

Housing Element

Fair Share Plan

Pemberton Township, Burlington County



November 2015



CGP&H

A handwritten signature in black ink, appearing to read "D. Gerken".

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1. INTRODUCTION AND EXECUTIVE SUMMARY

INTRODUCTION

In 1975 the New Jersey Supreme Court ruled that developing municipalities have a constitutional obligation to provide a realistic opportunity for the construction of low and moderate-income housing. In its 1983 Mt. Laurel II decision the Court expanded the Mt. Laurel doctrine and stated that all municipalities share in the obligation. In July 1985 the Fair Housing Act was enacted as the legislative response to the Supreme Court rulings.

According to the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq. ("MLUL") a municipal Master Plan must contain a Housing Element if the governing body chooses to adopt or amend a zoning ordinance. N.J.S.A. 40:55D-(b)(3), -62(a). Pursuant to the Fair Housing Act, a master plan housing element is required to "be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs with particular attention to low and moderate income housing" with the following required components:

1. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated;
2. A projection of the municipality's housing stock, including the probable future construction of low and moderate income housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
3. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
4. An analysis of the existing and future employment characteristics of the municipality;
5. A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing;
6. A consideration of the lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.

N.J.S.A. 52:27D-310 (a) - (f).

This Housing Element and Fair Share Plan meets all of above statutory requirements of the MLUL, as well as the guidelines of the revised COAH Round III rules.

EXECUTIVE SUMMARY

Pemberton Township is located within the eastern section of Burlington County. The Burlington County municipalities of Springfield Township, New Hanover Township, Woodland Township, Southampton Township and Easthampton Township and the Ocean County municipalities of Plumstead Township and Manchester Township, border the Township. Located within Pemberton are the smaller communities of Birmingham, Browns Mills, Magnolia, New Lisbon and Whitesbog. Pemberton Borough is geographically situated within the Township's boundaries. As a Pinelands Area Municipality, most of the Township falls within the governance of the New Jersey Pinelands Commission and also is home to a portion of the US Department of Defense's Fort Dix Census Designated Place ("CDP"), as well as the Burlington County Corrections and Work Release Center (in the process of being closed). See Figure 1.

The Township of Pemberton consists of 62.5 square miles, which includes a significant land area owned by the US Department of Defense Joint Base McGuire-Dix-Lakehurst ("JB MDL") which incorporates Fort Dix. While there does exist a Memorandum of Understanding outlining the federal government's intention to be in substantial conformance with the New Jersey Pinelands Comprehensive Management Plan (unless essential military needs and circumstances indicate otherwise), Pemberton Township has no authority over the JB MDL (there is no State or municipal civil jurisdiction over any of the federal facilities). US Census data reporting on Pemberton incorporates, at various and differing times, JB MDL statistics.

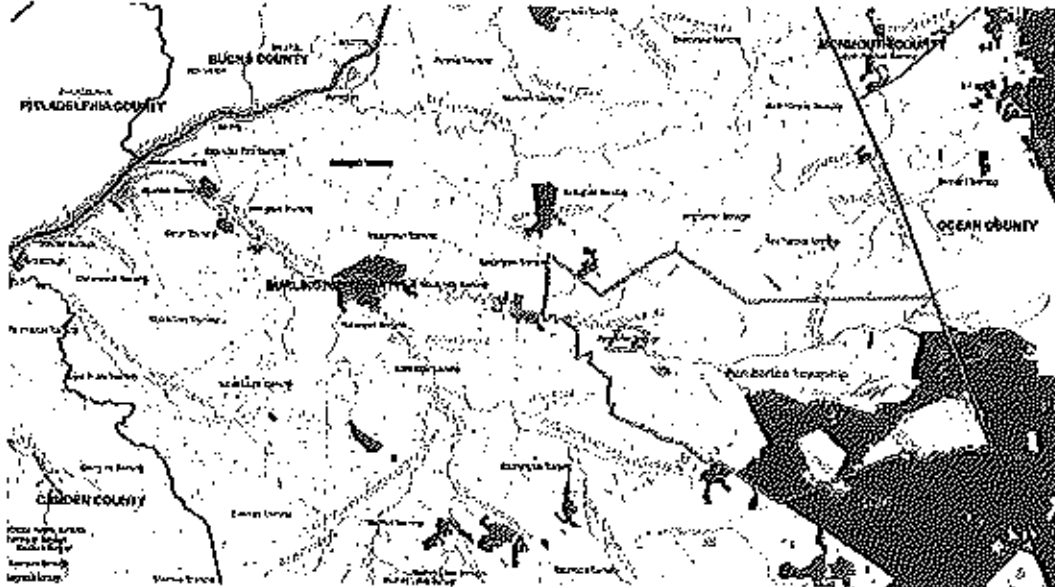
This Housing Element and Fair Share Plan has reviewed demographic, housing and employment statistics for Pemberton Township. The 2010 US Census incorporates the JB MDL population in its statistics, making analysis of non-military Township data difficult.

Recent census data demonstrates that the Township is a community of mainly owner occupied detached single family (1 to 4 unit) homes. Over a quarter of its housing stock of 10,590 units was constructed during the last 45 years (since 1970). While Pemberton Township's population has grown significantly since the 1950s (by 487%), recent years have seen population decreases. Nonetheless, its population is forecast to increase by 11% from 2010 to 2040.

In 2010, the Township had a "younger" population with nearly a quarter of the population under the age of 18, and seniors constituting only 14.8% of the population. While predominately identifying as white in 2013 (70%), Pemberton is a diverse community with a little over 20% of its population identifying as African American or Black and 11.2% identifying as Hispanic or Latino. In 2013, Pemberton Township residents were not as wealthy as County and State residents, with a median and mean household income of \$60,113 and \$70,713 respectively, significantly below County and State median/mean income levels (\$78,446/\$98,211 and \$71,629/\$97,225 respectively).

With respect to its Fair Share Compliance Plan, as no official Third Round Obligation numbers were issued by the State, the Township will select numbers that it believes are realistic and based on sound planning. The *Unofficial Kinsey Report* provided a Rehab Share of 10 units; however the Township has met this obligation through its Small Cities Program. And, as a designated Urban Aid Community, under the current affordable housing rules, Pemberton has a Prospective Need number of zero (0).

FIGURE 1: LOCATION MAP



2. DEMOGRAPHIC, HOUSING AND EMPLOYMENT ANALYSIS

HOUSING STOCK

According to the US Census American Community Survey, in 2013 Pemberton Township contained a total of 10,590 housing units of which 9,966 (94.1%) units were occupied and 624 (5.9%) units were vacant. Of the occupied units, 6,853 (68.8%) were owner occupied and 3,113 (31.2%) were renter occupied. The median value in 2013 for owner occupied homes was \$186,300 and the median monthly gross rent was \$995. The Township's median house value was lower than the County's \$270,200, as well as the County's median gross rent of \$1,095. Source: US Census, 2013 American Community Survey 5-Year Estimates, Tables DP04.

Figure 2 below provides information on the type of units in Pemberton Township. In 2013, units in the township were predominately Single Family units (8,542 or 80.6%): 7,679 or 72.5% were Single Family Detached, and 863 or 8.1% Single Family Attached. The Township contained 166 Two-Family units (1.6%), 1,140 Multi-Family units (10.8%), and 742 (7.0%) mobile homes. While Single Family Detached units were the predominant housing type in the Township, County and State, the Township had a far larger percentage. See Figure 2.

Figure 2: Housing Type

Housing Type	Pemberton Township		Burlington County		New Jersey	
	Total	Percent	Total	Percent	Total	Percent
Total Housing Units	10,590	100%	176,180	100%	3,563,130	100%
Single Family Detached	7,679	72.5%	114,105	64.8%	1,914,321	53.7%
Single Family Attached	863	8.1%	26,210	14.9%	330,155	9.3%
Two-Family	166	1.6%	3,422	1.9%	339,828	9.5%
Multi-Family	1,140	10.8%	29,768	16.9%	943,243	26.5%
Mobile Home	742	7.0%	2,665	1.5%	34,727	1.0%
Other	0	0.0%	10	0.0%	861	0.0%

Source: US Census, 2009-2013 American Community Survey 5-Year Estimates, Tables DP04.

In 2013, over a quarter of Pemberton Township's residences had been built in the 1970s - the largest growth period for housing (2,741 units or 25.9%). Such growth was consistent with the County, where 18% of the housing stock was built during the same period. Interestingly, the State's housing stock mainly originated prior to 1939 (18%) with a significant growth period in the post World War II era (1950 to 1959). New housing construction in the Township has slowed considerably since the 1990's, consistent with both the County and the State. See Figure 3.

FIGURE 3: YEAR HOMES BUILT

Year Built	Pemberton Township		Burlington County		New Jersey	
	Total	(%)	Total	(%)	Total	(%)
2010 or Later	57	0.5%	644	0.4%	12,597	0.4%
2000 to 2009	1,023	9.7%	19,267	10.9%	342,027	9.6%
1990 to 1999	742	7.0%	22,912	13.0%	318,370	8.9%
1980 to 1989	1,263	11.9%	26,043	14.8%	418,186	11.7%
1970 to 1979	2,741	25.9%	31,799	18.0%	461,517	13.0%
1960 to 1969	2,044	19.3%	27,008	15.3%	498,199	14%
1950 to 1959	1,689	15.9%	22,429	12.7%	563,618	15.8%
1940 to 1949	422	4.0%	5,907	3.4%	305,353	8.6%
1939 or Earlier	609	5.8%	20,171	11.4%	642,903	18.0%
Total	10,590	100%	176,180	100%	3,563,130	100%

Source: US Census, 2009-2013 American Community Survey 5-Year Estimates, Table DP04.

Figure 4 displays new construction and demolition permits issued for Pemberton Township. The number of new housing construction permits issued varied greatly from 2000 through 2014 with an average of 27.6 permits issued per year: a maximum of 72 units in 2005 and a minimum of 7 in 2014. A total of 414 permits were issued in the fifteen (15) year period. The reduction in permits issued from 2007/2008 to 2014 appears to reflect the slowdown in the State and National economies. See Figure 4.

FIGURE 4: NEW HOUSING CONSTRUCTION AND DEMOLITION PERMITS

Year	New Housing Units	Demolition
2014	7	7
2013	14	5
2012	18	3
2011	23	11
2010	21	10
2009	30	12
2008	19	13
2007	33	8
2006	27	14
2005	72	11
2004	32	10
2003	25	7
2002	31	4
2001	31	6
2000	31	2
Total	414	123
Yearly Average	27.6	8.2

Source: State of New Jersey Department of Community Affairs, 2014

Figure 5 displays the 2014 Regional Income Limits as adopted by The Council on Affordable Housing (COAH). Incomes for a 1.5 person household were \$18,338 for "Very Low" income, \$30,563 for "Low" income, and \$48,900 for "Moderate" income. For a three person household the income limits for the same three categories were \$22,005, \$36,675, and \$58,680. For a 4.5 person household the income limits for the same three categories were \$25,428, \$42,380, and \$67,808. See Figure 5.

FIGURE 5: 2014 COAH REGIONAL INCOME LIMITS

Household Size	"Very Low" Income	"Low" Income	"Moderate" Income
1 Person	\$17,115	\$28,525	\$45,640
1.5 Person	\$18,338	\$30,563	\$48,900
2 Person	\$19,560	\$32,600	\$52,160
3 Person	\$22,005	\$36,675	\$58,680
4 Person	\$24,150	\$40,750	\$65,200
4.5 Person	\$25,428	\$42,380	\$67,808
5 Person	\$26,406	\$44,010	\$70,416
6 Person	\$28,362	\$47,270	\$75,632
7 Person	\$30,318	\$50,530	\$80,848
8 Person	\$32,274	\$53,790	\$86,064

Source: nj.gov

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The data available from the U.S. Census limits analysis of available units for low and moderate incomes in Pemberton Township. Data from the U.S. Census was used to estimate the approximate number of affordable units available for Very Low, Low, and Moderate income families. See Figure 6.

For a Very Low or Low income family, 588 units were available valued less than \$50,000, and 1,212 units available valued less than \$100,000. For a Moderate Income family, 1,212 units were available valued less than \$100,000 and 2,455 less than \$150,000.

For rental units for Very Low or Low income families, there were 206 units available for rental under \$500, 524 for under \$750 per month, and 1,224 units available for rental under \$1,000 per month. For Moderate income families, there were 1,224 units available for rent under \$1,000 per month, and 1,780 units under \$1,500. See Figure 6.

FIGURE 6: AVAILABILITY OF AFFORDABLE UNITS

	Pemberton Township		Burlington County		New Jersey	
	Total	Percent	Total	Percent	Total	Percent
for "Low" income Households units valued < \$50,000	588	7.50%	2,756	2.1%	36,528	1.7%
for "Low" income Households units valued < \$100,000	1,212	15.5%	7,005	5.4%	91,861	4.3%
for "Moderate" income Households units valued < \$100,000	1,212	15.5%	7,005	5.4%	91,861	4.3%
for "Moderate" income Households units valued < \$150,000	2,455	31.4%	16,294	12.5%	184,658	8.7%
for "Low" income Households units rented < \$500	206	9.73%	1,312	4.0%	94,612	9.3%
for "Low" income Households units rented < \$750	524	24.74%	4,188	12.8%	189,701	18.7%
for "Low" income Households units rented < \$1000	1,224	57.79%	13,251	40.5%	418,554	41.2%
for "Moderate" income Households units rented < \$1000	1,224	57.79%	13,251	40.5%	418,554	41.2%
for "Moderate" income Households units rented < \$1500	1,780	84.04%	25,954	79.3%	810,890	79.9%

Source: US Census, 2006-2010 American Community Survey 5-Year Estimates, Tables DP04.

Substandard Housing

Neither the US Census nor other sources directly measure housing quality. Therefore, other indicators were used to determine inadequate housing stock in Pemberton Township. To determine inadequate housing, the following indicators were used from U.S Census data:

- Constructed prior to 1950
- More than one person per room
- Incomplete plumbing facilities
- Inadequate kitchen facilities
- Inadequate Heating (no fuel, coal or coke, or wood used for heating)
- Inadequate Plumbing facilities

According to these factors, 1,406 units (14%) had at least one indicator. However, the use of these factors does not account for units having one or more of the above (5) indicators. Additionally, the New Jersey Council on Affordable Housing ("COAH") requires units to include at least two of the indicators and to be occupied by a "low" or "moderate" income household. As 1,031 total substandard units were constructed prior to 1950, and 375 units had other indicators, a maximum of 656 units could have two or more indicators. Due to these factors, the actual number of inadequate housing units is considerably lower. See Figure 7.

FIGURE 7: SUBSTANDARD HOUSING INDICATORS IN PEMBERTON

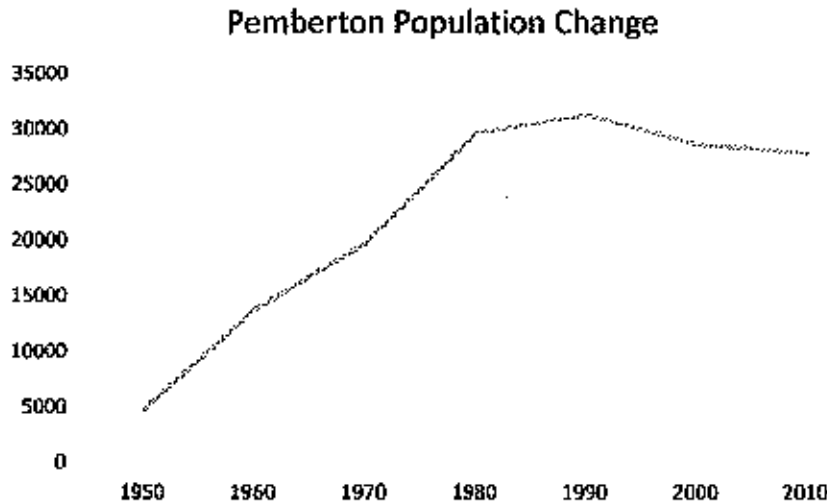
Indicator	Pemberton Township		Burlington County		New Jersey	
	Total	Percent Total	Total	Percent Total	Total	Percent Total
Housing Units						
Constructed Prior to 1950	1,031	9.8%	26,078	14.8%	948,256	26.6%
Overcrowded (more than one person per room)	145	1.5%	1,939	1.2%	110,761	3.5%
Inadequate Plumbing Facilities	11	0.1%	590	0.4%	14,310	0.4%
Inadequate Kitchen Facilities	35	0.4%	890	0.5%	26,678	0.8%
Inadequate Heating	184	1.9%	1,338	0.8%	23,889	0.7%

Source: US Census, 2009-2013 American Community Survey 5-Year Estimates, Table DP04.

DEMOGRAPHIC CHARACTERISTICS

At the time of the U.S. Census in 2010, Pemberton had a total population of 27,912. The population saw growth from 1950 to 1990, then a decrease in the decade between 1990 and 2010. While Pemberton's growth has weathered increases and decreases, overall the population grew by 487.5% from 1950 to 2010. While the County has seen constant continued growth since 1950, its total growth while significant, has not been as large as the Township's (230.2% from 1950 to 2010). Pemberton's population as a percent of the County's population increased from 3.5% in 1950 to 6.2% in 2010. See Figure 8 and Figure 9. Pemberton's population is forecast to increase by 11% from 2010 to 2040, increasing the population by 3,072 residents to 30,982. Source: Delaware Valley Regional Planning Commission, Municipal Data Navigator, <http://www.dvrpc.org/asp/DataNavigator>.

FIGURE 8: POPULATION TRENDS 1950 – 2010 TOWNSHIP OF PEMBERTON



SOURCE: 2010 US CENSUS

Figure 9: Population Trends 1950 – 2010 Township of Pemberton and Burlington County

	Pemberton Township			Burlington County		
	Total Population	Increase	(%)	Total Population	Increase	(%)
1950	4,751		(%)	135,910		(%)
1960	13,726	8,975	188.9%	224,449	88,539	65.0%
1970	19,754	6,028	43.9%	323,132	98,683	44.0%
1980	29,720	9,966	50.5%	362,542	39,410	12.2%
1990	31,342	1,622	5.5%	395,066	32,524	9.0%
2000	28,691	-2,651	-8.5%	423,394	28,328	7.2%
2010	27,912	-779	-2.7%	448,734	25,340	6.2%
Percentage Growth 1950-2010			487.5%			230.2%

Source: 2010 U.S. Census

In 2010, there were a total of 9,997 households in the Township, of which 7,074 or 70.8% lived in family households and of those, 3,061 or 30.6% in family households with children under 18. The total number of households decreased by 53 households from years 2000 to 2010. Of the total Township population of 27,912, 98.3% or 27,427 residents lived in a household. In 2010, the average household size was 2.74, which while larger than Burlington County's 2.62, represented a decrease from the year 2000 average household size of 2.80. Source: 2000 & 2010 US Census, Tables DP-1.

Pemberton Township has a "younger" population. In 2010, the median age was 36.5 with nearly a quarter of the population was under 18 (24.6%; 6,869 residents). Source: 2010 US Census, Table DP-1. The next most predominant age groups in the Township were: 45 to 54 with 15.4% (4,307 residents)

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and 50 to 54 with 7.8% (2,182 residents). Source: 2010 US Census, Table DP-01. In 2010 "seniors" (62 and over) constituted only 14.8% (4,129 residents) of the Township's population. Source: 2010 US Census, Table DP-01. The Township has a slightly larger female population than male (50.2% versus 49.8%). See Figure 10.

FIGURE 10: POPULATION BY SEX AND AGE COHORT, 2010

Age	Total		Male		Female	
	Total	Percent	Total	Percent	Total	Percent
Under 5	1,973	7.1%	1,009	7.3%	964	6.9%
5 - 9	1,936	6.9%	1,034	7.4%	902	8.4%
10-14	1,846	6.6%	904	6.5%	942	6.7%
15 - 19	1,843	6.6%	965	6.9%	878	6.3%
20-24	1,874	6.7%	1,008	7.3%	866	6.2%
25 - 29	2,068	7.4%	1,051	7.6%	1,017	7.3%
30-34	1,882	6.7%	934	6.7%	948	6.8%
35-39	1,858	6.7%	955	6.9%	903	6.4%
40-44	1,837	6.6%	938	6.7%	899	6.4%
45 - 49	2,125	7.6%	1,060	7.6%	1,085	7.6%
50-54	2,182	7.8%	1,075	7.7%	1,107	7.9%
55 - 59	1,733	6.2%	822	5.9%	911	6.5%
60-64	1,498	5.4%	741	5.3%	757	5.4%
65 - 69	1,044	3.7%	488	3.5%	556	4.0%
70 - 74	786	2.8%	348	2.5%	438	3.1%
75 +	1,427	5.1%	566	4.1%	861	6.1%
Total	27,912		13,898		14,014	
Percentage Male/Female		100%		49.8%		50.2%
Median Age	36.5		35.2		38.0	

Source: 2010 US Census, Table QT-P1, Table QT-P2, Table DP-1.

The Township was somewhat more diverse than the County. In 2013, Pemberton Township residents predominately identified themselves as White (69.6%), followed by Black or African American (20.2%). Only 2.1% of the residents identified as Asian, 0.1% as American Indian, .2% as Native Hawaiian and Other Pacific Islander and 2.5% as Other, with 5.3% of the population identifying as being of two or more races. 11.2% of the population identified as Hispanic or Latino, higher than the County percentage of 6.8%, but significantly lower than the State percentage of 18.2%. See Figure 11.

FIGURE 11: RACE

Race	Pemberton Township		Burlington County		New Jersey	
	Percent	Total	Percent	Total	Percent	Total
Identified as one race:						
White	69.6%	19,451	73.9%	332,572	69.2%	6,108,784
Black or African American	20.2%	5,656	16.3%	73,126	13.6%	1,197,753
Asian	2.1%	598	4.5%	20,198	8.6%	756,668
American Indian and Alaskan Native	0.1%	22	0.1%	472	0.2%	20,482
Native Hawaiian and Other Pacific Islander	0.2%	46	0.0%	153	0.0%	2,610
Other	2.5%	695	2.1%	9,581	6.0%	528,846
Total	94.7%	26,468	96.9%	436,102	97.5%	8,615,143
Identified as two or more races	5.3%	1,483	3.1%	13,862	2.5%	217,263
TOTAL POPULATION	100%	27,951	100%	449,964	100%	8,832,406
Hispanic or Latino (of any race/total population)	11.2%	3,134	6.8%	30,577	18.2%	1,603,510

Source: US Census, 2009-2013 American Community Survey 5-Year Estimates, Table DP05.

EMPLOYMENT CHARACTERISTICS

In 2013, 21,850 Pemberton residents were aged 16 and over, with 13,884 in the labor force. Of that number, 11,284 (51.6%) were employed, and 1,179 (7.9%) unemployed. Over a third of the population 16 years and older (7,966 or 35.5%) were not in the labor force¹. Source: 2013 US Census, 2009-2013 American Community Survey 5-Year Estimates, Table DP03.

¹ The Burlington County Corrections and Work Release Center (which as of June 2015 was in the process of closing) as well as portions of the US Department of Defense's Fort Dix Census Designated Place ("CDP"), are located within Pemberton Township thereby affecting reported US Census population and employment numbers.

In Pemberton Township, employment was concentrated in the Educational Services, Health Care and Social Assistance sectors, followed by Public Administration, and then Retail Trade. While the largest number of jobs in Burlington County and the State also were concentrated in the Educational Services, Health Care and Social Assistance sectors, the second and third largest employment areas for the County were Retail Trade and then Professional, Scientific, and Technical Services and Management, and Administrative and Waste Management Services. The State's three largest employment areas were the: Educational Services, Health Care and Social Assistance sectors; the Professional, Scientific, and Technical Services and Management, and Administrative and Waste Management Services; and then the Retail Trade employment areas. Public Administration which accounted for 16.0% of the Township's employment only employed 7.9% of County workers and 4.5% of State workers. See Figure 12.

FIGURE 12: EMPLOYMENT BY INDUSTRIAL SECTOR

Industry	Pemberton Township		Burlington County		New Jersey	
	Count	Share	Count	Share	Count	Share
Civilian Employed Population 16 Year and Over						
Agriculture, Forestry, Fishing and Hunting, Mining	39	0.3%	1,116	0.5%	14,692	0.4%
Construction	562	5.0%	10,957	5.0%	233,339	5.6%
Manufacturing	818	7.2%	17,456	7.9%	369,927	8.8%
Wholesale Trade	285	2.5%	8,153	3.7%	147,576	3.5%
Retail Trade	1,274	11.3%	25,423	11.6%	469,108	11.2%
Transportation and Warehousing, and Utilities	741	6.6%	11,991	5.5%	236,692	5.6%
Information	286	2.5%	4,769	2.2%	123,121	2.9%
Finance and Insurance, and Real Estate, Rental and Leasing	262	2.3%	18,852	8.6%	368,865	8.8%
Professional, Scientific, And Technical Services and Management, and Administrative And Waste Management Services	823	7.3%	25,098	11.4%	529,294	12.6%
Educational Services and Health Care and Social Assistance	3,212	28.5%	54,738	24.9%	981,817	23.4%
Arts, Entertainment, and Recreation and Accommodation and Food Services	799	7.1%	4,725	6.7%	344,102	8.2%
Other Services (excluding Public Administration)	378	3.3%	9,245	4.2%	189,508	4.5%
Public Administration	1,805	16.0%	17,422	7.9%	189,442	4.5%
Total	11,284		219,945		4,197,483	

Source: 2013 US Census, 2009-2013 American Community Survey 5-Year Estimates, Table DP03

In 2013, Pemberton had a median household income of \$60,113, and a mean income of \$70,713. Both figures were lower than Burlington County which had a median income of \$78,446 and a mean income of \$98,211. The most predominant income bracket was \$50,000 to \$74,999, with 2,073 households, or 20.8% of total households in Pemberton. Of the 3,156 households in Pemberton Township, 1,626, or 16.3% made less than \$25,000, and 788, or 7.9%, made less than \$10,000 annually. See Figure 13.

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FIGURE 13: HOUSEHOLD INCOME IN 2013

	Pemberton Township		Burlington County		New Jersey	
	Percent	Total	Percent	Total	Percent	Total
Less than \$10,000	7.9%	788	3.1%	5,151	5.4%	171,165
\$10,000 to \$14,999	2.9%	288	2.4%	3,916	3.8%	120,858
\$15,000 to \$24,999	5.5%	550	6.3%	10,387	8.1%	258,583
\$25,000 to \$34,999	11.2%	1,118	7.0%	11,563	7.9%	251,903
\$35,000 to \$49,999	13.2%	1,320	11.0%	18,220	10.6%	339,303
\$50,000 to \$74,999	20.8%	2,073	18.0%	29,633	16.1%	512,173
\$75,000 to \$99,999	17.3%	1,723	15.2%	25,129	13.0%	412,914
\$100,000 to \$149,999	13.4%	1,337	19.4%	32,042	17.2%	548,453
\$150,000 to \$199,999	5.8%	581	9.4%	15,533	8.5%	271,209
\$200,000 or more	1.9%	188	8.1%	13,405	9.4%	299,857
Median household income (dollars)	x	\$60,113	X	\$78,446	x	\$71,629
Mean household income (dollars)	x	\$70,713	X	\$98,211	x	\$97,225

Source: 2013 US Census, 2009-2013 American Community Survey 5-Year Estimates, Table DP03.

More Township residents worked in Burlington County and in the State than did County or State residents. In comparison, only a little more than half of State and County residents worked in their county of residence. See Figure 14.

FIGURE 14: COMMUTING CHARACTERISTICS/PLACE OF WORK

	Pemberton Township		Burlington County		New Jersey	
	Count	Share	Count	Share	Count	Share
Workers 16 Years and Over	11,917		218,312		4,107,798	
Working in State of Residence		94.1%		85.9%		86.5%
Working in County of Residence		73.0%		55.7%		54.2%
Working outside County of Residence		21.1%		30.2%		32.3%
Working outside State of Residence		05.9%		14.1%		13.5%

Source: 2013 US Census, 2009-2013 American Community Survey 5-Year Estimates, Table S0801.

Employment Outlook and Trends

Employment forecasts have determined that employment opportunities will increase in the Township, from 7,406 jobs in 2010 to 8,221 in 2040, an 11% increase of 815 jobs. This trend mirrors the increase in employment expected for Burlington County as a whole, from 217,230 in 2010 to an estimated 239,420 jobs in 2040, an increase of 10.2%. See Figure 15.

FIGURE 15: PEMBERTON TOWNSHIP - EMPLOYMENT PROJECTIONS 2010 TO 2040

	2010 Employment	2015 Projection	2020 Projection	2025 Projection	2030 Projection	2040 Projection
Number of Jobs	7,406	7,445	7,555	7,813	8,072	8,221
Change from 2010 (absolute numbers)		39	149	407	666	815
Percent Change from 2010		0.53%	2.01%	5.47%	8.99%	11.0%

Source: Delaware Valley Regional Planning Commission, Analytical Data Report #18-A: Regional, County, and Municipal Population Forecasts, 2010-2040, Publication #: ADR018-A, Published: 10/2013, www.dvrpc.org.

3. ANALYSIS OF IMPACT OF EXISTING CONDITIONS ON AFFORDABLE HOUSING OPPORTUNITIES

AVAILABILITY OF EXISTING AND PLANNED INFRASTRUCTURE

There simply are no large tracts of vacant land located within the Township's sewer service area that are not significantly impacted by environmental constraints that can support large scale residential development. Pemberton has a limited area where infrastructure improvements, namely sanitary sewer may be extended due to environmental constraints and the arduous and uncertain process of amending the 208 sanitary sewer area boundary.

ANTICIPATED DEMAND OF TYPES OF USES PERMITTED BY ZONING

Pemberton Township permits all forms of housing development in its various zoning districts. Demand for any one form of development is low due to the lack of vacant land from environmental constraints and available sewer and water utilities.

ANTICIPATED LAND USE PATTERNS

The realistic opportunity for new development is limited in Pemberton since there is limited vacant land without significant environmental constraints for residential development. The Township's land use patterns are stable and are not anticipated to change.

MUNICIPAL ECONOMIC DEVELOPMENT POLICIES

As with many older communities, Pemberton Township struggles to maintain the vibrancy of its historic communities. The Township has focused on preserving its historical and natural assets and through eco-tourism seeks to attract both visitors and related businesses.

CONSTRAINTS ON DEVELOPMENT

Environmental constraints including floodplain, wetlands, streams, and Pemberton's location within Pinelands National Reserve area, in addition, the physical limitations of parcels limit the amount of possible future development within the Township.

EXISTING OR PLANNED MEASURES TO ADDRESS THESE CONSTRAINTS

Other than implementing redevelopment plans and increasing density, the Township has no available measures to address its largest constraint, the lack of vacant developable land. The Township currently has no measures to address constraints on development. Where possible, the Township will revise municipal policies in order to encourage development and address these constraints.

CONSIDERATION OF LAND MOST APPROPRIATE FOR LOW AND MODERATE INCOME HOUSING

There is limited land available for development in Pemberton. Additionally, the location of Fort Dix within its boundaries and Pemberton's inclusion within the Pinelands further limit development. Moreover, as a designated Urban Aid Municipality Pemberton Township is determined under current affordable housing rules to have a Prospective Need housing obligation of zero (0).

4. FAIR SHARE COMPLIANCE PLAN

SUMMARY

The Fair Share Compliance Plan is the implementation plan for meeting Pemberton Township's projected affordable housing obligations. The Plan represents the current strategy that Pemberton Township intends to implement, following Court certification, but is also an amendable plan, that will change, as circumstances and developments unfold from now through 2025. Therefore, it will almost certainly require, not unlike other Fair Share Compliance Plans throughout New Jersey, several amendments throughout the relatively long life of this Plan.

Since the State has not issued any official rehabilitation (current need) or projected or prospective need numbers, the Township will select numbers that it believes are realistically attainable, fair, and based on sound planning. The Township's plan for meeting its anticipated affordable housing obligation through 2025 is described in more detail in the following sections, below.

REHABILITATION PROGRAM

In 2008, COAH's last adopted rules, the State gave Pemberton Township a rehabilitation obligation through 2018 of 85. In 2014, the State used more current census data and gave Pemberton Township a rehabilitation obligation of 10. However this is not an official number as it was never adopted. In 2015,

the Fair Share Housing Center, prepared and issued the *New Jersey Low and Moderate Income Housing Obligations for 1999-2025*, prepared by David N. Kinsey of Kinsey & Hand ("Kinsey Report"), also unofficial, that used the New Jersey COAH prior round methodology (1987-1999) which determined that the Township had a rehabilitation obligation of 10. Based on the fact that the latter two sources utilize more current census data, and are projected out to a more appropriate time frame of 2024 and 2025, respectively, we have chosen to use 10 as the number for the Township. The rehabilitation obligation (or Present Need) for the Township is as follows:

COAH 2008 adopted Rehab Share for Pemberton Township through 2018: 85 units

COAH un-adopted 2014 Rehab Share for Pemberton Township through 2024: 10 units (obligation met).

Unofficial Kinsey Report Present Need (Rehab) Share for Pemberton Township through 2025: 10 units (obligation met).

Pemberton Township met its Rehab Share Obligation through the 2010 Small Cities Program, completing 10 units. Moreover, in 2015 the Township is addressing the rehabilitation of an additional 5 units either completed or presently under construction. The Township continues to currently implement a housing rehabilitation grant through the State's Small Cities Program, with the program open to both owner occupied and rental occupied housing units. While the Township does not have a present rehab obligation, in the event that such obligation were reinstated and Small Cities funds were not adequate, Pemberton Township has also passed a resolution of intent to bond as a last resort.

PRIOR ROUND OBLIGATION

Prior Round: 0 unit obligation.

ROUND THREE OBLIGATION

Since the Township of Pemberton is a designated Urban Aid community, under the current affordable housing rules it has a Prospective Need number of 0.

5. CONCLUSION

Recent census data demonstrates that the Township is a community of mainly owner occupied detached single family (1 to 4 unit) homes. Over a quarter of its housing stock of 10,590 units was constructed during the last 45 years (since 1970). While Pemberton Township's population has grown significantly since the 1950s (by 487%), recent years have seen population decreases. Nonetheless, its population is forecast to increase by 11% from 2010 to 2040.

In 2010, the Township had a "younger" population with nearly a quarter of the population under the age of 18, and seniors constituting only 14.8% of the population. While predominately identifying as white in 2013 (70%), Pemberton is a diverse community with a little over 20% of its population identifying as African American or Black and 11.2% identifying as Hispanic or Latino. In 2013, Pemberton Township

residents were not as wealthy as County and State residents, with a median and mean household income of \$60,113 and \$70,713 respectively, significantly below County and State median/mean income levels (\$78,446/\$98,211 and \$71,629/\$97,225 respectively).

With respect to its Fair Share Compliance Plan, the *Unofficial Kinsey Report* has determined that there exists a rehabilitation obligation in the Township of 10 units. Pemberton Township met its Rehab Share Obligation through the 2010 Small Cities Program, completing 10 units. Moreover, in 2015 the Township is addressing the rehabilitation of an additional 5 units either completed or presently under construction. The Township continues to currently implement a housing rehabilitation grant through the State's Small Cities Program, with the program open to both owner occupied and rental occupied housing units. While the Township does not have a present rehab obligation, in the event that such obligation were reinstated and Small Cities funds were not adequate, Pemberton Township has also passed a resolution of intent to bond as a last resort.

The Township has a prior round obligation of 0 units. In addition, the Township has determined its Third Round Obligation (prospective need) to be as set forth in the *Unofficial Kinsey Report Round Three Obligations* of 0 units. This position was supported by the Court, and Fair Share Housing, Inc., a potential litigant, and will result in the Township receiving continued protection from the court from "Builders Remedy" litigation.

RESOLUTION NO.: P-11-2015

A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF PEMBERTON APPROVING THE REVISED AND PREVIOUSLY ADOPTED THIRD ROUND HOUSING ELEMENT AND FAIR SHARE PLAN AND OBTAIN A THIRD ROUND JUDGMENT OF COMPLIANCE AND REPOSE

WHEREAS, on March 10, 2015, the New Jersey Supreme Court issued its decision in the case of In Re Adoption of N.J.A.C. 5:96 and 5:97 by NJ Council on Affordable Housing, holding that enforcement of the Fair Housing Act ("FHA") and the Mount Laurel Doctrine be returned from the NJ Council on Affordable Housing ("COAH") to the New Jersey Superior Courts, due to COAH's failure to adopt Third Round Rules on municipal affordable housing obligations; and

WHEREAS, the New Jersey Supreme Court ordered in that decision that municipalities which had either received Third Round Substantive Certification or been declared to have "Participating" status by COAH are permitted to file a declaratory judgment action with its County's Superior Court; and

WHEREAS, the purpose of the declaratory judgment action is to seek a judicial declaration that the municipality's affordable housing plan presents a realistic opportunity for the provision of its fair share of present and prospective need for low and moderate income housing, such that the Township may receive from the courts substantive certification and accompanying protection as afforded under the FHA; and

WHEREAS, the Supreme Court ruled that a municipalities' Third Round fair share obligation and housing plan must be evaluated under the prior round methodology; and

WHEREAS, the Township of Pemberton was designated as an Urban Aid Community; and

WHEREAS, said plan was prepared and dated November, 2015 and is designed to achieve the goals of access to affordable housing and to meet housing needs in accordance with N.J.S.A. 52:27A-310, COAH's Rules and In Re Adoption of N.J.A.C. 5:96 and 5:97 by NJ Council on Affordable Housing; and

WHEREAS, the Planning Board for the Township of Pemberton gave notice of a public hearing for the adoption of said Housing Element and Fair Share Plan pursuant to N.J.S.A. 40A:55D-13; and

WHEREAS, a public hearing in accordance with said notice was conducted at the Pemberton Board meeting and hearing on December 3, 2015; and

WHEREAS, the meeting was opened to the public and the public was given the opportunity to comment; and

WHEREAS, the Planning Board finds that the Housing Element and Fair Share Plan dated November, 2015 meets the requirements of N.J.S.A. 40A:55D-28, together with the requirements of N.J.S.A. 52:27D-310, the amended substantive rules as indicated in N.J.A.C. 5:96-1 *et seq.*, and In Re Adoption of N.J.A.C. 5:96 and 5:97 by NJ Council on Affordable Housing and further finds that the Plan is a reasonable means to satisfy the Township's COAH obligation for low and moderate income housing;

NOW THEREFORE, BE IT RESOLVED by the Planning Board for the Township of Pemberton, County of Burlington, State of New Jersey, that it hereby adopts the Master Plan Housing Element and Fair Share Plan dated November, 2015; and

FURTHER RESOLVED, by the Planning Board for the Township of Pemberton, County of Burlington, State of New Jersey that the Business Secretary of the Planning Board is authorized to provide all outside agencies with a copy of said plan, including, but not limited to the New Jersey Council on Affordable Housing and Fair Share Housing Center and the plan shall be forwarded to the Mayor and Township Council for their endorsement.

Effective Date: This Resolution shall take effect immediately upon adoption.

PEMBERTON TOWNSHIP PLANNING BOARD

Dated: Dec. 3, 2016

By Steven E. Borders
Chairperson

ATTEST:

I hereby certify that the foregoing Resolution was adopted by the Pemberton Township Planning Board on

Donna L. Labaree
Board Secretary

Date Approved: Dec 3, 2016

Date Memorialized: Dec 3, 2016

Service List for Master Plan 201

Pemberton Borough

Borough Clerk: Donna Mull
50 Eghert Street
Pemberton, NJ 08068
(609) 894-8222

Springfield Township

Township Clerk: Patricia Clayton, RMC
2159 Jacksonville-Jobstown Road
P.O. Box 119
Jobstown, NJ 08041
(609) 723-2464 ext. 10

Borough of Wrightstown

Municipal Clerk: Freda Gorman
21 Saylor's Pond Road
Wrightstown, NJ 08562
(609) 723-4450 ext. 10

New Hanover Township

Township Clerk: Donna Mull
Deputy Clerk: Adele Gianaris
2 Hockanick Road
Cookstown, NJ 08511
(609) 758-7149 ext. 10

Plumsted Township

Township Clerk: Dorothy J. Hendrickson
121 Evergreen Road
New Egypt, NJ 08533
(609) 758-2241 ext. 101

Manchester Township

Township Clerk: Sabina T. Skibo, RMC, CMR, CPM
1 Colonial Drive
Manchester, NJ 08759
(732) 657-8121 ext. 3200

Southampton Township

Township Clerk: Kathleen Hoffman
5 Retreat Road
Southampton, NJ 08088
(609) 859-2736

Township of Eastampton

Township Clerk: Kim-Marie White, RMC, CMC
12 Manor House Court
Eastampton, NJ 08060
(609) 267-5723

Township of Woodland

Township Clerk: Maryalice Brown
3900 Route 563
Chatsworth, NJ 08019
(609) 726-1700

Burlington County

County Planning Board

Engineering Complex
PO Box 6000
Mt. Holly, NJ 08060
(609) 265-5000

Ocean County

Planning Department
129 Hooper Avenue
P.O. Box 2191
Toms River, NJ 08754
(732) 929-2054

NJ Pinelands Commission

Executive Director: Susan Grogan, PP, AICP
15 Springfield Road
PO Box 359
New Lisbon, NJ 08061
(609) 894-7300

Joint Base McGuire-Dix-Lakehurst

Department of Community Affairs
Laurie Flynn, Community Relations
2901 Falcon Lane, Suite 235
McGuire AFB, NJ 08641
(609) 754-2104

TOWNSHIP OF PEMBERTON

2015 HOUSING ELEMENT AND FAIR SHARE PLAN OVERVIEW

- In 2008 the Township submitted its Round Three Housing Element and Fair Share Plan. While the Council on Affordable Housing (COAH) deemed the Township's petition complete on 12/23/2008, COAH never took the appropriate plan review actions that could lead toward certification of that plan.
- In 2008, the Township's affordable housing obligation was 85 units. This number was calculated using a methodology referred to as Growth Share and was based upon a development assumption which was largely for the Browns Mills Town Center redevelopment area.
- However, the Growth Share methodology was invalidated by the courts and thus the "new" guidelines revert back to Round 2. Based on this criteria, and given that Pemberton Township is an Urban Aid municipality, it currently has no affordable housing obligation.
- For other non-Urban Aid municipalities, their current Plans are based upon numbers developed by Dr. David Kinsey of Princeton University for the non-profit Fair Share Housing Center (FSHC).
- However, there is second set of obligation numbers for the current Round Three. A number of municipalities banded together and hired Dr. Burchell from Rutgers University to develop this additional set of numbers.
- Finally, the League of Municipalities has retained Econsult, a private consulting firm from Philadelphia, to develop a third set of numbers, since they (Econsult) identified significant flaws in both the Kinsey and Burchell methodologies.
- As a result, we anticipate that there MAY be changes with Pemberton Township's final Round Three obligation, since the conflicting reports, methodologies and obligation numbers are likely headed back to the courts later this year or next year.
- Regardless of the above issues, the Township currently has a zero obligation as identified in the FSHC report.
- Given that Pemberton Township currently has a zero affordable housing obligation, it has prepared a Housing Element and Fair Share Plan with the goal of ensuring it retains protection from Builder's Remedy lawsuits.

**PEMBERTON TOWNSHIP
PLANNING BOARD**

PLEASE TAKE NOTICE that the Planning Board of the Township of Pemberton shall hold at its regular meeting a hearing on December 3, 2015 at 7:30 p.m., or as soon thereafter as the matter may be heard, at the Municipal Building located at 500 Pemberton-Browns Mills Road, Township of Pemberton, New Jersey, regarding the adoption of a revised Housing Element and Fair Share Plan in order to conform to recent regulatory changes involving affordable housing. The Board reserves the right to consider and adopt amendments to the Housing Element and Fair Share Plan that might be necessary or advisable as a result of matters considered at the Hearing. A copy of the proposed Housing Element and Fair Share Plan is on file in the Office of the Township Clerk at the Municipal Building located at 500 Pemberton-Browns Mills Road, Township of Pemberton, New Jersey and may be viewed Monday through Friday during regular business hours.

The Planning Board of Pemberton Township
500 Pemberton-Browns Mills Road
Pemberton, NJ 08068
(609) 894-8201

RESOLUTION NO.: P-11-2015

**A RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF
PEMBERTON APPROVING THE REVISED AND PREVIOUSLY ADOPTED THIRD
ROUND HOUSING ELEMENT AND FAIR SHARE PLAN AND OBTAIN A THIRD
ROUND JUDGMENT OF COMPLIANCE AND REPOSE**

WHEREAS, on March 10, 2015, the New Jersey Supreme Court issued its decision in the case of In Re Adoption of N.J.A.C. 5:96 and 5:97 by NJ Council on Affordable Housing, holding that enforcement of the Fair Housing Act ("FHA") and the Mount Laurel Doctrine be returned from the NJ Council on Affordable Housing ("COAH") to the New Jersey Superior Courts, due to COAH's failure to adopt Third Round Rules on municipal affordable housing obligations; and

WHEREAS, the New Jersey Supreme Court ordered in that decision that municipalities which had either received Third Round Substantive Certification or been declared to have "Participating" status by COAH are permitted to file a declaratory judgment action with its County's Superior Court; and

WHEREAS, the purpose of the declaratory judgment action is to seek a judicial declaration that the municipality's affordable housing plan presents a realistic opportunity for the provision of its fair share of present and prospective need for low and moderate income housing, such that the Township may receive from the courts substantive certification and accompanying protection as afforded under the FHA; and

WHEREAS, the Supreme Court ruled that a municipalities' Third Round fair share obligation and housing plan must be evaluated under the prior round methodology; and

WHEREAS, the Township of Pemberton was designated as an Urban Aid Community; and

WHEREAS, said plan was prepared and dated November, 2015 and is designed to achieve the goals of access to affordable housing and to meet housing needs in accordance with N.J.S.A. 52:27A-310, COAH's Rules and In Re Adoption of N.J.A.C. 5:96 and 5:97 by NJ Council on Affordable Housing; and

WHEREAS, the Planning Board for the Township of Pemberton gave notice of a public hearing for the adoption of said Housing Element and Fair Share Plan pursuant to N.J.S.A. 40A:55D-13; and

WHEREAS, a public hearing in accordance with said notice was conducted at the Pemberton Board meeting and hearing on December 3, 2015; and

WHEREAS, the meeting was opened to the public and the public was given the opportunity to comment; and

WHEREAS, the Planning Board finds that the Housing Element and Fair Share Plan dated November, 2015 meets the requirements of N.J.S.A. 40A:55D-28, together with the requirements of N.J.S.A. 52:27D-310, the amended substantive rules as indicated in N.J.A.C. 5:96-1 *et seq.*, and In Re Adoption of N.J.A.C. 5:96 and 5:97 by NJ Council on Affordable Housing and further finds that the Plan is a reasonable means to satisfy the Township's COAH obligation for low and moderate income housing;

NOW THEREFORE, BE IT RESOLVED by the Planning Board for the Township of Pemberton, County of Burlington, State of New Jersey, that it hereby adopts the Master Plan Housing Element and Fair Share Plan dated November, 2015; and

FURTHER RESOLVED, by the Planning Board for the Township of Pemberton, County of Burlington, State of New Jersey that the Business Secretary of the Planning Board is authorized to provide all outside agencies with a copy of said plan, including, but not limited to the New Jersey Council on Affordable Housing and Fair Share Housing Center and the plan shall be forwarded to the Mayor and Township Council for their endorsement.

Effective Date: This Resolution shall take effect immediately upon adoption.

PEMBERTON TOWNSHIP PLANNING BOARD

Dated: Dec 3, 2016

By Steven E. Borders
Chairperson

ATTEST:

I hereby certify that the foregoing Resolution was adopted by the Pemberton Township Planning Board on

Donna L. Lafurere
Board Secretary

Date Approved: Dec 3, 2016

Date Memorialized: Dec 3, 2016

State of New Jersey
County of Burlington

} SS.

PEMBERTON TWP PLANNING BD
500 PEMBERTON-BROWNS MILLS RD
PEMBERTON, NJ 080681539

Ad Content Proof

NOTICE
PEMBERTON TOWNSHIP
PLANNING BOARD

PLEASE TAKE NOTICE that the Planning Board of the Township of Pemberton at its regular meeting on December 3, 2015 at 7:30 p.m., at the Municipal Building located at 500 Pemberton-Browns Mills Road, Township of Pemberton, New Jersey, after public hearing did adopt the Housing Element and Fair Share Plan dated November 2015 by Resolution P-11-2015. A copy of the Adopted Housing Element and Fair Share Plan is on file at the Municipal Building located at 500 Pemberton-Browns Mills Road, Township of Pemberton, New Jersey and may be viewed Monday through Friday during regular business hours.

Posted by D. DiPalma
Board Secretary

Adv. Fee: \$ 18.86
BGT: December 10, 2015
Att. Chg.: \$20.00

2-095019002
0008899713-01

Pat Vigneau being duly sworn or affirmed according to law, deposes and says that she is the Legal Billing Coordinator of the BURLINGTON TIMES, INC. Publisher of the "Burlington County Times" and that a copy of a notice published in such paper on

December 10, 2015

appears hereto, exactly as published in said newspaper


LEGAL BILLING CO-ORDINATOR

Sworn and subscribed to before me this 10th day of December 2015 A.D.

Affirmed and subscribed to me before me this 10th day of December 2015 A.D.



Ann Clark
My Commission expires on
May 04, 2020



Chris Christie
Governor

Kirsti Guadagno
Lt. Governor

State of New Jersey
THE PINELANDS COMMISSION
PO BOX 339
NEW LISBON, NJ 08064
(609) 891-7100
www.nj.gov/pinelands

General Information: Info@njpines.state.nj.us
Application Specific Information: AppInfo@njpines.state.nj.us



Mack S. Lohbauer
Chairman

Nancy Wittenberg
Executive Director

January 5, 2016

Amy Cosnoski
Township Clerk
Pemberton Township
500 Pemberton-Browns Mills Road
Pemberton, NJ 08068-1539

Dear Ms. Cosnoski:

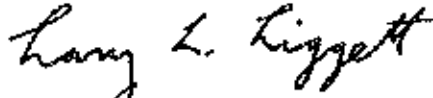
Thank you for forwarding to the Commission a copy of Planning Board Resolution No. P-11-2015, which adopts the Township's amended Housing Element and Fair Share Plan (dated December 3, 2015). Under the regulations that we administer (N.J.A.C. 7:50-3.45), the Executive Director is required to determine whether the Township's amended Housing Element and Fair Share Plan relates to any of the standards of the Pinelands Comprehensive Management Plan (CMP). If so, Commission review thereof must be completed before it may take effect.

The Township's amended Housing Element and Fair Share Plan, adopted on December 3, 2015, contains updated data and analysis pertaining to the Township's current and projected demographic, housing, and employment characteristics. It also contains an updated analysis of the impact of existing conditions on affordable housing opportunities and an updated Fair Share Compliance Plan. The Township's Fair Share Compliance Plan indicates: a present need of ten units, which has already been met via a housing rehab program through the 2010 Small Cities Program; a prior obligation of zero units; and a Prospective Need of zero units, since the Township is a designated Urban Aid community. The Township's amended Housing Element and Fair Share Plan does not contain any recommended changes to the Township's zoning or land use ordinances.

Section 7:50-3.32 of the CMP provides that municipal master plans and amendments thereof may not be accepted for formal review and certification by the Commission without an adopted ordinance implementing such plan or plan amendment, unless no such ordinance is necessary. As noted above, the Township's amended Housing Element and Fair Share Plan provides no recommended zoning or land use ordinance changes. As such, while the Township's amended Housing Element and Fair Share Plan do relate to certain CMP standards, the Executive Director has determined that no substantial issues are raised. Therefore, the December 2015 Housing Element and Fair Share Plan requires no further Commission review, and may take effect as otherwise provided by law.

If you have any questions or concerns, please contact Ms. Susan Grogan of our staff.

Sincerely,



Larry L. Liggett
Director, Land Use & Technology Programs

DBL/SRG/CPE

- c: Mayor David Patriarca (via email)
- David Benedictti, Zoning Officer (via email)
- Donna DiPalma, Planning Board Secretary (via email)