

**HOUSING ELEMENT AND
FAIR SHARE PLAN
2015-2025
WESTAMPTON TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY**



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HOUSING ELEMENT AND FAIR SHARE PLAN

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HOUSING ELEMENT AND FAIR SHARE PLAN

I. INTRODUCTION

On December 3, 2014, the Township Land Development Board adopted its most recent Housing Element and Fair Share Plan. That Plan amended previous Plans dated February 1, 2012, December 2, 2009, December 3, 2008, November 15, 2006, and December 7, 2005. Prior Plans provided U. S. Census data on housing, population, income and economic conditions in the Township and addressed applicable Council on Affordable Housing (COAH) Rounds 1, 2 and/or 3 fair share obligations for affordable housing in the Township.

On September 26, 2013, the Supreme Court invalidated the Round 3 regulations adopted in 2008 by the New Jersey Council on Affordable Housing (COAH). On March 14, 2014, the Supreme Court issued an order directing COAH to propose new Round 3 regulations on or before May 1, 2014 and to adopt them by October 22, 2014. The Supreme Court further provided that, if COAH failed to meet the deadlines, the Court would entertain a Motion in Aid of Litigant's Rights which could include an application for the right, on a case-by-case basis, to file a builder's remedy suit against a municipality under COAH's jurisdiction.

On October 20, 2014, the COAH Board met to consider adopting the proposed regulations but reached a 3-3 voting deadlock and therefore did not adopt the proposed regulations. COAH's failure to adopt the proposed regulations left New Jersey municipalities in a continuing state of limbo despite voluntary constitutional compliance.

On October 31, 2014, Fair Share Housing Center (FSHC) filed a Motion In Aid of Litigant's Rights urging the Supreme Court, among other things, to direct trial judges, instead of COAH, to establish standards with which municipalities must comply. FSHC's motion included an alternative fair share calculation for each municipality prepared by its expert David N. Kinsey, FAICP, who updated his initial report on April 16, 2015. The existence of a second set of fair share numbers from FSHC further highlighted the uncertainty of the framework with which municipalities must ultimately comply because there are no standards with which to comply.

The New Jersey Supreme Court held that COAH's administration process had become futile so that parties concerned about municipal compliance with constitutional affordable housing obligations, as well as municipalities that believe they are currently compliant or are ready and willing to demonstrate such compliance, would process exclusionary zoning and/or affordable housing matters in the courts commencing on June 8, 2015. The Decision provided that municipalities which had received Third Round substantive certification from COAH would be permitted within a period of thirty days, beginning on June 8, 2015, and ending on July 8, 2015, within which to file a declaratory judgment action in the Superior Court in order to obtain the judicial equivalent of the substantive certifications that they had either received or that they had applied for but had not yet received.

The Decision also recognized that Approved Municipalities would have five months from either the effective date of the 2015 Decision (June 8, 2015) or from the date in which the municipality filed a Declaratory Judgment action, but no later than July 8, 2015, to submit an amended or supplemental Housing Element and Fair Share Plan. The amended or supplemental Housing Plan Element and Fair Share Plan would revise the municipal fair share number which had been based on COAH's "growth share" methodology and would revise the plans to show how the municipality proposed to comply with its Mount Laurel affordable housing obligations based on a "fair share" methodology. The amended or supplemental Housing Element and Fair Share Plan would have to be submitted to the court by either November 8, 2015 or December 8, 2015. Trial courts must now calculate the "fair share" obligations for Round 3 and establish the standards with which municipalities must satisfy these obligations, and, they must process declaratory judgment actions filed by municipalities seeking approval of an affordable housing plan based upon new judicially established standards which have not yet been determined.

The New Jersey Planner, March/April 2015 Issue, published by The New Jersey Planning Officials, contained an article entitled "Courts Back in Affordable Housing Business, COAH Municipalities Insulated from Builder's Remedy," that was prepared by Edward Buzak, Esq., Associate Counsel, NJPO. The article discussed the Methodology and Standards of Compliance that should be used in this Round. It stated that, "Although the Supreme Court declined to establish a methodology or formula for the third round calculations, they did offer guidance and some insight as to the manner in which trial court judges were to evaluate plans to determine constitutional compliance." The Court reiterated its endorsement of utilizing the previous methodologies employed in the First and Second Round Rules as the template to establish present and prospective third round statewide and regional need. The article continues with a number of points of guidance to trial judges. That guidance includes the following, per the article:

- All municipalities must satisfy their prior unfulfilled First and Second Round obligations.
- The methodology utilized to determine the numeric obligation can eliminate the reallocation of excess present need, i.e. the redistribution of existing substandard housing to other communities in the region because of the inability of the municipality itself to realistically address its rehabilitation component.
- Bonus credit for each affordable unit made available to the very poor, i.e. earning 30% or less of the median income can be utilized.
- Credits for existing units whose expiring affordability controls are extended in accordance with the regulatory requirements can be claimed.

- Bonus credits for affordable housing provided in smart growth areas and areas of redevelopment and rehabilitation can be claimed.
- The housing needs of cost burdened families can be ignored in determining a municipalities affordable housing obligations.

This Housing Element and Fair Share Plan updates and amends prior plans to include the most recently available U. S. Census information, to update the status and information on prior round affordable housing, and to present proposed plans to meet the Westampton Township affordable housing obligations.

II. FAIR SHARE PLAN

A. Introduction

On July 8, 2015, Saponaro Law Group filed a Complaint for Declaratory Judgment and Preliminary and Permanent Injunctive Relief with the Superior Court of New Jersey, Law Division, Burlington County in the Matter of the Adoption of the Township of Westampton Housing Element and Fair Share Plan, and Implementing Ordinances. The Complaint stated that at all relevant times, Westampton Township was a "participating" municipality before the Council on Affordable Housing (COAH). The Declatory Judgment filing stated, "And it appearing that Township has agreed, based on the Prior Round methodology, as calculated by David N, Kinsey, PhD, FAICP, PP, the Township's fair share obligations consists of a 32 Present Need, a 221 Prior Round obligation, and a 613 unit Third Round obligation; And it further appearing that the Township has agreed to demonstrate how it meets or will meet its fair share obligations by filing a fair share plan within five months of the filing of the declaratory judgment complaint."

This Fair Share Plan will demonstrate how the Township meets or will meet its fair share obligations by preparing and filing for review by the court a lawful and valid Housing Element and Fair Share Plan on or before December 8, 2015, which is five months from the filing of the complaint in this matter. The Township's Fair Share Plan due on or before December 8, 2015, will demonstrate how it provides a realistic opportunity for its Present Need, Prior Round Prospective Need, and Third Round Prospective Need obligation. Since Third Round rules have been invalidated, current Fair Share Plans are based on Rounds 1 and 2 regulations which this document incorporates.

Westampton Township is a participating Township and, as a "Court" town, was found to have addressed its Second Round obligation as well as its previous 2-unit rehabilitation obligation in the Court Master's February 2, 2006 Report. By Order dated February 8, 2006, the Court found that the Township's entire second round plan was consistent with the Mt. Laurel doctrine (April 23, 2010 Court Master's report). That report stated, "the Township has addressed the 221-unit prior round obligation through 93

existing affordable family sale units in the rolling Hills East and Spring Meadow inclusionary developments, four (4) group home bedrooms, a 12-unit transferred RCA, a prior site plan approval and adopted zoning for 74 senior-family units, existing inclusionary zoning for at least 28 family rental units and 12 eligible prior round bonuses."

In an August 26, 2011 letter to the Court, the Court Master stated that, "Westampton Township continues to be compliant in addressing its revised fair share obligations including a prior round fair share which is now 221 units and its 13-unit rehabilitation share." It should be noted that the 13 unit rehabilitation obligation was later revised to two units.

B. Round 2 Fair Share Plan As Adopted in 2005

1. Round 2 Obligation

The December 7, 2005 Fair Share Plan stated the Township had a 1987-1999 obligation of 220 new construction obligation and a rehabilitation component of 2 units.

2. New Construction Component - Existing Inclusionary Developments

The new construction obligation was to be partially satisfied by two Inclusionary Developments: 21 units from Rolling Hills East and 72 units from Spring Meadow, for a total of 93 units. The location of these developments are shown in Appendix A, 2015 Fair Share Plan map.

3. New Construction Component - Existing Sites Zoned for Inclusionary Development

There were also four existing sites zoned for Inclusionary Development (Sites 1, 2, 3 and 4) that were discussed in the Fair Share Plan (Appendix and Appendix B). The four sites were anticipated to yield 115 affordable rental units. The Plan further described a scenario where there were rental and owner units. The four sites yielded 73 buildable acres. Once the rental component of the obligation was met, 18 acres could be subtracted from the 73 acres, leaving 55 buildable acres for non-rental, owner occupied units. Based on 4 units per acre with a 15% set-aside, the 55 acres would yield 220 total units, of which 33 would be affordable. The four sites, with a combination of owner and rental units, would yield a total of 400 units of which 60 units would be affordable.

4. New Construction Component – Proposed Inclusionary Site

The Plan included a proposed inclusionary site on Block 402, Lot 7, Block 403, Lot 10, and Block 806, Lot 2 (Appendix A). A Builder's Remedy lawsuit had been filed involving Westampton 70 Group, LLC as plaintiff. Orleans Homebuilders, Inc. was named a party plaintiff and was the contract purchaser of

the 70 Group property. Orleans had also become the contract purchaser of adjacent land located on Block 402, Lot 6 (approximately 67 acres), portions of Block 402, Lot 6.01 (approximately 17 acres) and portions of Block 403, Lots 7, 8 and 9 (approximately 76 acres). A total of 234 acres was the subject of the litigation.

The proposed settlement required the township to develop a new residential zoning district (R-7) and to rezone the subject properties. The settlement and new zoning district would permit Orleans to develop a residential development that would include up to 276 age-restricted single-family, detached housing units, 24 age-restricted low-and/or moderate income rental units in one 3-story building, and a maximum of 228 market rate, non-age-restricted townhouses. In addition, the settlement required Orleans to provide funding for a 50-unit Regional Contribution Agreement (RCA) and to provide funding for any shortfall in satisfying the rehabilitation component.

5. Regional Contribution Agreements (RCAs)

Regional Contribution Agreements (RCAs) are arrangements between towns that allow one town to transfer up to 50% of its new construction obligation to another town upon the payment of a per-unit fee. The receiving town is responsible for providing the total number of units transferred. Westampton was eligible to send up to 110 units (half of the new construction obligation) to another town.

In addition to the 50 RCAs from Orleans, the developer of Westampton Woods was negotiating a Regional Contribution Agreement for 12 units in lieu of building the units on-site. The RCA was to be with Mount Holly Township and Habitat for Humanity.

6. Group Homes

The Township also proposed satisfying its obligation with Holly House, a group home for developmentally disabled residents that was owned and operated by Family Services of Burlington County. The facility is located on Block 1002.01, Lot 8 and contains 4 bedrooms serving 6 residents at the time. For group homes, the number of bedrooms equals one unit. The group home would count as 4 units.

7. Rental Component

COAH rules allowed that age-restricted rental units could satisfy 25% maximum of the obligation. For Westampton, the rental obligation was 55 units. Although additional age-restricted rental units can be built, those rental units cannot be used to satisfy a township's minimum rental obligation but may count toward satisfying a township's new construction component.

8. Rental Bonus Credits

Bonus credits were offered by COAH to encourage rental units. Non-age restricted rental units provide a bonus of 2 credits for each unit and age-restricted rental units are eligible for a bonus of 1.33 credits for each unit. Bonus credits could not be used to satisfy the minimum rental obligation and rental units built in excess of the rental obligation are not eligible for bonus credits. The 2005 Fair Share Plan indicated that Westampton qualified for the following bonus credits:

Holly House Group Home (non-age restricted)	4 credits
Orleans Suit (age-restricted)	8 credits
Total Rental Bonus Credits	12 Credits

9. Rehabilitation Component

The rehabilitation component was to be satisfied with an agreement with Burlington County whereby the County provides funds for housing rehabilitation through its Home Improvement Loan Program. One property, 124 Olive Street (Block 110, Lot 6) had been rehabilitated under the County Program (Location map in Appendix A and Documentation in Appendix C). The 2005 Fair Share Plan stated that in the event funding from the County Home Improvement Loan Program fails to be provided, funding for the rehabilitation component will be paid by Orleans Homebuilders, Inc., as a result of the Settlement Agreement for the Westampton 70 Group, LLC and Orleans Homebuilders, Inc. lawsuit.

10. Round Two Fair Share Plan Summary

In the 2005, Round 2 Fair Share Plan, the new construction component of 220 units was to be satisfied as follows:

ROUND 2 FAIR SHARE PLAN HOUSING TYPE AND CREDIT SUMMARY	
<i>Existing Inclusionary Development</i>	
<i>Affordable Units</i>	
Rolling Hills East (Sale Units)	21
Spring Meadow (Sale Units)	72
Sub Total	93
<i>Existing Inclusionary Zoning Sites</i>	
Site #1 Affordable Rentals	22
Site #2 Affordable Rentals	20
Site #3 Affordable Rentals	37
Site #4 Affordable Rentals	36
Sub Total 100% Rental	115
Sub Total Owner & Rental Units	60
<i>Proposed Inclusionary Site</i>	
Group 70/Orleans Site	24
<i>Alternative Living Arrangement</i>	
Family Services Group Home, 4 bedrooms	4
<i>Regional Contribution Agreements</i>	
Westampton 70 Group/Orleans	50
Mount Holly/Habitat for Humanity	12
Sub Total	62
<i>Rental Bonus</i>	
Group Home	4
Group 70/Orleans Age-Restricted	8
Sub Total	12
<i>Total New Units</i>	255
<i>Round 2 Obligation</i>	220
<i>Potential Surplus</i>	35

The Court Master's Calculated Westampton Township's Round 2 Status was as follows according to the February 2, 2006 Plan Summary:

SECOND ROUND PLAN COMPONENT	Credits/Bonuses/ Reductions
<i>Rehabilitation</i>	
Rehabilitation Credit	1
Rehabilitation Program	1
<i>Alternative Living Arrangement</i>	
Family Services Group Home (Rentals)	4
<i>Existing Affordable Units</i>	
Rolling Hills East (Sale Units)	21
Spring Meadow (Sale Units)	72
<i>Proposed Inclusionary Zoning</i>	
Orleans (Senior Rentals)	24
R-3/R-4 Zoning Minimum (Rentals)	27
<i>Regional Contribution Agreements</i>	
With Mount Holly (Craft-Stewart)	12
With Palmyra Borough (Orleans)	50
<i>Rental Bonuses</i>	4
Family Services Group Home (Non-Seniors)	8
TOTAL	224

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

1. Rolling Hills East

Rolling Hills East is situated on Block 401.01, Lots 1-92 and Block 401.02, Lots 1-20. The project was constructed as an inclusionary project of which 20% of the units were affordable housing. In Rolling Hills East, 22 units were affordable. The units had 20 year deed restrictions to be maintained as affordable. Deed restrictions ran out in 2010.

2. Spring Meadow

Spring Meadow was constructed on Blocks 203.01, 203.02, 203.03, 203.04, 203.05, 203.06 and 203.07 as an inclusionary affordable housing development. Spring Meadow has 73 units, a few of which were lost to foreclosure, but the deed restrictions are still in place on the balance of them. Appendix D contains a list of 71 Spring Meadow units. Deed restrictions were in place beginning in 1994 so the 30 year restriction will expire in 2024.

3. Existing Inclusionary and 100% Affordable Parcels

There are four vacant sites currently zoned R-3 or R-4 Residential that permit inclusionary developments. The four sites were in the 2005 Fair Share Plan and remain in the 2015 Fair Share Plan. Prior Fair Share Plans stated the four sites contained 221 acres of which approximately 66% would be classified as wetlands according to State mapping, leaving 73 buildable acres. These numbers have been refined based on current tax map data and the New Jersey Freshwater Wetlands Map. The four sites total 264.48 acres and approximately 75 acres are buildable uplands. An additional 6.8 upland acres are situated on Site #4 but they are surrounded by wetlands and isolated from other uplands. These 6.8 acres, without a wetland delineation, appear to be unlikely to be developed because of Freshwater Wetlands regulations.

Assuming a mid-range density of 4 units per net acre and a 15% set-aside, the four sites were anticipated, in the 2005 Fair Share Plan to produce 292 total units, including 43 affordable units. For this 2015 Fair Share Plan, wetland areas were calculated from the Freshwater Wetlands maps and acreage and the number of anticipated units were updated from prior Fair Share Plans. Following is a summary of each site. Appendix A and Appendix B contain an aerial photograph location map with freshwater wetlands and tax map information for each site.

a. Site 1, King Street Site

Block 1001, Lot 28 and Block 1002, Lots 6, 7, 15, 16, and 20 are zoned R-3. The site is located along Kings Road in the eastern portion of the Township and contains 105.8 acres. Significant areas of wetlands exist on the site according to the New Jersey Freshwater Wetlands Maps, potentially reducing the buildable area to 5.4 acres (reduced from 15 acres in prior plans). 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 may 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 was originally included in the Fair Share Plan, but then it was excluded. Until detailed site constraints, such as a wetland delineation, Letter of Interpretation and transition area is determined, Site 1 is proposed to remain in the plan as a potential affordable housing site.

Based on current acreage and assumptions identified in 3. above, the site could accommodate 21 units of which 3 units would be affordable.

b. Site 2, Rancocas Road Site

Block 802, Lots 1, 2 and 3 are zoned R-3. Tarnsfield, an existing residential development is located to the north and west of the site. The site contains three lots totaling 21.55 acres, of which 4.3 acres (reduced from 9 acres in prior plans) are buildable. Based on the listed assumptions, this site would yield 3 affordable units out of 17 total units. 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 is 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, Woodlane Road West

Block 803.08, Lots 37, 38 and 42 are zoned R-3. The site is located west of the Tarnsfield Subdivision. The three lots contain 74.57 acres, of which 33.98 acres (expanded from 25 acres in prior plans) are considered buildable. Based on the listed assumptions, 136 total units will provide 20 affordable units. 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 is retained as part of the Round 3 plan, subject to the revised zoning requirements to be consistent with current COAH rules.

d. Site 4, Woodlane Road West or Ingerman Site

Block 401, Lots 2 and 8 were included in the original Site 4. Lot 7 was added in 2014. Lot 7 contains one acre and is surrounded by Lot 8. Lot 7 was added to the Lots 2 and 8 Site to provide more efficient site development and access for redevelopment. The parcel has frontage along Woodlane Road and is bordered to the east by farmland and Interstate 295. Lot 2 is located in the R-4 Residential Zone and Lots 7 and 8 are zoned Industrial. The Site is located to the east of the Rolling Hills East development in the northwest part of the Township. Lot 2 contains approximately 33.86 acres, Lot 7 contains 1.0 acres, and Lot 8 contains approximately 27.7 acres for a total of approximately 62.56 acres. Total uplands on the site equals 38.0 acres, however, 6.8 acres are separated from the primary accessible lands along Woodlane Road so approximately 31.2 acres would be buildable unless an on-site delineation yields less extensive wetlands than what is shown on the Freshwater Wetlands Map. This site is located in Planning Area 2 on the State Plan. It is within an existing sewer service area, and has access to the potable water supply.

Block 401, Lots 2 and 8 were approved as "A Non-Condensation Area in Need of Redevelopment" by the Land Development Board (LDB) on April 2, 2014. Township Committee subsequently designated the area by Resolution No. 45-14 dated March 25, 2014 (Appendix E).

The Area in Need of Redevelopment Investigation was amended to include Block 401, Lot 7 in August, 2015 and the LDB referred the recommendation to include Lot 7 as an Area in Need of Redevelopment to Township Committee at their September 2, 2015 meeting. Resolution #15-2015, signed September 16, 2015, recommended Township Committee adopt an Ordinance and Redevelopment Plan for Block 401, Lots 2, 7 and 8 (Appendix F).

An Amended Redevelopment Plan was prepared for Block 401, Lots 2, 7 and 8 and it was approved by the Land Development Board. Township Committee adopted Resolution No. 116-15 on September 8, 2015 designating the properties "A Non-Condensation Redevelopment Area" (Appendix G). Resolution #15-2015 was adopted by the LDB on September 16, 2015 recommending that Township Committee adopt an Ordinance for the Block 401, Lots 2, 7 and 8 Redevelopment Plan which was heard at the September 16, 2015 meeting.

Ordinance No. 14-2015, was adopted by Township Committee adopting the Redevelopment Plan which shall supersede any provision of the Westampton Zoning Ordinance (Appendix H).

The Redevelopment Plan encourages the productive use of the property to increase the Township's diversity of housing stock and to assist the Township in satisfying its affordable housing obligation. Permitted principal uses are non-age restricted, attached multi-family dwelling units, with all such units set aside for low- and moderate-income rental households per current NJHFMA and COAH regulations. Density shall be seven dwelling units per gross acre. The Redevelopment Plan states that 72 low/moderate income multi-family units will be provided on the site's upland areas in addition to a tot lot, passive and active recreation and a community building with rental office. The development will be 100% affordable units.

4. Regional Contribution Agreements (RCAs)

The only RCAs that have been fully executed and funds transferred to the receiving town were those permitted as credits toward the Round 2 litigation. For Westampton, a 12-unit RCA was completed with Mount Holly. These 12 units count toward satisfying the 2nd Round obligation.

5. Rental Component

Prior Westampton Township Fair Share Plans indicated that the Township had 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. Round 3 Plan Components

1. Third Round Obligations

The Declaratory Judgment filed on July 8, 2015 stated, “And it appearing that Township has agreed, based on the Prior Round methodology, as calculated by David N. Kinsey, PhD, FAICP, PP, the Township's fair share obligations consists of a 32 Present Need, a 221 Prior Round obligation, and a 613 unit Third Round obligation; And it further appearing that the Township has agreed to demonstrate how it meets or will meet its fair share obligations by filing a fair share plan within five months of the filing of the declaratory judgment complaint.” This section of the Fair Share Plan demonstrates how the Township intends to meet its Third Round Obligation.

2. Rehabilitation 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.

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.

a. 124 Olive Street

One property, 124 Olive Street, also known as Block 110, Lot 6, was 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.

b. 593 Fort Drive

A use variance was approved in October, 2009, to permit Salt and Light, Inc. to rehabilitate and 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 (Appendix A).

The renovated structure contains a one-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 intended to be subject to COAH rental regulations and deed restrictions. Kent Pipes, of Salt & Light and Affordable Homes Group, indicated that a COAH deed restriction was not yet placed on the units, however, a 3 year Deed restriction from the Veterans Administration that was placed on the property has now expired. A COAH Deed restriction must be placed on the unit.

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

c. 38 Winstead Drive

38 Winstead is located on Block 401.01, Lot 73 (Appendix A). The property is owned by Salt & Light and/or Affordable Homes Group and is used as one low income, owner occupied unit in the Rolling Hills East development. There was a 3 year Deed restriction placed on the unit from the Veterans Administration. That restriction has expired but Affordable Housing intends to place a current COAH Deed restriction on the unit. Kent Pipes from Affordable Homes Group indicates that \$70,000

of repairs and upgrades were required including \$24,000 to replace the sewer line and reconnect it to the street main.

d. 1841 Burlington Mt. Holly Road

1841 Burlington Mt. Holly Road is situated on Block 1208, Lot 1 (Appendix A). The site contains three upstairs units that are currently rented to lower income residents according to Salt & Light and/or Affordable Homes Group. The 3 rental units include 1, two Bedroom and 2-one bedroom units. The developer received Use Variance approval to construct an additional 8,000 square foot building on vacant land at the site. Their offices would be on the first floor and they would construct additional apartments on the second and third floors. The plan ultimately includes 16 rental units in a new building when it is completed however, there is also an opportunity for them to provide 30 units instead of 16. Planning Board approval will be required. At this time, the Fair Share Plan includes 16 affordable units.

3. New Construction Component

Based on COAH's original projections, the Township's Round 3 obligation was 201 affordable housing units. Westampton had a remaining Round 2 obligation of 26 units, for a combined obligation of 227 units. Municipal Fair Share Housing Obligations that were revised by the Fair Share Housing Center in July, 2015, indicate the Township has a present need of 32 units, a Prior Round Obligation (1987-1999) of 221 units, and a Third Round Net Prospective Need of (1999-2025) of 613 units. In order to meet the July, 2015 Third Round projected obligation, the following new construction components are proposed.

a. Project Freedom Development

This project, located on Block 204, Lot 4, (subsequently subdivided into Lots 4.02 and 4.03) 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. The site is situated in the PA-2 planning district. The site location is shown on an Aerial Photograph with NJDEP Freshwater wetlands and tax map overlay in Appendix I).

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 was signed and 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 received commitments to fully fund 48 affordable units. A Minor Subdivision application was submitted to divide Block 203, Lot 4, into two lots. New Lot 4.02 would provide the fully funded 48 affordable units in 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. Phase I containing 48 units is almost completed.

A new zoning district, the R-8 District (Appendix J), together with required use and bulk standards, was adopted. In addition, An Area in Need of Redevelopment Investigation was approved for Block 203, Lot 4.03 on April 1, 2014 as was a Redevelopment Plan. Block 203, Lot 4.03 is Phase II of the Project Freedom development. The Redevelopment Plan permits non-age restricted, attached multi-family dwellings with all units set aside for low and moderate-income rental households. Preliminary and Final approved Site Plans are for 24 units to be constructed.

b. Woodmont Properties Apartment Development

Block 902, Lots 1, 2 and 3, are located on Hancock Lane. The site location is shown on an Aerial Photograph with NJDEP Freshwater wetlands and tax map overlay in Appendix K. The site is located adjacent to Burlington Township and is currently farmed. Multi-family residential and agricultural uses are located to the north and east. Retail and hotel uses, including Towne Crossing Shopping Center and the New Jersey Turnpike are situated to the west and south. Lot 1 contains approximately 19.2 acres; Lot 2 contains approximately 1.5 acres; and Lot 3 contains approximately 21.1 acres for a total of 42 acres. 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 contains upland farm fields with approximately 20% of the area forested. The forested area is along the western property lines and, according to NJDEP maps, contains a small area of wetlands.

On August 6, 2014, the Land Development Board reviewed "A Non-Condensation Area in Need of Redevelopment Study" prepared for the site and approved it as a Non-Condensation Area in Need of Redevelopment. The parcel was designated "A Non-Condensation Area in Need of Redevelopment by Township Committee by Resolution dated July 8, 2014. A Redevelopment Plan was prepared and was approved by the LDB on August 6, 2014 and by Township Committee by Resolution #89-14 dated July 8, 2014 (Appendix L) Ordinance No. 89-2014, dated September 9, 2014 adopted the Redevelopment Plan for the properties (Appendix M).

The property is located in the OR-2 Office Research 2 Zoning District, however, the goals and objectives of the Redevelopment Plan are to encourage the use of the site to increase the Township's diversity of housing stock and assist the Township in satisfying affordable housing obligations. Permitted uses include multi-family attached housing and all uses permitted in the OR-2 Zone. Conditional uses include motels and hotels. Gross density is 16 units per acre with the maximum of 475 dwellings for each development. All multi-family attached housing shall be classified as inclusionary housing developments. Each inclusionary housing development shall contain a minimum of 28 units of low- and moderate-income housing and all the affordable units shall satisfy COAH rules and regulations related to rental housing including, but not limited to, income split, bedroom mix, affordability controls and marketing. The required affordable units may be dispersed throughout the inclusionary development or may be concentrated in one or two buildings.

Resolution No. 64-2014, dated September 9, 2014 designated Woodmont Properties LLC as the redeveloper for Block 902, Lots 1, 2 and 3. Resolution No. 106-14 (Appendix N) by Township Committee, dated October 14, 2014, authorized the Execution of a Redevelopment Agreement with Woodmont Properties. The Redevelopment Agreement was signed on November 20, 2014. The Redevelopment Agreement states that the property will be developed as multi-family housing rentals containing approximately 456 units, 28 of which will be low and moderate income. The Redevelopment Agreement further states that 6 of the 28 units will be three-bedroom units. The remainder of the bedroom mix and the income split of the 28 affordable units will be determined at the time of site plan approval.

c. 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 is no longer involved with 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. Regional Contribution Agreements (RCAs)

At one point in Round Three, Regional Contribution Agreements were no longer permitted under COAH rules. Since current Fair Share Plans are to be prepared utilizing Round 1 and Round 2 rules which did permit RCA's, it is assumed that RCAs are permitted. The 50-unit RCAs required in conjunction with the Group 70/Orleans development are included in this plan.

5. Existing Inclusionary Zoning Sites

a. Sites #1, #2, #3 and #4

Sites #1, #2, #3, and #4 previously described, remain in the Township's Round 3 Fair Share Plan. Increases in density and affordable housing set-aside requirements to be consistent with current COAH rules will be required for the first three sites. A draft ordinance permitting the increased density and set-aside is included in Appendix P. 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. Each zone will have a sunset provision that deletes the rental housing standards once the Township satisfies its rental obligation.

Based on the revised number of buildable acres and the revised density and set-aside requirements, the four sites are expected to generate 65 to 105 affordable units, assuming either 100% owner-occupied or 100% rental for Sites #1, 2 and #3. 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. Ingerman Organization was designated as the redeveloper and the site was 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.

Site	Total Owner-Occupied	Affordable Owner-Occupied	Total Rental	Affordable Rental
#1	32	8	65	13
#2	26	6	52	10
#3	203	51	407	82
Total	261	65	524	105

6. Group Homes

In prior Fair Share Plans and the Court Master's August 26, 2011 report to Judge Bookbinder regarding Westampton Township, Docket #BUR-L-0641-02 L-3555-06, L-264-08; and L-4102-09, one group home was reported. The home, Holly House, is owned by Family Services, 16 Manor Drive, Block 1002.01, Lot 8, and has 4 Bedrooms. The Township now has two additional Group Homes as follows and as contained in Appendix P.

Dakota Properties, Inc., 151 Kings Road, Block 1102, Lot 24, 3 Bedrooms.

Twin Oaks Community Services, 215 Hill Road, Block 906, Lot 19, 4 Bedrooms.

For group homes, COAH equates one bedroom to one affordable unit. The existing three group homes equal 11 affordable units that are part of the Township's Fair Share Plan. Bonus credits should be available for Group Homes.

7. Long Term Rentals

The Township is investigating the potential for long term rentals of rooms at the Budget Inn. These would be managed by Burlington County Social Services Board for welfare clients.

8. Summary of Round 3 Units

The ultimate housing obligation, credits and bonus credits are to be determined by the Court. Using available information, the following Summary of Round Three Credits is provided in the table on the following page. The New Jersey Planning Official article referenced in the Introduction to the Fair Share Plan listed the availability of bonus credits for affordable housing provided in Redevelopment Areas. This Fair Share Plan identified a number of Redevelopment Areas but potential bonus credits were only listed for rental and age restricted housing. Bonus

credits may be available for affordable housing in areas determined to be in Need of Redevelopment. Bonus credits may also be available for very low income residents. If so, the Township would provide income information to obtain those credits.

SUMMARY OF ROUND THREE CREDITS	
Site/Location	Credits
124 Olive Street Owner Rehab Unit	1
593 Fort Drive Rehab Units	2
Bonus Credit-2 Rental	2
38 Winstead Drive	1
1841 Burlington Mt. Holly Road	16
Bonus Credit-3 Existing Rentals	3
13 Future Rentals	13
Spring Meadow	72
Project Freedom	72
Bonus Credit-48 Constructed	48
24 Future Rentals	24
Group 70/Orleans	24
Bonus Credit-Age Restricted	8
Regional Contribution Agreements	62
Inclusionary Zoning Sites (Sites #1-3)	65-105¹
Bonus Credits-Not Determined	---
Woodmont	28
Bonus Credits-Rentals	28
Site #4-Ingerman-Rentals	72
Bonus Credits	72
Group Homes-11 Bedrooms/Units Total	11
Bonus Credits-11 Bedrooms/Units	11
Long Term Rentals-To Be Determined	----
Total Affordable Units	426 to 466
Bonus Credits	209
Total Units and Bonus Credits	635 to 675

¹ The number of Units is dependent upon the ultimate mix of Owner and Rental Units.

E. Development Fee Ordinance

A development fee ordinance was adopted by Township Committee. The mandatory fees have and will continue to 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 Q.

HOUSING ELEMENT

I. POPULATION CHARACTERISTICS AND TRENDS

A. Introduction

This section reviews select population, economic and housing characteristics for the Township based on the 2010 Census data and compared to the 2000 Census data which shows a trend over the past ten year period. In addition, select data for both the County and the State are shown, permitting a comparison between the Township, County and/or State. In addition, comparisons with 2000 and 2010 Census reports and the projections of the Delaware Valley Regional Planning Commission (DVRPC) show past and projected future trends in several of the characteristics.

Based on the 2010 Census data 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. The resident has access to two or more vehicles and drives alone to work with a commute time of 28.2 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. The 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 1 shows the population of the State, the County and the Township for both the 2000 and 2010 Census. 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 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%
<i>Source: U.S. Census, 2000 and 2010</i>						

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 generates population estimates for five-year increments for municipalities within its jurisdiction. DVRPC population estimates for Westampton Township are as follows:

Year	Population Estimates
2015	8,926 persons
2020	9,249 persons
2025	10,008 persons

C. Age Composition

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

TABLE 2

Age Composition and Median Age					
Census Year	Township			County	State
	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
<i>Source: U.S. Census, 2000 and 2010</i>					

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 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 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	6.2%%	8.8%	6.4%
Foreign Born	6.5%	11.8%	9.5%
<i>Source: U.S. Census, 2000 and 2010.</i>			

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 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 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, 2000 and 2010.			

School enrollment for Westampton Township is as follows:

TABLE 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
Source: U.S. Census, 2000 and 2010.		

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 Occupations)

Table 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 6

Occupation (Top 5 Occupations)			
	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%
<i>Source: U.S. Census, 2000 and 2010.</i>			

C. Industry (Top 5 Industries)

Table 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 7

Workers by Industry (Top 5 Industries)			
	Township		County
Industry	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%
<i>Source: U.S. Census, 2000 and 2010.</i>			

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 2010 to 2025, the estimates are:

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

III. TRANSPORTATION

A. Vehicles Available Per Household

TABLE 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%
<i>Source: U.S. Census, 2000 and 2010.</i>		

TABLE 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%
<i>Source: U.S. Census, 2000 and 2010.</i>		

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.

IV. INCOME AND POVERTY

A. Income

TABLE 10

Income			
Income Type	Township		County
	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, 2000 and 2010.

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 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, 2000 and 2010.

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 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%
<i>Source: U.S. Census, 2000 and 2010.</i>		

Table 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 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%
<i>Source: U.S. Census, 2000 and 2010.</i>		

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 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, 2000 and 2010.		

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.

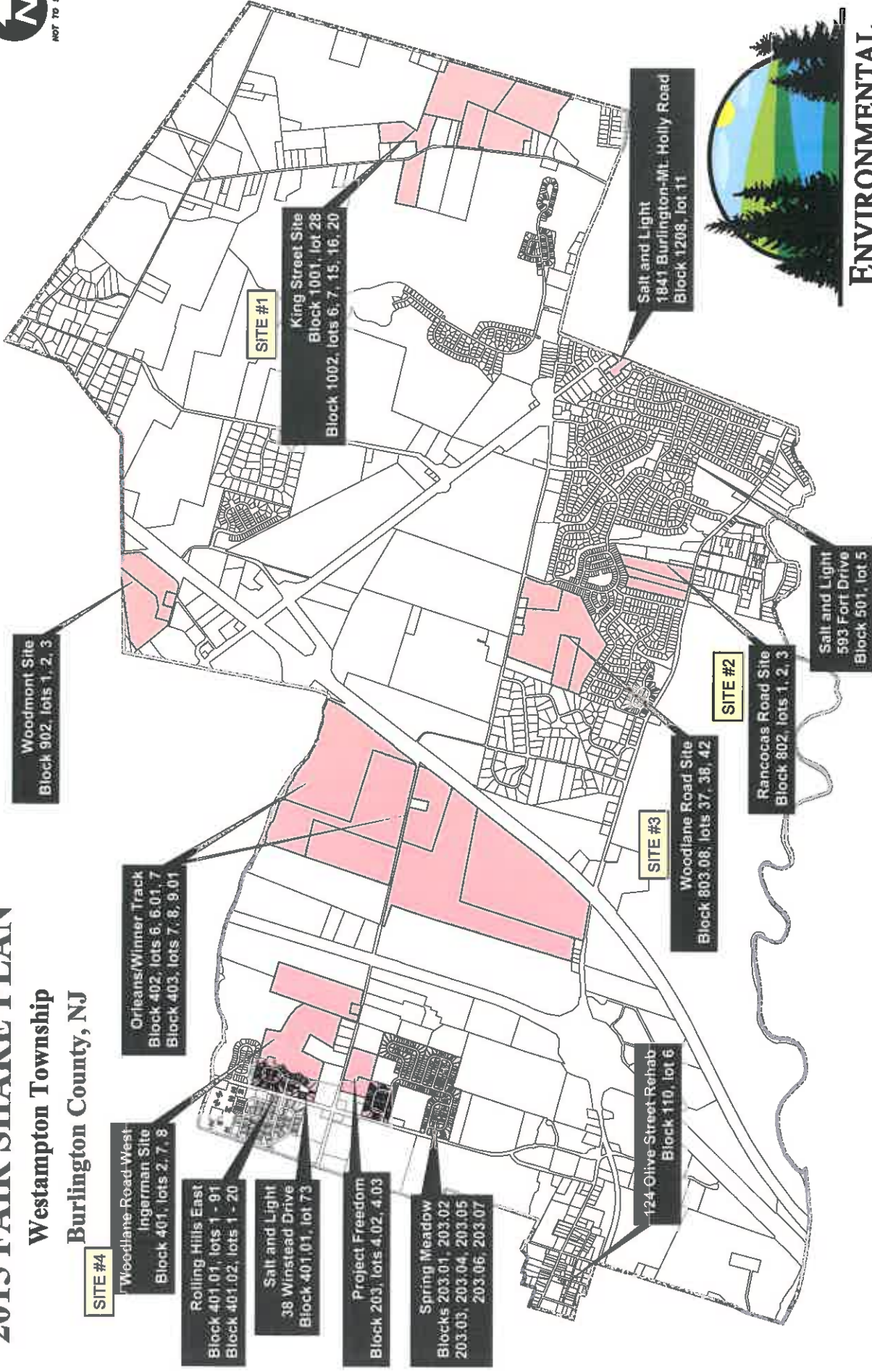
Gross rent as a percent of household income was less than 20% for 15.5% of renter households. Almost 55% of renter households paid 35% or more for rent.

Appendix A
2015 Fair Share Plan Map

2015 FAIR SHARE PLAN

Westampton Township

Burlington County, NJ



**ENVIRONMENTAL
RESOLUTIONS, INC.**

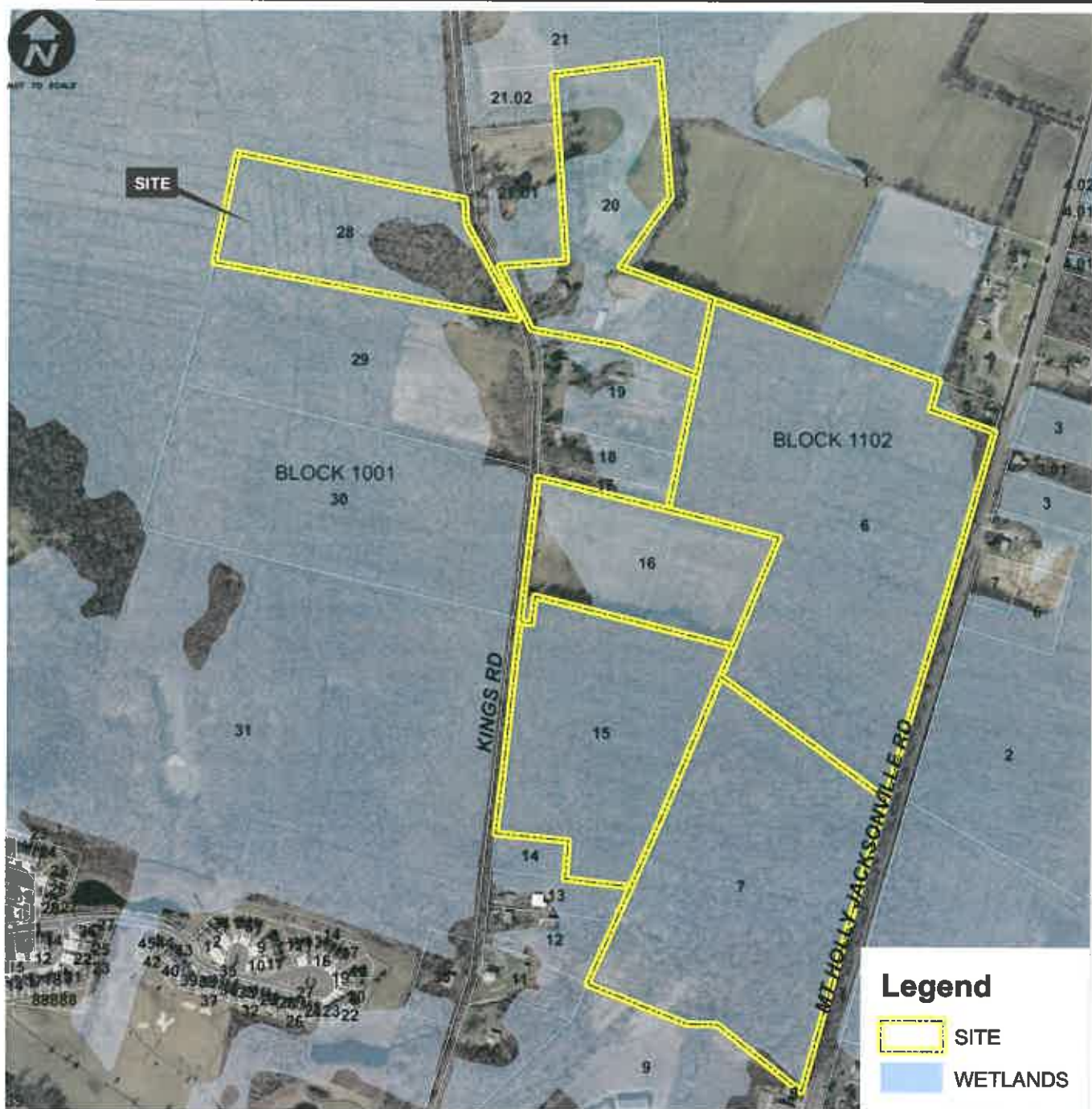
Engineers • Planners • Scientists • Surveyors

815 EAST GATE DRIVE, SUITE 103

MT. LAUREL, NEW JERSEY 08054-1719

Appendix B

Location Maps, Sites #1, #2, #3 and #4

**ENVIRONMENTAL
RESOLUTIONS, INC.**

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815 EAST GATE DRIVE, SUITE 103
MT. LAUREL, NEW JERSEY 08054-1719

SITE #1
FAIR SHARE PLAN SITE LOCATION MAP
KING STREET SITE

**BLOCK 1001, LOT 28, BLOCK 1102, LOT 6, 7, 15, 16, 20
WESTAMPTON TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY**

SOURCE:
NJDEP GIS DATA

SCALE:
1" = 600'



ENVIRONMENTAL RESOLUTIONS, INC.

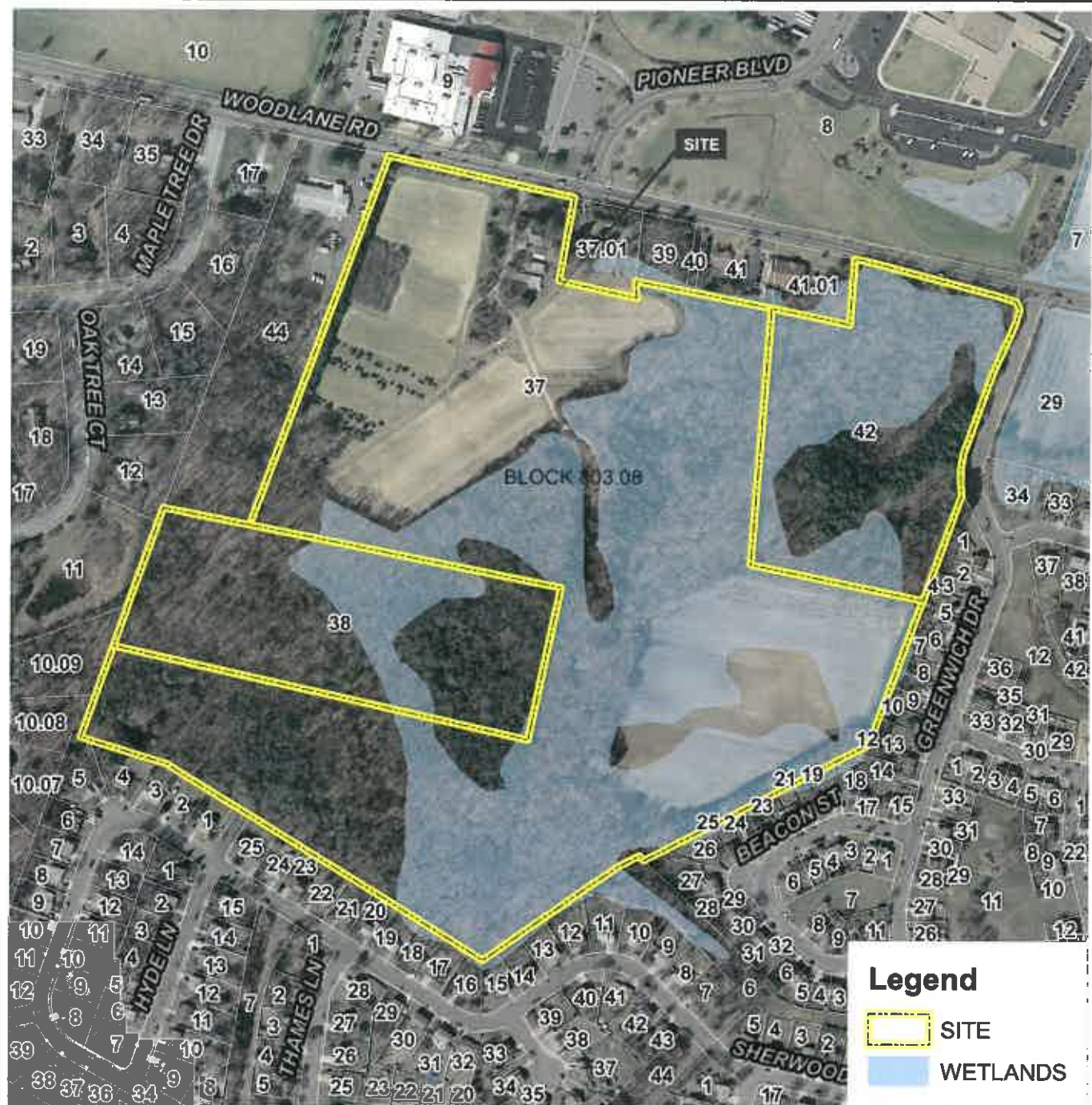
Engineers • Planners • Scientists • Surveyors

815 EAST GATE DRIVE, SUITE 103
MT. LAUREL, NEW JERSEY 08054-1719

SITE #2
FAIR SHARE PLAN SITE LOCATION MAP
RANCOCAS ROAD SITE
BLOCK 802, LOTS 1, 2, 3
WESTAMPTON TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY

SOURCE:
NJDEP GIS DATA

SCALE:
1" = 300'



Legend

- SITE
- WETLANDS



ENVIRONMENTAL RESOLUTIONS, INC.

Engineers • Planners • Scientists • Surveyors

815 EAST GATE DRIVE, SUITE 103
MT. LAUREL, NEW JERSEY 08054-1719

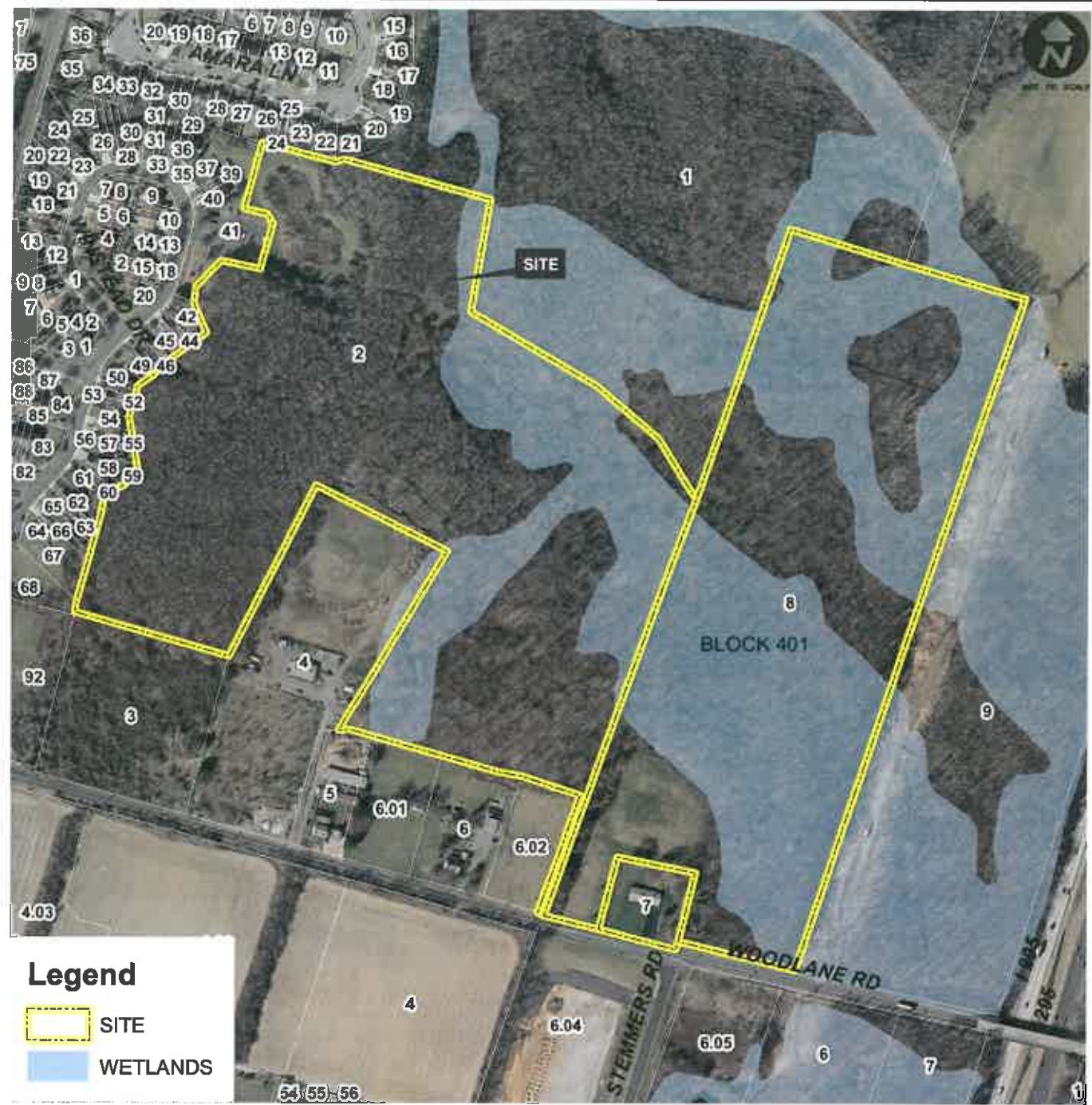
SITE #3

FAIR SHARE PLAN SITE LOCATION MAP WOODLANE ROAD SITE

BLOCK 803.08, LOTS 37, 38, 42
WESTAMPTON TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY

SOURCE:
NJDEP GIS DATA

SCALE:
1"= 400'



Legend

- SITE
- WETLANDS



**ENVIRONMENTAL
RESOLUTIONS, INC.**

Engineers • Planners • Scientists • Surveyors

815 EAST GATE DRIVE, SUITE 103
MT. LAUREL, NEW JERSEY 08054-1719

SITE #4
FAIR SHARE PLAN SITE LOCATION MAP
WOODLANE ROAD WEST, INGERMAN SITE
BLOCK 401, LOTS 2, 7, 8
WESTAMPTON TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY

SOURCE:
NJDEP GIS DATA

SCALE:
1"= 400'

Appendix C

County Home Improvement Program Documentation

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)
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
JOURNEYMAN 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 4024
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] - Secretary 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



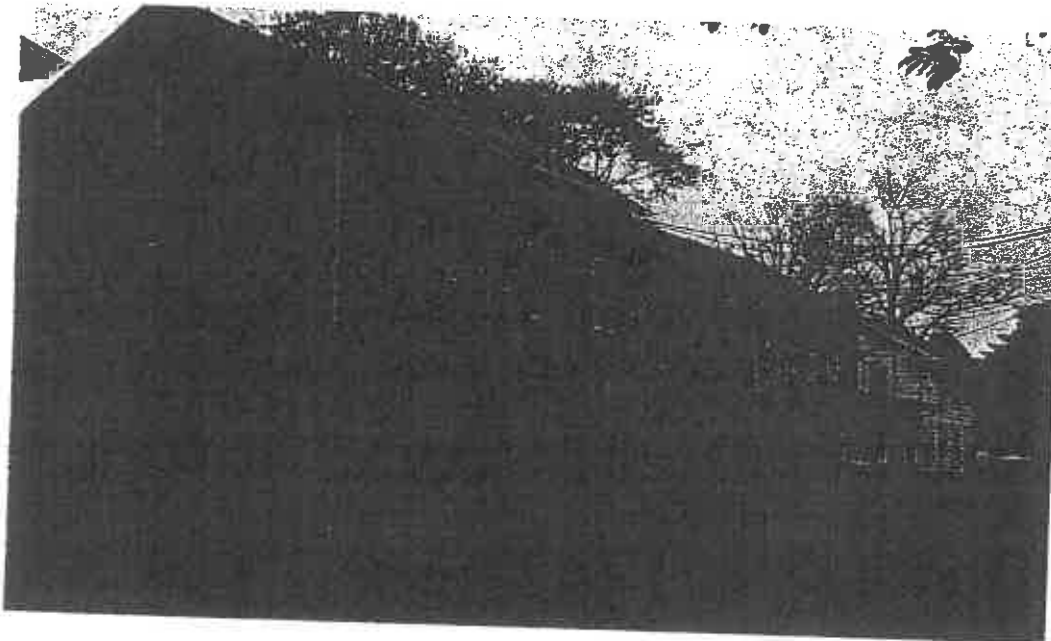
Name of the Picture: 110-6-7

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		

25

	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.			
1.	<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>1200.00</p> <p>4000.00</p> <p>400.00</p> <p>600.00</p> <p>1000.00</p>	<p>A.</p> <p>B.</p> <p>C.</p> <p>D.</p> <p>E.</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>
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>1350.00</p> <p>600.00</p>	<p>A.</p> <p>B.</p>	<p>a. wood frame, sash, sills, and jambs are completely rotted.</p> <p>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>900.00</p>	<p>A.</p>	<p>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.	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 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 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.	400.00 200.00 600.00 A. B. C.	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/SHOWER--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. B. C. D. E. F.	a-j No existing bathroom

(1) Side window ~~apric~~ and floor

	<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: Dan O'Shea

COMPANY NAME: LEGACY PROPERTY MANAGEMENT INC.

ADDRESS: 2076 COUNTRY LANE RD. 210 HUNTINGTON VALLEY PA.

TELEPHONE #: 609-835-8300 856-731-1287

Appendix D

Spring Meadow Affordable 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

Appendix E

Resolution #45-14

TOWNSHIP OF WESTAMPTON

A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WESTAMPTON DETERMINING THAT THE PROPERTIES IDENTIFIED AS BLOCK 401, LOTS 2 AND 8 BE DESIGNATED AS A NON-CONDEMNATION REDEVELOPMENT AREA IN ACCORDANCE WITH THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.

RESOLUTION NO. 45-14

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law") authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment; and

WHEREAS, on January 28, 2014, the Township Committee ("Committee") of the Township of Westampton ("Township") adopted a resolution authorizing and directing the Land Development Board of the Township ("Board") to conduct a preliminary investigation to determine whether certain properties, identified as Block 401, Lots 2 and 8, or any portions thereof ("Study Area"), meet the criteria set forth in the Redevelopment Law and should be designated as a Non-Condemnation Redevelopment Area, as that term is defined by the Redevelopment Law; and

WHEREAS, the Board conducted a preliminary investigation of the Study Area to determine whether it should be designated as a Non-Condemnation Redevelopment Area in accordance with the criteria and procedures set forth in N.J.S.A. 40A:12A-5 and 40A:12A-6; and

WHEREAS, as part of its preliminary investigation, the Board caused Jennifer Beahm, P.P., AICP, the Board's Planner, to prepare an Area In Need of Redevelopment Investigation Study ("Area in Need Study") for the Board for its consideration in determining whether the Study Area should be designated a Non-Condemnation Redevelopment Area; and

WHEREAS, in addition to the foregoing, Ms. Beahm prepared a map showing the boundaries of the proposed redevelopment area and locations of the parcels of property included therein, along with a statement setting forth the basis for its investigation in accordance with N.J.S.A. 40A:12A-6(b)(1); and

WHEREAS, a public hearing was conducted by the Board on March 19, 2014, with notice having been properly given pursuant to N.J.S.A. 40A:12A-6(b)(3); and

WHEREAS, at the public hearing, the Board reviewed the Area in Need Study, the map and associated documents, and heard considerable testimony from Mr. Jim Winckowski from CME, and others; and

WHEREAS, at the public hearing, members of the general public were given an opportunity to be heard and to address questions to the Board concerning the potential designation of the Study Area as a Non-Condemnation Redevelopment Area; and

WHEREAS, after completing its investigation and public hearings on this matter, the Board concluded that there was sufficient evidence to support findings and satisfy the criteria set forth in the Redevelopment Law, particularly at N.J.S.A. 40A:12A-5(c) and (h), for designating the Study Area as a

Non-Condemnation Redevelopment Area and that said designation is necessary for the effective redevelopment of the area comprising said Property; and

WHEREAS, the Board further concluded that there was sufficient evidence to support findings that any designation of the Study Area as a Non-Condemnation Study Area shall not authorize the municipality to exercise the power of eminent domain to acquire any property in the Study Area; and

WHEREAS, in accordance with the Redevelopment Law and as memorialized by way of Resolution dated March 19, 2014, the Board recommended to the Committee that Block 401, Lots 2 and 8 be designated as a Non-Condemnation Redevelopment Area; and

WHEREAS, the Committee considered the Board's recommendation at its regularly scheduled public meeting on March 25, 2014; and

WHEREAS, at the Committee's public meeting, members of the general public were given an opportunity to be heard and to address questions concerning the potential designation of the Study Area as a Non-Condemnation Redevelopment Area; and

WHEREAS, the Committee took the action herein noted.

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Westampton, State of New Jersey, accepts the recommendation from the Land Development Board of the Township of Westampton and finds that Block 401, Lots 2 and 8 on the official tax map of the Township of Westampton be and are hereby deemed to be a Non-Condemnation Redevelopment Area as per the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.; and

BE IT FURTHER RESOLVED, that the designation of Block 401, Lots 2 and 8 as a Non-Condemnation Redevelopment Area shall not authorize the Township to exercise the power of eminent domain to acquire any property in the Study Area; and

BE IT FURTHER RESOLVED, that the Clerk of the Township of Westampton shall forthwith transmit a copy of the within Resolution to the Commissioner of the Department of Community Affairs for review; and

BE IT FURTHER RESOLVED, that within ten (10) days of the Committee's adoption of the within Resolution, the Clerk of the Township of Westampton shall serve notice of Committee's determination and the within Resolution upon all record owners of property within the Non-Condemnation Redevelopment Area, those whose names are listed on the tax assessor's records, and upon each person who filed a written objection thereto and stated, in or upon the written submission, an address to which notice of the determination and Resolution may be sent.

I, Donna Ryan, Clerk of the Township of Westampton, hereby certify that the above is a true copy of a resolution adopted by the Township Committee on the 25 day of March 2014


Donna Ryan, Clerk

Appendix F

Resolution #15-2015

RESOLUTION #15-2015

TOWNSHIP OF WESTAMPTON LAND DEVELOPMENT BOARD

RESOLUTION RECOMMENDING REDEVELOPMENT PLAN OF BLOCK 401,
LOTS 2, 7, AND 8 AS SUBSTANTIALLY CONSISTENT WITH THE
TOWNSHIP'S HOUSING ELEMENT, FAIR SHARE PLAN AND MASTER PLAN
AND RECOMMENDING ADOPTION OF REDEVELOPMENT PLAN BY
TOWNSHIP COMMITTEE

WHEREAS, on August 11, 2015, the Township Committee of the Township of Westampton authorized the Land Development Board to conduct a preliminary investigation to determine if the Study Area comprising Block 401, Lot 7 qualified as a Non-Condemnation Redevelopment Area as that term is defined in the Local Redevelopment and Housing Law, at N.J.S.A. 40A:12A-5; and

WHEREAS, CME Associates prepared a report entitled "Area in Need of Redevelopment Investigation" ("Area in Need Study") and submitted it to the Land Development Board for its review and analysis; and

WHEREAS, on September 2, 2015, the Land Development Board conducted a public hearing and voted to recommend that Block 401, Lot 7 be designated by the Township Committee as a Non-Condemnation Redevelopment Area as provided for under the Local Redevelopment and Housing Law; and

WHEREAS, the Township Council adopted a Resolution of the Township Committee of the Township of Westampton Determining That the Property Identified as Block 401, Lot 7 be Designated as a Non-Condemnation Redevelopment Area in Accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-5, et seq. on September 8, 2015; and

WHEREAS, after receiving the Land Development Board's March 19, 2014 resolution recommending the designation of Block 401, Lots 2 and 8 as a Non-Condemnation Redevelopment Area, the Township Council adopted a Resolution of the Township Committee of the Township of Westampton Determining That the Properties Identified as Block 401, Lots 2 and 8 be Designated as a Non-Condemnation Redevelopment Area in Accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-5, et seq. on March 25, 2014; and

WHEREAS, the Township Committee adopted a resolution on August 11, 2015, directing the Township Planner to prepare a redevelopment plan and to present it the Land Development Board, and further directing the Land Development Board to transmit a report containing its recommendation concerning the redevelopment plan to the Township committee; and

WHEREAS, CME Associates prepared a proposed redevelopment plan entitled "Block 401, Lots 2, 7 & 8 Redevelopment Plan" ("Redevelopment Plan"); and

WHEREAS, the Land Development Board considered the Redevelopment Plan at its public meeting on September 16, 2015; and

**WHEREAS, the Land Development Board heard evidence in connection the Redevelopment Plan;
and**

**WHEREAS, the Land Development Plan provided the general public with an opportunity to
comment on the Redevelopment Plan;**

**NOW, THEREFORE BE IT RESOLVED that the Land Development Board of the Township of
Westampton, New Jersey hereby finds that the Block 401, Lots 2, 7 and 8 Redevelopment Plan is
substantially consistent with the Township's Housing Element and Fair Share Plan, all other elements of
the Township's Master Plan, and the 2009 Westampton Visioning Statement; and**

**BE IT FURTHER RESOLVED, that the Land Development Board recommends that the Township
adopt an ordinance adopting the Block 401, Lots 2, 7 and 8 Redevelopment Plan; and**

**BE IT FURTHER RESOLVED, that the Secretary of the Land Development Board is directed to
forward a copy of this resolution to the Township Committee for further consideration and action; and**

**BE IT FURTHER RESOLVED, that the Chairman and Secretary of the Land Development Board are
hereby authorized to affix signatures to this Resolution memorializing the vote regarding this
recommendation, and the Secretary is authorized to advertise the action taken by way of this Resolution
in the Township's official newspaper, and furthermore, to send certified copies of this Resolution to the
Township Committee.**

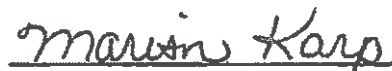
**TOWNSHIP OF WESTAMPTON LAND
DEVELOPMENT BOARD**

BY:


Chairman

Date signed: September 16, 2015

Witnessed by:


, Secretary

**Township of Westampton Land
Development Board**

Appendix G
Resolution #116-15

TOWNSHIP OF WESTAMPTON

A RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF WESTAMPTON DETERMINING THAT THE PROPERTIES IDENTIFIED AS BLOCK 401, LOT 7 BE DESIGNATED AS A NON-CONDEMNATION REDEVELOPMENT AREA IN ACCORDANCE WITH THE LOCAL REDEVELOPMENT AND HOUSING LAW, N.J.S.A. 40A:12A-1 ET SEQ.

RESOLUTION NO. 116-15

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. (the "Redevelopment Law") authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment; and

WHEREAS, on August 11, 2015, the Township Committee ("Committee") of the Township of Westampton ("Township") adopted a resolution authorizing and directing the Land Development Board of the Township ("Board") to conduct a preliminary investigation to determine whether certain property, identified as Block 401, Lot 7 ("Study Area"), meets the criteria set forth in the Redevelopment Law and should be designated as a Non-Condemnation Redevelopment Area, as that term is defined by the Redevelopment Law; and

WHEREAS, the Board conducted a preliminary investigation of the Study Area to determine whether it should be designated as a Non-Condemnation Redevelopment Area in accordance with the criteria and procedures set forth in N.J.S.A. 40A:12A-5 and 40A:12A-6; and

WHEREAS, as part of its preliminary investigation, the Board caused its planner to prepare an amended Area In Need of Redevelopment Investigation Study ("Area In Need Study") for the Board for its consideration in determining whether the Study Area should be designated a Non-Condemnation Redevelopment Area in addition to adjacent Block 401, Lots 2 and 8 which had previously been designated Non-Condemnation Redevelopment Areas; and

WHEREAS, in addition to the foregoing, the planner prepared a map showing the boundaries of the proposed redevelopment area and locations of the parcels of property included therein, along with a statement setting forth the basis for its investigation in accordance with N.J.S.A. 40A:12A-6(b)(1); and

WHEREAS, a public hearing was conducted by the Board on September 2, 2015, with notice having been properly given pursuant to N.J.S.A. 40A:12A-6(b)(3); and

WHEREAS, at the public hearing, the Board reviewed the Area in Need Study, the map and associated documents, and heard considerable testimony from its planner and others; and

WHEREAS, at the public hearing, members of the general public were given an opportunity to be heard and to address questions to the Board concerning the potential designation of the Study Area as a Non-Condemnation Redevelopment Area; and

WHEREAS, after completing its investigation and public hearings on this matter, the Board concluded that there was sufficient evidence to support findings and satisfy the criteria set forth in the Redevelopment Law, particularly at N.J.S.A. 40A:12A-5(c) and (h), for designating the Study Area as a

Non-Condernnation Redevelopment Area and that said designation is necessary for the effective redevelopment of the area comprising said Property; and

WHEREAS, the Board further concluded that there was sufficient evidence to support findings that any designation of the Study Area as a Non-Condernnation Study Area shall not authorize the municipality to exercise the power of eminent domain to acquire any property in the Study Area; and

WHEREAS, in accordance with the Redevelopment Law, the Board recommended to the Committee that Block 401, Lot 7 be designated as a Non-Condernnation Redevelopment Area; and

WHEREAS, the Committee considered the Board's recommendation at its regularly scheduled public meeting on September 8, 2015; and

WHEREAS, the Committee took the action herein noted.

NOW, THEREFORE, BE IT RESOLVED, that the Township Committee of the Township of Westampton, State of New Jersey, accepts the recommendation from the Land Development Board of the Township of Westampton and finds that Block 401, Lot 7 on the official tax map of the Township of Westampton be and is hereby deemed to be, together with Lots 2 and 8, a Non-Condernnation Redevelopment Area as per the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.; and

BE IT FURTHER RESOLVED, that the designation of Block 401, Lot 7 as a Non-Condernnation Redevelopment Area shall not authorize the Township to exercise the power of eminent domain to acquire any property in the Study Area; and

BE IT FURTHER RESOLVED, that the Clerk of the Township of Westampton shall forthwith transmit a copy of the within Resolution to the Commissioner of the Department of Community Affairs for review; and

BE IT FURTHER RESOLVED, that within ten (10) days of the Committee's adoption of the within Resolution, the Clerk of the Township of Westampton shall serve notice of Committee's determination and the within Resolution upon all record owners of property within the Non-Condernnation Redevelopment Area, those whose names are listed on the tax assessor's records, and upon each person who filed a written objection thereto and stated, in or upon the written submission, an address to which notice of the determination and Resolution may be sent.

I, Donna Ryan, Clerk of the Township of Westampton, hereby certify that the above is a true copy of a resolution adopted by the Township Committee on the 8 day of Sept 20 15


Donna Ryan, Clerk

Appendix H
Ordinance No. 14-2015

TOWNSHIP OF WESTAMPTON

**ORDINANCE OF THE TOWNSHIP OF WESTAMPTON ADOPTING A REDEVELOPMENT PLAN IN
ACCORDANCE WITH N.J.S.A. 40A:12A-7 FOR BLOCK 401, LOTS 2, 7 AND 8**

ORDINANCE 14-2015

WHEREAS, on March 25, 2014 the Township Committee adopted Resolution No. 45-14 which designated a certain delineated area, commonly known as Block 401, Lots 2 and 8 as a Non-Condemnation Redevelopment Area pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.; and

WHEREAS, on January 28, 2014, the Township Committee directed the Land Development Board to cause a redevelopment plan to be prepared for Block 401, Lots 2 and 8, including an outline for the planning, development, redevelopment or rehabilitation of the Redevelopment Area pursuant to pursuant to N.J.S.A. 40A:12A-7; and

WHEREAS, on May 13, 2014, the Township Committee adopted Ordinance 5-2014, adopting a redevelopment plan in accordance with N.J.S.A. 40A:12A-7 for Block 401, Lots 2 and 8; and

WHEREAS, the Township Committee adopted a Resolution of the Township Committee of the Township of Westampton Determining That the Property Identified as Block 401, Lot 7 as a Non-Condemnation Redevelopment Area in Accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-5, et seq. on September 8, 2015; and

WHEREAS, on August 11, 2015, the Township Committee adopted a resolution directing the Township Planner to prepare a redevelopment plan for block 401, Lot 7 and to present it to the Land Development Board, and further directing the Land Development Board to transmit a report containing its recommendation concerning the redevelopment plan to the Township Committee;

WHEREAS, the Land Development Board has prepared a proposed redevelopment plan ("Redevelopment Plan"), incorporated in full herein by reference, entitled "Block 401, Lots 2, 7, and 8 Redevelopment Plan" and by motion at the Land Development Board's September 16, 2015 meeting, has transmitted it to the Township Committee, finding that all the provisions of the Redevelopment Plan are either substantially consistent with the municipal master plan and the 2009 Visioning Statement, or designed to effectuate the master plan and 2009 Visioning Statement, and recommending that it be adopted; and

WHEREAS, the Redevelopment Plan includes an outline for the planning, development, and redevelopment of Block 401, Lots, 2, 7, and 8 ("the Redevelopment Area") sufficient to indicate:

(1) the Redevelopment Area's relationship to definite local objectives as to appropriate lands uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;

(2) proposed land uses and building requirements in the Redevelopment Area;

(3) there is no need for temporary or permanent relocation of residents in the Redevelopment Area;

(4) there is no property within the Redevelopment Area which is proposed to be acquired;

(5) any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan;

(6) no affordable housing units are to be removed as a result of implementation of the Redevelopment Plan;

(7) inclusion of affordable housing in accordance with the "Fair Housing Act" and the housing element of the municipal master plan;


(8) the relationship between the Redevelopment Plan and pertinent municipal development regulations.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Westampton that the Redevelopment Plan for Block 401, Lots 2, 7, and 8 is hereby approved; and

BE IT FURTHER ORDAINED that the Redevelopment Plan shall supersede any provision of the Westampton Township Zoning Ordinance and the Block 401, Lots 2 & 8 Redevelopment Plan previously adopted by the Township Committee on May 13, 2014, and that the zoning district map included in the Township Zoning Ordinance is hereby amended to indicate the Redevelopment Area and incorporate the Proposed Redevelopment Plan; and

BE IT FURTHER ORDAINED that the Township Clerk forward a true copy of the adopted ordinance to the Burlington County Planning Board pursuant to N.J.S.A. 40:55D-16 and publish notice of this ordinance in accordance with N.J.S.A. 40:49-2.d.

I, Donna Ryan, Clerk of the Township of Westampton, hereby certify that the above is a true copy of an ordinance adopted by the Township Committee on the 13 day of Oct 20 15


Donna Ryan, Clerk

Appendix I

Project Freedom Location Map



**ENVIRONMENTAL
RESOLUTIONS, INC.**

Engineers • Planners • Scientists • Surveyors

815 EAST GATE DRIVE, SUITE 103
MT. LAUREL, NEW JERSEY 08054-1719

FAIR SHARE PLAN SITE LOCATION MAP PROJECT FREEDOM SITE

BLOCK 203, LOTS 4.02, 4.03
WESTAMPTON TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY

SOURCE:
NJDEP GIS DATA

SCALE:
1"= 300'

Appendix J

R-8 Residential Zoning District Ordinance

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: 2½ 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".

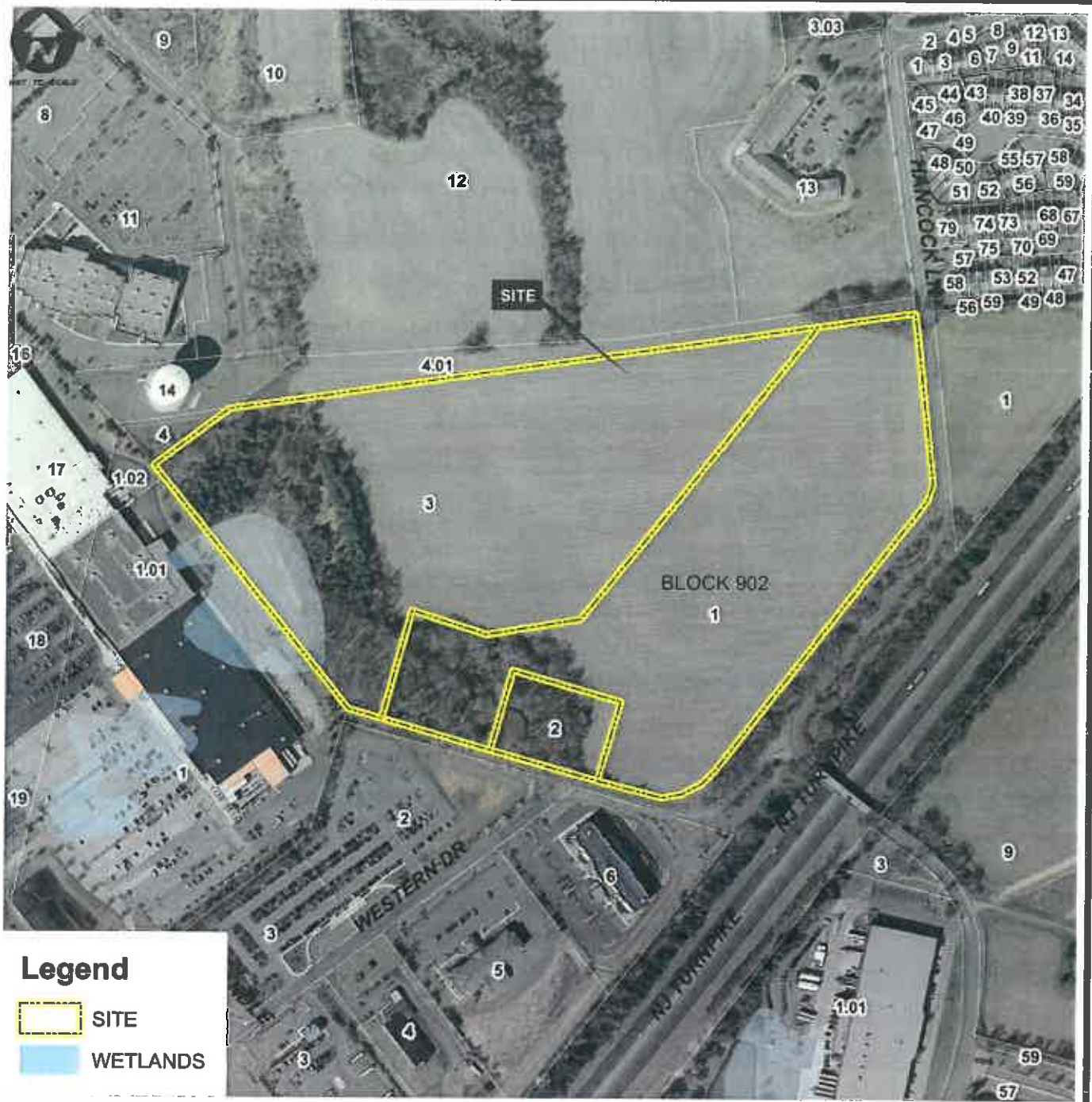
3. All COAH-qualified units shall be constructed as rental units.

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 K
Woodmont Location Map



Legend

- SITE
- WETLANDS



**ENVIRONMENTAL
RESOLUTIONS, INC.**

Engineers • Planners • Scientists • Surveyors

815 EAST GATE DRIVE, SUITE 103
MT. LAUREL, NEW JERSEY 08054-1719

FAIR SHARE PLAN SITE LOCATION MAP WOODMONT SITE

BLOCK 902, LOTS 1, 2, 3
WESTAMPTON TOWNSHIP
BURLINGTON COUNTY, NEW JERSEY

SOURCE:
NJDEP GIS DATA

SCALE:
1" = 400'

Appendix L

Resolution #89-2014

TOWNSHIP OF WESTAMPTON

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF
THE TOWNSHIP OF WESTAMPTON, CONCERNING THE
PREPARATION OF A REDEVELOPMENT PLAN FOR
THE REDEVELOPMENT OF BLOCK 902, LOTS 1, 2 AND 3
IN THE TOWNSHIP OF WESTAMPTON UNDER THE
NEW JERSEY LOCAL REDEVELOPMENT AND
HOUSING LAW (N.J.S.A. 40A:12A-1 *et seq.*)**

RESOLUTION # 89 - 14

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A. 40A:12A-1 et seq.* (the "Redevelopment Law") authorizes municipalities to determine whether certain parcels of land located therein constitute an area in need of redevelopment; and

WHEREAS, to determine whether certain parcels of land constitute an area in need of redevelopment, the Township Committee (the "Township Committee") of the Township of Westampton, by way of resolution adopted May 13, 2014, authorized and directed the Land Development Board of the Township (the "Land Development Board") to conduct a preliminary investigation to determine whether three parcels of land fronting on Hancock Lane in Westampton Township, which properties are identified as Block 902, Lots 1, 2 and 3 (collectively, the "Study Area"), meet the criteria set forth in the Redevelopment Law and should be designated as a Non-Condensation Redevelopment Area, as defined by *N.J.S.A. 40A:12A-6*; and

WHEREAS, the Land Redevelopment Board held a public hearing in accordance with the law and upon proper notice, on July 2, 2014 and, by its resolution of July 2, 2014, recommended to the Township Committee that the Study Area be deemed to be a Non-Condensation Redevelopment Area; and

WHEREAS, the Township Committee by its resolution adopted on July 8, 2014 accepted that recommendation and deemed the Study Area to be a Non-Condensation Redevelopment Area; and

WHEREAS, the Township Committee desires to authorize and direct the Township Planner to cause a redevelopment plan to be prepared for presentation to the Land Development Board pursuant to *N.J.S.A. 40A:12A-7*; and

WHEREAS, the Township Committee desires to authorize the Land Development Board to review the redevelopment plan and transmit the proposed plan to the governing body for its adoption upon completion of the Land Development Board's review.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Westampton, New Jersey as follows:

1. The Township Planner is hereby authorized and directed to cause a redevelopment plan to be prepared for the Study Area, including an outline for the planning, development, redevelopment of the Study Area pursuant to *N.J.S.A. 40A:12A-7* and present same to the Land Development Board.

2. The Land Development Board shall transmit a report containing its recommendation concerning the redevelopment plan to the Township Committee. The Land Development Board's report shall include an identification of any provisions in the proposed redevelopment plan which are inconsistent with the master plan and recommendations concerning these inconsistencies and any other matters as the Land Development Board deems appropriate.

3. This resolution shall take effect immediately.

I, Donna Ryan, Clerk of the Township of Westampton, hereby certify that the above is a true copy of a resolution adopted by the Township Committee on the 8 day of July, 2011

Donna Ryan
Donna Ryan, Clerk

Appendix M

Ordinance No. 9-2014

TOWNSHIP OF WESTAMPTON

**ORDINANCE OF THE TOWNSHIP OF WESTAMPTON ADOPTING A REDEVELOPMENT PLAN IN
ACCORDANCE WITH N.J.S.A. 40A:12A-7 FOR BLOCK 902, LOTS 1, 2 AND 3**

ORDINANCE NO. 9-2014

WHEREAS, on May 13, 2014 the Township Committee adopted Resolution No. 61-14 which designated a certain delineated area, commonly known as Block 902, Lots 1, 2 and 3 (the "Redevelopment Area") as a Non-Condemnation Redevelopment Area pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.; and

WHEREAS, on July 8, 2014, the Township Committee directed the Land Development Board to cause a redevelopment plan to be prepared for the Redevelopment Area, including an outline for the planning, development, redevelopment or rehabilitation of the Redevelopment Area pursuant to N.J.S.A. 40A:12A-7; and

WHEREAS, the Land Development Board has prepared a proposed redevelopment plan ("Redevelopment Plan"), incorporated in full herein by reference, for the Redevelopment Area and by motion at the Land Development Board's August 6, 2014 meeting, has transmitted it to the Township Committee, finding that all the provisions of the Redevelopment Plan are either substantially consistent with the municipal master plan and the 2009 Visioning Statement, or designed to effectuate the master plan and 2009 Visioning Statement, and recommending that it be adopted; and

WHEREAS, the Redevelopment Plan includes an outline for the planning, development, and redevelopment of the Redevelopment Area sufficient to indicate:

(1) its relationship to definite local objectives as to appropriate lands uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements;

(2) proposed land uses and building requirements in the Redevelopment Area;

(3) there is no need for temporary or permanent relocation of residents in the Redevelopment Area;

(4) there is no property within the Redevelopment Area which is proposed to be acquired;

(5) any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan;

(6) no affordable housing units are to be removed as a result of implementation of the Redevelopment Plan;

(7) inclusion of affordable housing in accordance with the "Fair Housing Act" and the housing element of the municipal master plan;

(8) the relationship between the Redevelopment Plan and pertinent municipal development regulations.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Westampton that the Redevelopment Plan for Block 902, Lots 1, 2 and 3 is hereby approved; and

BE IT FURTHER ORDAINED that the Redevelopment Plan shall supersede any provision of the Westampton Township Zoning Ordinance and that the zoning district map included in the Township Zoning Ordinance is hereby amended to indicate the Redevelopment Area and incorporate the Proposed Redevelopment Plan; and

BE IT FURTHER ORDAINED that the Township Clerk forward a true copy of the adopted ordinance to the Burlington County Planning Board pursuant to N.J.S.A. 40:55D-16 and publish notice of this ordinance in accordance with N.J.S.A. 40:49-2.d.

I, Donna Ryan, Clerk of the Township of Westampton, hereby certify that the above is a true copy of an ordinance adopted by the Township Committee on the 9 day of Sept 2014

Donna Ryan
Donna Ryan, Clerk

Appendix N

Resolution No. 106-14

TOWNSHIP OF WESTAMPTON
RESOLUTION NO. 106-14

**RESOLUTION OF THE TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF WESTAMPTON AUTHORIZING THE EXECUTION
OF A REDEVELOPMENT AGREEMENT WITH WOODMONT PROPERTIES LLC**

WHEREAS, New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et. seq., establishes that the Governing Body for a municipality may act as the redevelopment authority; and

WHEREAS, the Township Committee for the Township of Westampton, acting as the Township's redevelopment authority, by virtue of Ordinance No. 9-14, adopted a redevelopment plan designating Block 902, Lots 1, 2 & 3 as a non-condemnation area in need of redevelopment; and

WHEREAS, the Township Committee for the Township of Westampton is authorized to undertake redevelopment projects, and in furtherance thereof implemented the above-referenced redevelopment plan by way of Ordinance 9-14; and

WHEREAS, on September 9, 2014, the Township Committee for the Township of Westampton adopted Resolution No. 64-2014, designating Woodmont Properties LLC as the redeveloper for Block 902, Lots 1, 2 & 3 for the property and project; and

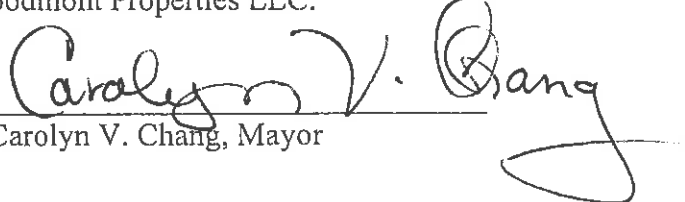
WHEREAS, the Township Committee for the Township of Westampton previously authorized the Solicitor to negotiate a redeveloper agreement, and an agreement has been negotiated and reviewed by the Committee, acting as the redevelopment authority;

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

1. The Mayor, Township Administrator and Township Clerk are hereby authorized and directed to execute the redeveloper agreement with Woodmont Properties LLC on behalf of the Township of Westampton as attached hereto as Exhibit A, acting as the Township's redevelopment authority and subject to final review and approval by the Township Solicitor.
2. The Mayor, Township Administrator and Township Clerk are authorized and directed to take any and all steps as necessary to carry out the execution of the redevelopment agreement with Woodmont Properties LLC.



Donna Ryan, Township Administrator



Carolyn V. Chang, Mayor

Dated: October 14, 2014

Appendix O

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 P
Group Home Tax Sheets

Add

Edit

Close

Delete

<<

>>

Detail

Notes

Letter

Tax Account Maintenance

Block: 1002.01

Lot 9

Qualifier:

Owner: FAMILY SERVICE OF BURLINGTON COUNTY

Prop Loc: 16 MANOR DRIVE

Restricted Edit

General

Assessed Values

Additional

Billing

Deductions

Balance

All Charges

Add/Omit

Owner Street 1: 16 MANOR DRIVE

Account id: 00001234

Street 2:

Additional Lot 1:

City/St: WESTAMPTON NJ

Additional Lot 2:

Zip: 08060-

Property Class: 15F

Country:

Parcel Key:

Phone: () -

Unpaid Interest: .00

Email:

User Msg Code:

Bank Code:

Exclude from Tax Sale:

Municipal Lien: Assignment

Bankruptcy: APR 2

Do Not Accept Online Payment

Outside Lien: Install. Plan:

Sp Charges:

Family Services of Burlington County
4 Bedrooms

Tax Account Maintenance									
Add	Edit	Close	Delete	<<	>>	Detail	Notes	Letter	
Block	906						Notes Exist		
Lot	19								
Qualifier									
Owner	TWIN OAKS COMMUNITY SERVICES INC				Prop Loc	215 HILL ROAD			
General		Assessed Values	Additional	Billing	Deductions	Balance	All Charges	Add/Omit	
Owner Street 1:	770 WOODLANE RD						Account Id:	00001069	
Street 2:							Additional Lot 1:		
City/St	WESTAMPTON, NJ						Additional Lot 2:		
Zip:	08060-						Property Class:	152	
Country:							Parcel Key:		
Phone:	()	-				Unpaid Interest:		.00
Email:							User Msg Code:	003	
Bank Code:							Exclude from Tax Sale:		
Municipal Lien:	Assignment	Bankruptcy:	APR 2:	Do Not Accept Online Payment					
Outside Lien:	Install. Plan:	Sp Charges:							

Twin Oaks Community Services Inc
4 Bedrooms

Appendix Q
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.