW--WOOD DOUBLE HUNG/DOUBLE GLAZE (THREE UNITS) Dispose of existing window unit and install three wood, double hung, single glazed, one-over-one windows and jamb, complete with screen, snap-in mullion, hardware, weatherstripping, interior stool, apron, casing, and outside casing. Prime before installing. Repair all walls disturbed by removal and installation. Paint enamel both sides. Clean glass.	1350.00	A.	a. wood frame, sash, sills, and jambs are completely rotted.
5.	REAR BEDROOM 2ND FLOOR: A. WINDOW--WOOD DOUBLE HUNG/DOUBLE GLAZE (TWO UNITS) Dispose of existing window unit and install two wood, double hung, single glazed, one-over-one windows and jamb, complete with screen, snap-in mullion, hardware, weatherstripping, interior stool, apron, casing, and outside casing. Prime before installing. Repair all walls disturbed by removal and installation. Paint enamel both sides. Clean glass B. Remove plaster from ceiling, down to studs. C. DRYWALL--1/2" Hang, tape and 3 coat finish 1/2" drywall. Glue each framing member and screw or nail 8" on center. Run boards with long dimension horizontal. Sand ready for paint. Color choice by owner. 2 windows	400.00 200.00 600.00	A. B. C.	a. wood frame, sash, sills, and jambs are completely rotted. b,c large area of ceiling is sagging.
6.	SHED ATTACHED TO REAR OF HOME: (Rebuild for new bathroom) A. Remove 11' x 10' room from rear of home. B. Rebuild entire room, footings, floor, walls and roof and drywall. Install all necessary electrical and plumbing to supply new bath tub/shower, vanity w/sink, commode. All work shall conform to code. C. BATHTUB/SOWER--5' FIBERGLASS Install a 5', 2 or 3 piece, fiberglass tub and shower unit complete with lever operated pop up drain and overflow, PVC waste, single lever shower diverter, shower rod and Delta 6122 water saving shower head. D. COMMODE Install 2 piece, close coupled, white, vitreous china, water saving commode. Include plastic or pressed wood white seat, plastic supply pipe, shut-off valve, flap valve and wax seal. Use 14" rough-in when replacing wall hung commode, and 12" rough-in to replace close coupled commode. E. VANITY--24" COMPLETE Install a 24" vanity complete with plywood cabinet, cultured marble top, dual control, brass bodied, single lever faucet, supply risers, shut-off valves and all required waste connectors to complete the installation. F. MEDICINE CABINET--SURFACE MOUNT Install a 16"x22" metal, surface mounted medicine cabinet with hinged plate	800.00 4500.00 #1500.00 750.00 250.00 250.00 150.00	A. B. C. D. E. F.	a-j No existing bathroom

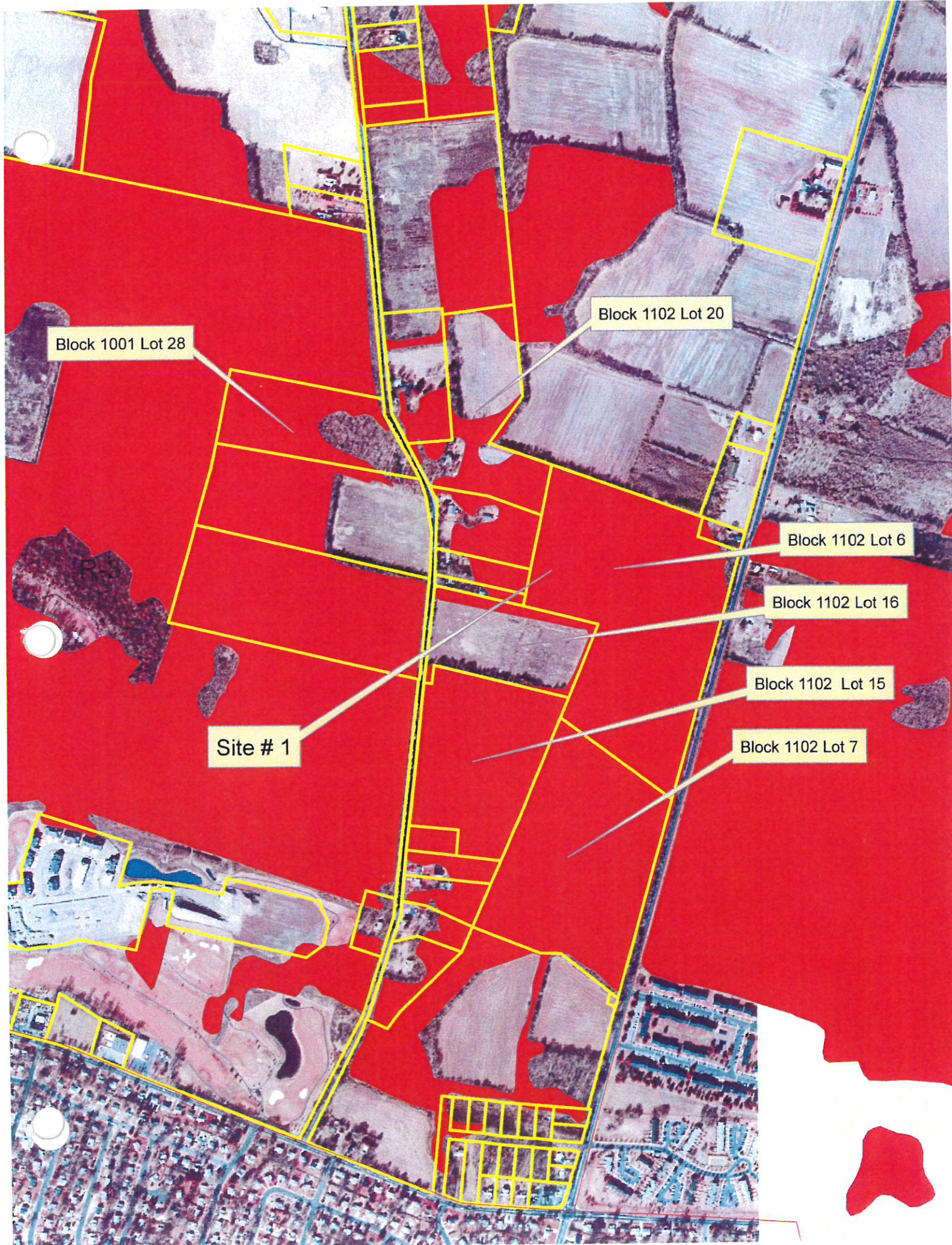
(1) side window ~~Apply~~ 3rd Floor 3 # CHECK HAND WRITTEN ESTIMATE Pg 4

	<p>glass mirror and two shelves.</p> <p>G. ACCESSORY SET--6 PIECE CHROME Install a chrome plated steel bathroom accessory set consisting of two 24" towel bars, soap dish, tumbler holder, soap and grab, and toilet paper holder.</p> <p>H. UNDERLAY AND VINYL TILE Install 5/16" underlayment grade plywood using 7d screw shank or cement coated nails, 6" on center in all directions. Lay 12"x12"x1/8" vinyl composition tile. Include metal edge strips at openings, and painted shoe molding or vinyl base around perimeter. Owner's choice of in-stock color.</p> <p>I. DOOR--PREHUNG PASSAGE Install a 1-3/8" prehung, flush, luaun door and split jamb including casing both sides, 2 butt hinges and a privacy lockset.</p> <p>J. PREP & PAINT BATHROOM Remove/cover all hardware and fixtures not to be painted. Wet scrape all loose cracked, peeling blistered surfaces. Clean surfaces with TSP. Fill all holes and cracks. Spot prime with acrylic latex. Apply top coat of owner's choice of premixed acrylic latex semi-gloss.</p>	<p>100.00</p> <p>400.00</p> <p>250.00</p> <p>400.00</p>	<p>G.</p> <p>H.</p> <p>I.</p> <p>J.</p>
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TOTAL PROPOSAL: \$24,850.00 DATE: 12-31-99
 CONTRACTOR'S SIGNATURE: Don S. Smith
 COMPANY NAME: Regency Property Management Inc.
 ADDRESS: 2076 QUARRY LANE RD. #10 HUNTINGTON VALLEY PA.
 TELEPHONE #: 601-835-8300 856-751-1287

APPENDIX D

INCLUSIONARY SITE MAPS AND DETAILS



Block 1001 Lot 28

Block 1102 Lot 20

Block 1102 Lot 6

Block 1102 Lot 16

Block 1102 Lot 15

Block 1102 Lot 7

Site # 1



Block 802 Lot 3

R-3

Block 802 Lot 2

Block 802 Lot 1

Site # 2



Block 803.08 lot 42

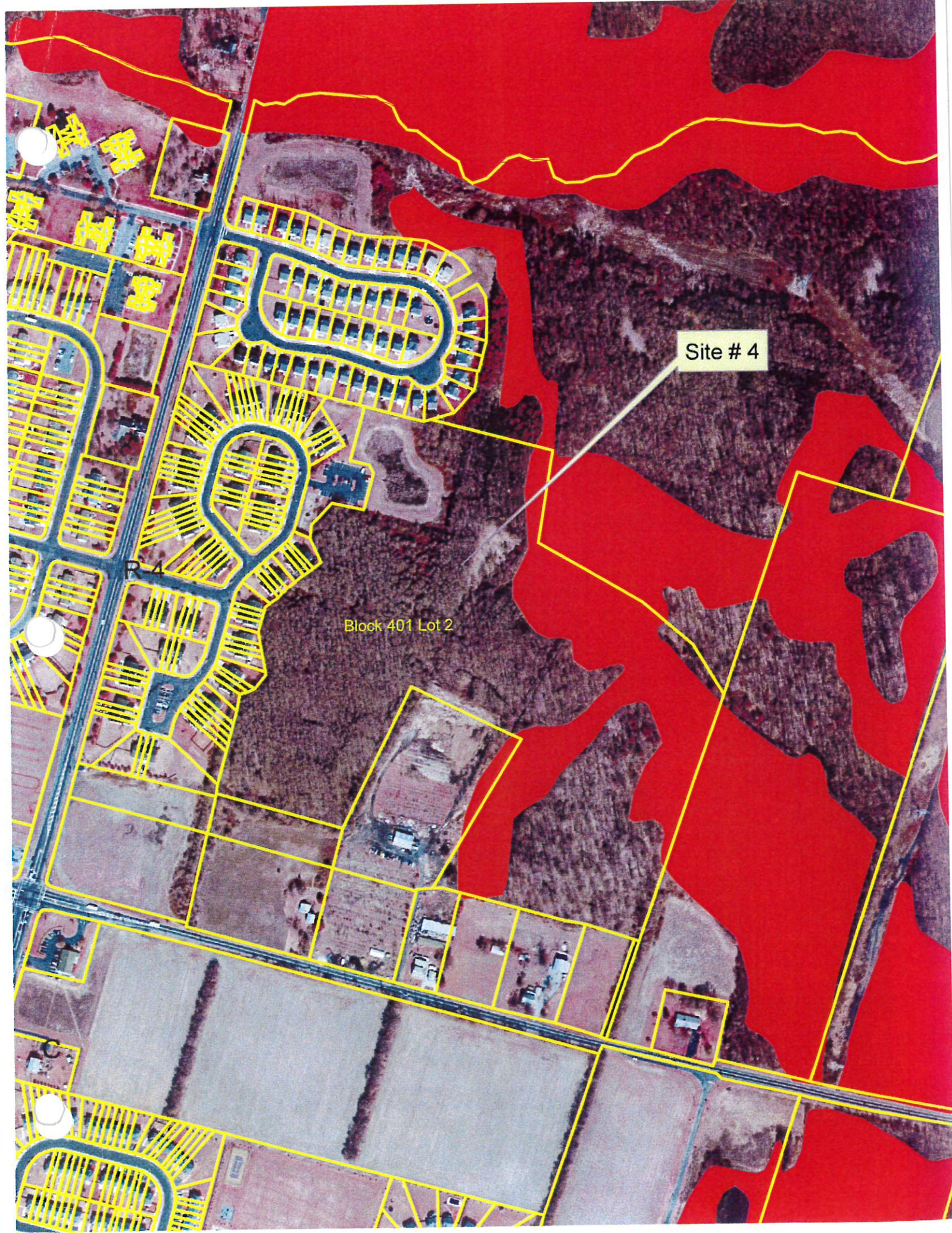
R-3 Residential/Commerical Zone Line

Block 803.08 Lot 38

Site # 3

Block 803.08 Lot 37

R-3



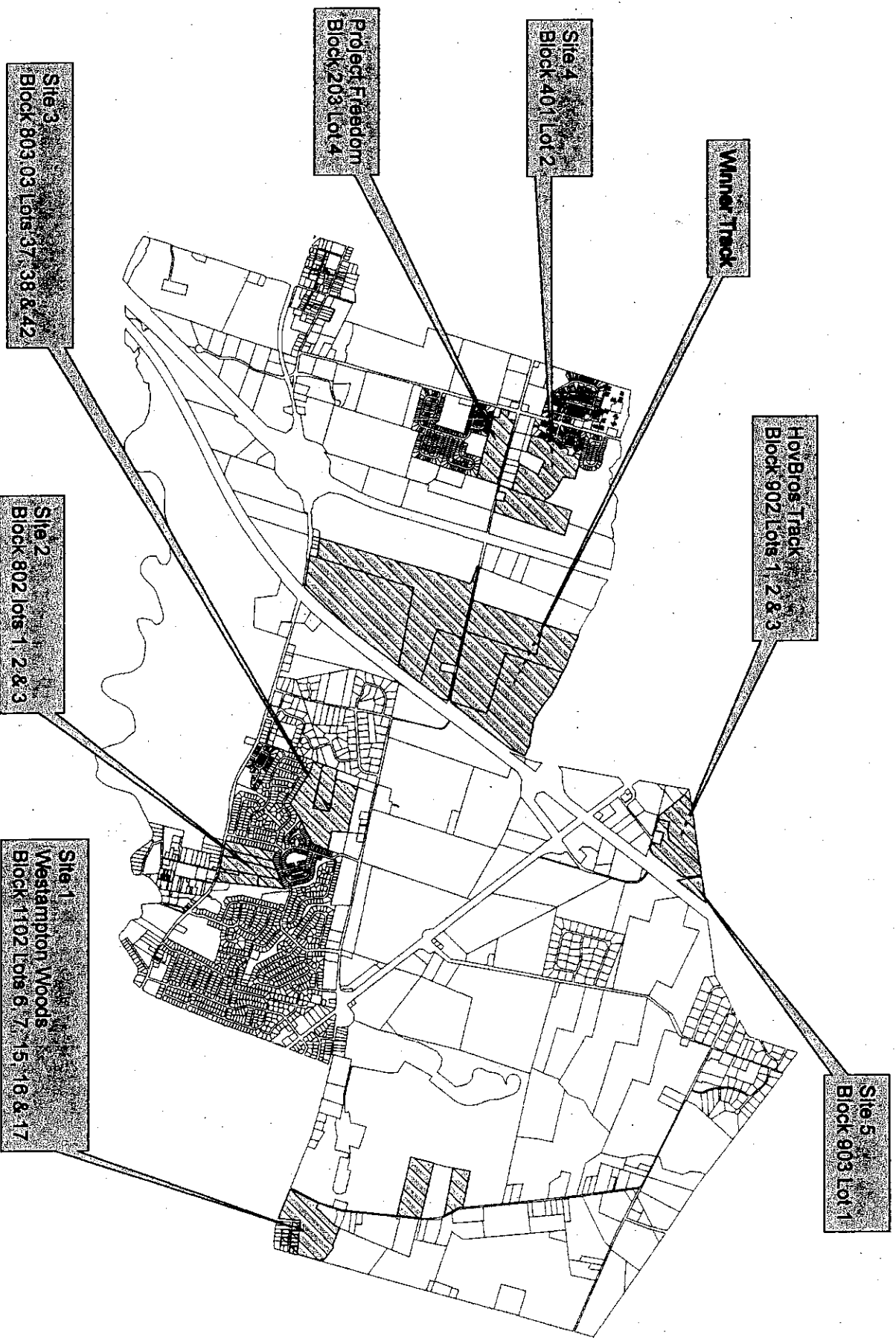
Site # 4

Block 401 Lot 2

APPENDIX E
EXISTING AFFORDABLE HOUSING UNITS

Westampton Township Burlington County

2008 Housing Plan



APPENDIX E

EXISTING AFFORDABLE HOUSING UNITS

Westampton Township Affordable Housing Units

	Block	Lot	Property Location	COAH Designation
1	203.01	1	1 WESTWIND WAY	MODERATE
2	203.01	2	3 WESTWIND WAY	MODERATE
3	203.01	3	5 WESTWIND WAY	LOW
4	203.01	4	7 WESTWIND WAY	MODERATE
5	203.01	5	9 WESTWIND WAY	LOW
6	203.01	7	13 WESTWIND WAY	LOW
7	203.01	8	15 WESTWIND WAY	MODERATE
8	203.01	11	21 WESTWIND WAY	MODERATE
9	203.01	12	23 WESTWIND WAY	LOW
10	203.01	13	25 WESTWIND WAY	LOW
11	203.01	14	27 WESTWIND WAY	LOW
12	203.01	15	29 WESTWIND WAY	LOW
13	203.01	16	31 WESTWIND WAY	MODERATE
14	203.01	19	37 WESTWIND WAY	MODERATE
15	203.01	20	39 WESTWIND WAY	LOW
16	203.01	21	41 WESTWIND WAY	MODERATE
17	203.01	22	43 WESTWIND WAY	LOW
18	203.01	23	45 WESTWIND WAY	MODERATE
19	203.01	24	47 WESTWIND WAY	LOW
20	203.01	27	53 WESTWIND WAY	MODERATE
21	203.01	28	55 WESTWIND WAY	LOW
22	203.01	29	57 WESTWIND WAY	MODERATE
23	203.01	35	69 WESTWIND WAY	LOW
24	203.01	36	71 WESTWIND WAY	MODERATE
25	203.01	37	73 WESTWIND WAY	MODERATE
26	203.01	38	75 WESTWIND WAY	LOW
27	203.01	39	77 WESTWIND WAY	MODERATE
28	203.01	40	79 WESTWIND WAY	LOW
29	203.01	41	81 WESTWIND WAY	MODERATE
30	203.02	2	30 WESTWIND WAY	MODERATE
31	203.02	3	32 WESTWIND WAY	LOW
32	203.02	4	34 WESTWIND WAY	LOW
33	203.02	5	36 WESTWIND WAY	LOW
34	203.02	6	38 WESTWIND WAY	MODERATE
35	203.02	9	44 WESTWIND WAY	MODERATE
36	203.02	10	46 WESTWIND WAY	LOW
37	203.02	11	48 WESTWIND WAY	MODERATE
38	203.02	12	50 WESTWIND WAY	LOW
39	203.02	13	52 WESTWIND WAY	LOW
40	203.02	14	54 WESTWIND WAY	LOW
41	203.02	17	43 SHARPLESS BOULEVARD	MODERATE
42	203.02	19	39 SHARPLESS BOULEVARD	MODERATE
43	203.02	20	37 SHARPLESS BOULEVARD	LOW
44	203.02	21	35 SHARPLESS BOULEVARD	MODERATE
45	203.02	22	33 SHARPLESS BOULEVARD	LOW
46	203.02	25	27 SHARPLESS BOULEVARD	MODERATE
47	203.02	26	25 SHARPLESS BOULEVARD	LOW
48	203.02	27	23 SHARPLESS BOULEVARD	LOW
49	203.02	28	21 SHARPLESS BOULEVARD	LOW
50	203.02	29	19 SHARPLESS BOULEVARD	MODERATE
51	203.02	30	17 SHARPLESS BOULEVARD	LOW

Westampton Township Affordable Housing Units

52	203.07	2	4 SHARPLESS BOULEVARD	LOW
53	203.07	3	6 SHARPLESS BOULEVARD	MODERATE
54	203.07	4	8 SHARPLESS BOULEVARD	LOW
55	203.07	5	10 SHARPLESS BOULEVARD	MODERATE
56	203.07	6	12 SHARPLESS BOULEVARD	LOW
57	203.07	7	14 SHARPLESS BOULEVARD	MODERATE
58	203.07	8	16 SHARPLESS BOULEVARD	MODERATE
59	203.07	11	22 SHARPLESS BOULEVARD	MODERATE
60	203.07	12	24 SHARPLESS BOULEVARD	MODERATE
61	203.07	13	26 SHARPLESS BOULEVARD	LOW
62	203.07	14	28 SHARPLESS BOULEVARD	MODERATE
63	203.07	15	30 SHARPLESS BOULEVARD	LOW
64	203.07	16	32 SHARPLESS BOULEVARD	MODERATE
65	203.07	20	40 SHARPLESS BOULEVARD	MODERATE
66	203.07	21	42 SHARPLESS BOULEVARD	LOW
67	203.07	22	44 SHARPLESS BOULEVARD	MODERATE
68	203.07	23	46 SHARPLESS BOULEVARD	MODERATE
69	203.07	28	56 SHARPLESS BOULEVARD	MODERATE
70	203.07	29	58 SHARPLESS BOULEVARD	LOW
71	203.07	30	60 SHARPLESS BOULEVARD	MODERATE
72	401.01	3	176 WINSTEAD DRIVE	LOW
73	401.01	4	174 WINSTEAD DRIVE	MODERATE
74	401.01	15	152 WINSTEAD DRIVE	LOW
75	401.01	33	116 WINSTEAD DRIVE	LOW
76	401.01	34	114 WINSTEAD DRIVE	MODERATE
77	401.01	69	46 WINSTEAD DRIVE	LOW
78	401.01	70	44 WINSTEAD DRIVE	MODERATE
79	401.01	73	38 WINSTEAD DRIVE	LOW
80	401.01	74	36 WINSTEAD DRIVE	MODERATE
81	401.01	81	22 WINSTEAD DRIVE	LOW
82	401.01	82	WINSTEAD DRIVE	MODERATE
83	401.01	85	14 ROLLING HILLS DR EAST	MODERATE
84	401.01	86	12 ROLLING HILLS EAST	LOW
85	401.02	2	155 WINSTEAD DRIVE	LOW
86	401.02	3	153 WINSTEAD DRIVE	MODERATE
87	401.02	6	147 WINSTEAD DRIVE	LOW
88	401.02	7	145 WINSTEAD DRIVE	MODERATE
89	401.02	11	119 WINSTEAD DRIVE	LOW
90	401.02	12	117 WINSTEAD DRIVE	MODERATE
91	401.02	17	107 WINSTEAD DRIVE	LOW
92	401.02	18	105 WINSTEAD DRIVE	MODERATE

Not sent to COAH

APPENDIX F

**ORDINANCE REVISING THE DENSITY AND SET-ASIDE
REQUIREMENTS FOR INCLUSIONARY DEVELOPMENTS
IN THE R-3 AND R-4 ZONING DISTRICTS**

APPENDIX F

TOWNSHIP OF WESTAMPTON

ORDINANCE #

**AN ORDINANCE OF THE TOWNSHIP OF WESTAMPTON
AMENDING AND SUPPLEMENTING CHAPTER 250,
"ZONING", THE CODE OF THE TOWNSHIP OF
WESTAMPTON, BY AMENDING THE INCLUSIONARY
HOUSING REQUIREMENTS OF THE R-3 AND R-4
ZONING DISTRICTS**

WHEREAS, the existing inclusionary housing standards for the R-3 and R-4 Zoning Districts are contained in Section 250-28.B. and

WHEREAS, the existing regulations do not comply with the Substantive Rules of the New Jersey Council on Affordable Housing,

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Westampton as follows:

Section 1. Chapter 250, "Zoning", of the Code of Ordinances of the Township of Westampton be and is hereby amended by deleting Section 250-28.B(2)-(6) and adding the following:

- (2) Single-family attached or detached housing: Single-family detached housing on lots smaller than 20,000 square feet or single-family, attached housing in the R-3 and R-4 Zoning Districts may be developed pursuant to Sections 250-28.C. and D. of this Article. An overall tract density of up to six units per net acre shall apply. A mandatory set-aside of 25% of the units shall be affordable to low- and moderate-income residents.
- (3) Rental housing: Rental housing is permitted at a density of 12 dwelling units per acre with a minimum set-aside of 20% low- and moderate-income rental units. In addition, at least 10% of the low- and moderate-income units shall be affordable for very-low-income residents. The Township shall be eligible for all rental housing bonus credits as determined by the current rules of the New Jersey Council on Affordable Housing (COAH).
- (4) Mixed housing types: Where the development is composed of rental housing and single-family housing, calculation of the required set-aside shall be based on the number of rental units and single-family units. Net

density for each housing type is determined by the net area to be used for each housing type.

- Section 2.** All ordinances or parts of ordinances inconsistent with this Ordinance are repealed to the extent of such inconsistency.
- Section 3.** If for any reason any section of this Ordinance shall be declared unconstitutional or illegal by any court of competent jurisdiction, the remaining sections hereof shall remain in full force and effect.
- Section 4.** This Ordinance shall take effect upon final passage and publication according to law.

APPENDIX G

**ORDINANCE ESTABLISHING THE
PLANNED RETIREMENT COMMUNITY (PRC)
OVERLAY ZONING DISTRICT**

APPENDIX G

TOWNSHIP OF WESTAMPTON

ORDINANCE #

AN ORDINANCE OF THE TOWNSHIP OF WESTAMPTON AMENDING AND SUPPLEMENTING CHAPTER 250, "ZONING", THE CODE OF THE TOWNSHIP OF WESTAMPTON, BY ADDING THE PRC RESIDENTIAL OVERLAY ZONE

WHEREAS, the existing land use regulations for the Township of Westampton are contained in Chapter 196, "Site Plan Review", Chapter 215, "Subdivision of Land", and Chapter 250, "Zoning", of the Revised General Ordinances of the Township of Westampton; and

WHEREAS, amendments to these regulations are necessary to permit the construction of a residential development with an affordable housing component,

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Westampton as follows:

Section 1. Chapter 250, "Zoning", of the Code of Ordinances of the Township of Westampton be and is hereby amended as follows:

A. *Amend the following section of Chapter 250, Article V, to include the following new zone district.*

250.8 Zones established.

For the purposes of this Chapter, the Township of Westampton is divided into the following zone:

PRC – Planned Retirement Community Overlay

B. *Add the following section to Chapter 250, Article V:*

249-13.2 Planned Retirement Community (PRC) Overlay Zone

The purpose of the PRC Overlay Zone is to provide for the construction of a residential development that is intended to assist the Township of Westampton in satisfying a portion of its fair share housing obligation. The development shall consist of a combination of age-restricted,

detached, single-family dwelling units; age-restricted, attached, dwelling units; and age-restricted, attached, dwelling units set aside for low- and/or moderate-income households.

The PRC Overlay Zone shall encompass the following properties, all of which are currently located within the I – Industrial Zone – and which shall hereafter be referred to as the “tract”: Block

In order to develop under the PRC Overlay Zone regulations, the entire tract must be under one ownership or control for purposes of obtaining all required approvals and committing the entire tract to the standards for development in the PRC Zone. Otherwise, the underlying I – Industrial Zone – shall apply to any or all of the individual properties which comprise the tract.

The following regulations shall apply in the PRC Zone:

A. Definitions. The following terms shall apply to the PRC Overlay Zone:

1. Age-Restricted Dwelling: A residential dwelling unit that qualifies as “55 and over” restricted housing in accordance with the Federal Fair Housing Act, as amended.
2. COAH: The New Jersey State Council on Affordable Housing.
3. Dwelling, One-Family A detached building and dwelling unit designed for and occupied by one family.
4. Dwelling, Attached: A building consisting of two or more dwelling units such as, but not limited to, townhouses, row houses, garden apartments or flats.
5. Dwelling, Quadruplex: Four attached dwellings in one building in which each unit has two open-space exposures and shares two walls with adjoining units.
6. HUD: The United State Department of Housing and Urban Development.
7. Recreational Facilities: May include items such as, but not limited to, clubhouse(s) and other buildings for recreational uses, bike path(s), walking path(s), tennis court(s), bocce court(s), swimming pool(s) and similar recreational improvements and related parking.
8. Sign, Development Identification: A one-sided or two-sided sign located at an entrance from a public street to a development within the PRC Zone, the purpose of which is to provide the name and other identifying information about said development.

B. Tract Requirements:

1. Minimum Net Density: Five (5) units per acre based upon the acreage and dwelling units within the residential portion of the tract.
2. Minimum Gross Area of Tract: Each site shall consist of at least twenty (20) contiguous acres. Lots separated by public streets or rights-of-way shall be considered contiguous for the purposes of this Section.
3. Maximum Impervious Coverage for Total Tract: 40%.
4. Minimum Buffer Requirements Along Tract Boundaries: There shall be a buffer area with a minimum width of 30 feet along the perimeter of the PRC adjacent to existing roads, of which twenty feet (20') shall be landscaped. Elsewhere along the perimeter of the PRC, the buffer area shall be a minimum of twenty feet (20'), of which all twenty feet (20') shall be landscaped. No structure, activity, storage of materials or parking of vehicles shall be permitted in the required buffer area.

The landscape planting density of the buffer shall be determined by the Land Development Board based upon the following factors:

- a. The intensity of the proposed uses on the development site.
- b. The existing or proposed uses on the adjacent site.
- c. The zoning of the adjacent site.

A buffer shall not be required at a municipal boundary line if the community is continuous across the municipal boundary line.

5. Affordable Housing Requirements: Twenty percent (20%) of the total number of units proposed in the Westampton Township portion of the site shall be affordable to low- and moderate-income residents. All of the requirements specified in Article VIII of this Code as pertaining to low- and moderate-income housing and inclusionary developments shall be satisfied. A minimum of 10% of affordable rental units shall be affordable to very-low-income residents.
 - a. Developer options:
 1. Construct 100% of the affordable housing obligation generated by the development on-site.
 2. Construct a minimum of 50% of the affordable housing obligation on-site and construct the balance of the obligation at an off-site location to be identified by the Township within the Township. Off-site units are not required to be age-restricted.
 3. Construct a minimum of 50% of the affordable housing obligation on-site and make an in-lieu-of payment of \$156,089.00 per affordable unit not constructed. All funds from the in-lieu-of

payments shall be deposited into the Township's Affordable Housing Trust Fund.

C. Permitted Principal Uses:

1. Age-restricted, detached, one-family dwelling units.
2. Age-restricted, attached, dwelling units.

D. Permitted Accessory Uses and Structures:

1. Recreational facilities, clubhouses and open space.
2. Off-street parking facilities.
3. Public utility structures, such as sanitary sewer pumping stations.
4. Development identification signs.
5. Accessory uses and structures customarily incidental and subordinate to the principal permitted uses.
6. Temporary sales office or model home.

E. Conditional Uses Permitted: None.

F. Area, Yard and Building Requirements:

1. Age-restricted, single-family, detached dwellings:
 - a. Minimum lot area: 5,500 square feet.
 - b. Minimum front yard setback: 20 feet. At least 20 feet shall be provided from a garage door to the outside edge of street sidewalks.
 - c. Minimum side yard setback (one/both): 5 feet/15 feet.
 - d. Minimum rear yard setback: 20 feet, except that attached decks, sunrooms, covered porches, patios, canopies, awnings, etc. may extend within the required rear yard setback to a distance not to exceed one-half ($\frac{1}{2}$) of the required rear yard setback.
 - e. Minimum distance between buildings: 20 feet.
 - f. Maximum building height: 35 feet/2 stories.

- g. Lot frontage: 36 feet at the right-of-way line.
 - h. Lot width: 50 feet at the building setback line.
 - i. Maximum lot coverage: 70%.
2. Age-restricted, single-family, attached dwellings:
- a. Minimum lot area: 2,800 square feet.
COAH units: 1,620 square feet.
 - b. Minimum front yard setback: 20 feet. At least 20 feet shall be provided from a garage door to the outside edge of street sidewalks.
 - c. Minimum side yard setback: 15 feet, except 0 feet to a common wall.
COAH units: 10 feet, except 0 feet to a common wall.
 - d. Minimum rear yard setback:
 - 1. Non-quadruplex dwellings: 20 feet, except that attached decks, sunrooms, covered porches, patios, canopies, awnings, etc. may extend within the required rear yard setback to a distance not to exceed one-half ($\frac{1}{2}$) of the required rear yard setback. Such structure extensions are required to be 5 feet from each side lot line.
 - 2. Quadruplex dwellings: Zero (0) feet to a common wall.
 - e. Minimum distance between buildings:
 - (1) Side to side: 30 feet.
COAH units: 20 feet.
 - (2) Rear to rear: 40 feet, except for permitted extensions permitted in Subsection F.2.d.(1).
 - (3) Side to rear: 35 feet.
COAH units: 30 feet.
 - (4) Front to front: 40 feet.
 - f. Maximum building height: 2 stories or 35 feet.

- g. Minimum lot frontage and width: 28 feet at the right-of-way and building setback lines.
COAH units: 20 feet.
- h. Minimum lot width: 28 feet at the building setback line.
- i. Minimum dwelling units per structure: 2.
- j. Maximum dwelling units per structure:
 - (1) Non-quadruplex dwellings: 6.
 - (2) Quadruplex dwellings: 4.
- k. Maximum lot coverage: 85%.

3. Additional townhouse requirements:

- a. Front Yard Setback: Limits of front yard setbacks shall stagger with a minimum setback of twenty feet (20') measured from the right-of-way to the garage. Fifty percent (50%) of all units may have a setback of twenty to twenty-three feet (20'-23'). The remaining lots shall have setbacks from twenty-three to twenty-five feet (23'-25') or greater. Corner lots shall conform to front yard setbacks on both streets. COAH units may have a uniform setback of 20 feet.
- b. Townhouse units shall be designed to avoid "look alike" structures and to utilize a variety of construction methods and materials to provide visually diverse finishes, color schemes and facades. No two (2) adjacent individual units within a townhouse structure shall "look alike". Architectural plans and elevations shall be required to be submitted for all development applications for approval by the Land Development Board. The section is not intended to prohibit adjacent units from having the same floor plan. It is intended to encourage minor changes to the front façade in the form of such items as differences in color and trim combinations, window and door treatments, etc.

4. Accessory buildings and structures:

- a. Any accessory building or structure attached to the principal building shall adhere to the yard requirements for the principal building.
- b. No accessory building or structure shall be closer to the front property than the rear building line of the principal building.

- c. No accessory building, structure or use shall be located within six feet (6') of a rear or side yard property line.
 - d. Accessory building/structure height: 15 feet.
- 5. Public utility structure lot, such as a sanitary sewer pumping station:
 - a. Minimum lot size: 2,500 square feet.
 - b. Minimum setback from all property lines, including streets: 10 feet.
 - c. Minimum setback from parking areas: 5 feet.

G. Minimum Parking Requirements:

- 1. Residential uses: In accordance with the requirements of the New Jersey Residential Site Improvement Standards (N.J.A.C. 5:21-1.1 *et seq.*).
- 2. Clubhouses: One (1) space per 100 square feet.
- 3. Common swimming pools: Twenty (20) spaces, except that this figure may be reduced to 10 spaces for a pool that is located within 100 feet of a clubhouse serving the development.

H. Extensions Into Required Yards:

- 1. Ornamental building features, such as bay windows, fireplaces and chimneys, and building overhangs, may extend up to two (2) feet into required yards.
- 2. Steps and similar building entry features may extend up to four (4) feet into required yards.

I. Development Identification Signs:

- 1. The sign regulations in Section 250-25 of this Chapter shall not apply to development identification signs within the PRC Zone.
- 2. A maximum of 2 single-sided or a single 2-sided development identification sign(s) shall be permitted at each entrance from a public street to a development within the PRC Zone.
- 3. The maximum area of a development identification sign shall not exceed 25 square feet on the face of the sign, which shall include all lettering, wording, coloring and accompanying designs and symbols, together with background, but excluding any associated decorative elements or supporting framework, such as landscaping, berming, fencing, stone or masonry columns or walls, or any

combination of the above or other ornamentation or materials, provided that any signs and associated decorative elements shall not exceed 6 feet in height above finished grade.

4. The minimum setback of a development identification sign from a public street shall be 15 feet from the curb line.
5. A development identification sign may be located a minimum of 10 feet from a private road or driveway providing access to a development within the PRC Zone or it may be located on a boulevard or other island or median and shall be permitted a minimum of 15 feet from the projected intersection of the curb lines of cross streets. All signs, including those within public street rights-of-way, shall be maintained by a Homeowners' Association.

J. Common Open Space:

1. Minimum Open Space: A land area equal to a minimum of twenty percent (20%) of the gross tract of land area proposed for a Planned Retirement Community shall not be included in lots or other required improvements and shall be set aside for common open space recreation or preservation (usable and preserved for the benefit of the residents of the PRC). Open space shall be so planned within the development that a close visual and physical relationship between the open space and as many dwelling units as is reasonably possible is created. NJDEP environmentally protected lands (wetlands and associated buffers, floodplains and wellhead protection areas) may be part of the preserved lands. However, no more than forty percent (40%) of the common open space shall be comprised of environmentally protected lands.

The configuration of the open space areas shall be arranged so that connections can be made to existing or future adjacent open spaces and other community facilities. Land designated as open space shall include, wherever feasible, natural features such as streams, brooks, wooded areas, steep slopes and other natural features of scenic or conservation value.

The developer may be required to plant trees or perform other landscaping improvements. Said improvements may include the removal of dead or diseased growth, thinning of trees or other growth to encourage more desirable growth, removal of trees in areas planned for ponds, lakes or recreational facilities, grading and seeding and improvements or protection of the natural drainage system by the use of protective structures, stabilization measures and similar improvements.

Portions of open space shall be developed to afford both passive and active recreational opportunities. Passive recreational activities may include, but are not limited to, pedestrian paths, gardens, sitting areas and naturally preserved areas.

Active recreational areas may include, but are not limited to, bicycle paths and court games. The size, location and type of all such recreational facilities shall be as approved by the Land Development Board. A comprehensive recreation plan shall be submitted to the Land Development Board to include all proposed passive and active recreation elements such as walking trails, picnic areas, outdoor and indoor tennis courts, shuffleboard/bocce courts, swimming pools, clubhouses and seating areas. Development of open space and recreational facilities shall proceed at the same rate as development of the dwelling units, except that all active recreation facilities within the development shall be completed prior to the issuance of the certificate of occupancy for the dwelling unit representing 51% of the dwelling units within the Westampton Township portion of the development.

2. Ownership of Open Space: All open space and any other land not platted into lots containing residential dwellings shall be developed as streets or other required improvements offered for dedication to the Township or transferred to the ownership of a Homeowners' Association or similar arrangement acceptable to the Township. Land offered for dedication but not accepted by the Township shall be transferred to the Homeowners' Association or similar organization. The Township may accept the dedication of land or easements at specific locations for particular public purposes.

K. Affordable Housing Requirements:

1. Low- and moderate-income housing units within developments in the PRC Zone shall comply with Article VIII, Section A, of the Zoning Ordinance unless such subsections are not in compliance with current Council on Affordable Housing rules and regulations.
2. All PRC developments shall provide a twenty percent (20%) set-aside for COAH-qualified low- and moderate-income dwelling units.

L. Design Standards:

1. All of the following improvements including, but not limited to, streets, curbs and/or gutters, pavement, street grades, sidewalks, street signs, water mains, sanitary sewers and storm sewers and any other improvements subject to the requirements of the New Jersey Residential Site Improvement Standards shall be in accordance with said New Jersey Residential Site Improvement Standards, as amended.
2. For all other improvements not controlled by the New Jersey Residential Site Improvement Standards, as amended, the standards set forth in Chapter 215 of the Code of Ordinances of the Township of Westampton shall apply.

M. Improvement Standards:

1. The following design and performance standards shall apply to all proposed PRCs and shall be considered by the Land Development Board in their review of all plans submitted as part of a PRC:
 - a. Passive and active recreation facilities adequate to meet the needs of the residents, as deemed appropriate by the Land Development Board, shall be provided. If a community traverses municipal boundaries, a single recreation plan for the entirety of the community will be provided without duplication of amenities based upon municipal boundaries. If a clubhouse is appropriate, the size shall be based upon a minimum of 20 square feet per dwelling unit. The total cost of the required facilities shall be at least \$2,000 per dwelling unit.
 - b. All dwelling units constructed under the provisions of this Ordinance shall be serviced by public water and sewer systems constructed in conformance with Township standards. Individual wells (except as may be appropriate for irrigation of common open spaces), septic tanks or cesspools are not permitted. All utilities shall be installed underground.
 - c. Each individual dwelling unit shall be provided with at least a 1-car garage. Each garage shall be accessed by a paved driveway at least 9 feet wide. No garages are required for COAH units.
 - d. Bicycle and pedestrian paths shall be provided so as to connect to paths already developed or for which the Township has developed plans adjacent to the tract and to paths proposed on the Master Plan. The circulation element of the PRC shall coordinate the road network, sidewalk layout and bikeways for the entire development with emphasis on access to the clubhouse. If paths are not provided, sidewalks shall be required along all public streets.
 - e. Adequate provision shall be made through the physical design of the PRC development for public services, refuse collection, control over vehicular and pedestrian traffic, the amenities of light and air, recreation and visual enjoyment, and storm water management.
 - f. All areas other than preserved natural open space shall be suitably landscaped. Shade trees shall be provided along walks, driveways and parking areas and located in such a manner so that the root systems will not cause damage to these facilities as the trees mature. The Land Development Board may require such grading, drainage, walkways, fencing, lights and such other improvements in the common open space as it shall deem appropriate to enhance the intended open space uses.

qualifications under the Federal Fair Housing Act, as amended, shall at all times be maintained.

- Section 2.** All ordinances or parts of ordinances inconsistent with this Ordinance are repealed to the extent of such inconsistency.
- Section 3.** If for any reason any section of this Ordinance shall be declared unconstitutional or illegal by any court of competent jurisdiction, the remaining sections hereof shall remain in full force and effect.
- Section 4.** This Ordinance shall take effect upon final passage and publication according to law.