

# Housing Element

---

SPRINGFIELD TOWNSHIP, BURLINGTON COUNTY, NJ

JUNE 2022



Adopted by the Springfield Township Planning Board on July 19, 2022  
by Resolution 2022-07-01.

Prepared by Leah Furey Bruder, PP, AICP  
LFB LAND PLANNING

## 2022 Springfield Township Planning Board

Jo Jacques, Chairperson

Theresa Nicholson, Co-Chairperson

Denis McDaniel

David Frank

John Hlubik

Bernie Dunn

Stephen Makuka

Leslie McLaren, Alternate #1

Rana Smith, Alternate #2

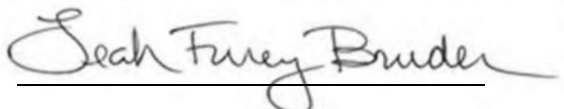
Ashley Jolly, Secretary

Patricia Clayton, Land Use Administrator

Douglas Heinold, Esq., Board Solicitor

Jeffrey Richter, PE, Board Engineer

Leah Furey Bruder, PP, AICP, Township Planner



Leah Furey Bruder, AICP, PP

New Jersey PP# 585100

The original of this document was signed and sealed in accordance with N.J.A.C. 13:41-1.3.b

## Table of Contents

EXECUTIVE SUMMARY .....	4
INTRODUCTION .....	5
Planning for Agricultural Viability and Farmland Preservation.....	6
Planning For Managed Growth .....	8
INTRODUCTION OF MOUNT LAUREL DOCTRINE.....	11
SPRINGFIELD'S HISTORY OF AFFORDABLE HOUSING .....	12
HOUSING ELEMENT .....	14
DEMOGRAPHIC CHARACTERISTICS .....	14
Population .....	14
Population Composition by Age .....	14
Households.....	16
Public School Enrollment .....	17
Income.....	19
Income Limits And Rents.....	20
Poverty Status .....	21
Household Costs.....	22
EXISTING HOUSING CONDITIONS.....	23
Housing Unit Data .....	23
Housing Type and Size .....	24
Housing Growth and Projections .....	25
Municipal Housing Unit Data .....	26
Occupancy .....	26
Housing Values and Contract Rents .....	27
Housing Conditions.....	29
EMPLOYMENT DATA .....	30
Labor Force Estimates .....	30
Employment Status.....	32

---

Class of Worker and Occupation .....	33
Commuting to Work.....	34
Covered Employment .....	35
Local Economy, Township Employers, and Employees by Industry .....	36
Columbus Farmers Market .....	37
North American Industry Classification System Data.....	37
Probable Future Employment Opportunities.....	38
DETERMINATION OF FAIR SHARE OBLIGATION.....	40
New Jersey State Development and Redevelopment Plan.....	42
Burlington County Comprehensive Farmland Preservation Plan .....	43
Joint Base McGuire-Dix-Lakehurst .....	44
CONSIDERATION OF LANDS MOST APPROPRIATE FOR LOW AND MODERATE INCOME HOUSING..	45

Appendix A Affordable Housing Units in Springfield

MAP 1	Springfield Township Agricultural Soils
MAP 2	Freshwater Wetlands, Flood Hazard Areas, C-1 Waterway Buffers
MAP 3	Contour Elevation Map
MAP 4	Preserved Farms and Open Space
MAP 5	Existing Zoning
MAP 6	Affordable Housing Locations
MAP 7	State Plan Policy Map
MAP 8	Joint Base McGuire-Dix- Lakehurst 2 mile Buffer
MAP 9	Burlington County Farmland Preservation Program Status



## **EXECUTIVE SUMMARY**

Springfield Township is located in the farm belt of northern Burlington County. It is at the epicenter of Burlington County's farmland preservation efforts. The Township's history as an agricultural community goes back to the late seventeenth century, and agricultural land and agribusiness remain the defining characteristics of the landscape. Despite the predominantly rural character of the Township, Springfield is not located in a remote area by most rural standards. The Township has maintained its agricultural character, identity, and land base through intentional planning and intentional decision making that has prioritized preservation, retention, and support of farmland and agricultural production. For decades the Township's foremost policy priority has been the preservation of agriculture and the protection of farmland. The Township has remained focused on this priority because Township officials, landowners, and residents understand that losing focus could quickly derail decades worth of coordinated efforts and investment in the preservation of critical farmland and the agricultural industry.

Township, County, and State officials have long recognized the fundamental importance of protecting the agricultural land base and the viability of the agricultural industry and have recognized the development pressures that are inevitable in a dense, high-income state such as New Jersey. The Township has consistently sought to enact meaningful land use policies that support the many interconnected municipal, County, and State goals and objectives related to preservation of agriculture, provision of affordable housing opportunities, protection of natural resources, enhancement of public safety, promotion of public health, and support of the Joint Base's military mission. The results of these efforts are evident in the vitality of the Township's farms, in the significant number of preserved farm acres, in the engaged citizenry, and in the provision of low- and moderate-income housing in partnership with non-profit and private entities. Though Springfield Township is not a growing municipality, the Township has made strides to provide contextually appropriate affordable housing at a scale that is proportionate to the current and anticipated character of the town.

This Housing Element of the Master Plan has been prepared to satisfy the requirements of New Jersey's Fair Housing Act and Municipal Land Use Law, and to detail the characteristics that define the Township and inform decision making in and about the Township. The Housing Element concludes that Springfield is not a developing municipality and therefore does not have an obligation to provide for a regional share of the prospective need for affordable housing, catalogues the efforts that have been made to provide for the indigenous need for affordable housing, and suggests that the Township will continue to meet the indigenous need.

## **INTRODUCTION**

Springfield Township must view planning for housing through the same lens that it views all the issues it faces – through the lens of agriculture, farming, and environmental protection. The Township's true north has always been agriculture. Springfield's geographic location places it in the path of suburban development, yet its geologic location makes it a prime place for agricultural production and environmental stewardship. Further, the Township's physical proximity to developed areas in other municipalities contributes to a balanced region, a thriving local food system, and open lands and scenic vistas that are valued by the residents of New Jersey. The Township's planning policies that prioritize safeguarding the rural character and supporting the agricultural industry are consistent with State and County policies set forth in the State Development and Redevelopment Plan as well as Burlington County's Comprehensive Farmland Preservation Plan.

Pursuant to both the Fair Housing Act (52:27D-310) and the Municipal Land Use Law (N.J.S.A. 40:55D-28 and -62), municipalities in New Jersey are required to include a housing element in their master plans. The land use element and the housing plan element are the foundations for the municipal zoning ordinance. The housing element is designed to provide information and perspective to guide the municipality toward identifying its present and prospective housing needs and planning to meet the identified needs. The Housing Element satisfies the Fair Housing Act requirements and provides context and information about the Township's character, housing inventory, population, and employment base. The Fair Housing Act (N.J.S.A. 52:27D-310) sets forth the essential components of a municipal housing element:

- a. An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low- and moderate-income households and substandard housing capable of being rehabilitated;
- b. A projection of the municipality's housing stock, including the probable future construction of low- and moderate-income housing, for ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
- c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
- d. An analysis of the existing and probable future employment characteristics of the municipality;

- e. A determination of the municipality's present and prospective fair share 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; and
- f. 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.

### **Planning for Agricultural Viability and Farmland Preservation**

Springfield Township's master plans have aimed to safeguard the rural and agricultural character of the Township in a manner consistent with the State Plan and in a manner that is achievable and equitable to farmers. The Township's 1996 Master Plan Reexamination and Update noted that the natural suitability of Springfield for farming is one of its prominent features- approximately 75% of its land is rated as prime farmland. MAP 1 shows the location of prime agricultural soils. It was also noted that the environmental attributes of the land inhibit and significantly limit the potential for development. These factors include wetlands, high water tables, poorly drained soils, and steep slopes. MAP 2 shows freshwater wetlands, flood hazard areas, and Class 1 waterway buffers. MAP 3 shows areas with steep slopes. Additionally, the Township has never had a public water conveyance system or public sewerage collection system, so all development must rely upon the capacity of the natural environment to support private wells and septic disposal systems.

Springfield Township is not located in a remote area in terms of physical distance to metropolitan areas. It is 35 miles from Center City Philadelphia, 17 miles from downtown Trenton, and 5 miles from downtown Mount Holly. Burlington Township and Westampton Township to the west are decisively suburban and Joint Base McGuire-Dix-Lakehurst to the east employs 56,000 people daily. Nevertheless, Springfield Township is at the heart of Burlington County's farm belt with more than 12,000 acres of working farmland and appurtenant woodland. The total number of acres in agricultural use in Springfield has not changed much since 1984.<sup>1</sup>

During the 1980s it became apparent that economic cycles, the demand for low density suburban housing, and the relatively low cost of land on the periphery of the metropolitan planning area were creating a land consumptive development pattern that was incompatible with sustainable

---

<sup>1</sup> 1984 New Jersey Farmland Assessment Data indicates 12,714 acres in agricultural use. 2018 New Jersey Farmland Assessment Data indicates 12,811 acres in agricultural use.

agriculture in New Jersey. Municipal, county, regional, and state officials and policy makers sought to expand the array of tools available to support and implement smart growth land planning goals and objectives. In 1990 Springfield Township adopted a bond ordinance authorizing \$1,000,000 for the acquisition of farmland easements, and in 1997 another bond ordinance was adopted authorizing another \$1,000,000 for the purchase of farmland preservation easements. In 2000, Springfield Township voters authorized the collection of two cents per one hundred dollars of assessed value as a permanent source of funding for farmland preservation. The levy has been collected for twenty-two years and has provided matching funds for the purchase of permanent farmland preservation easements. Additionally, voters have authorized Burlington County to collect up to four cents per one hundred dollars of assessed value for open space and farmland preservation. The Farmland Preservation Bond Act was passed by New Jersey voters in 1981; which authorized the expenditure of fifty million dollars to purchase farmland easements and provide matching funds for soil and water conservation projects. Once implemented by the state legislature in 1983, this Act initiated preservation efforts that have become standard practice in New Jersey and that have resulted in the preservation of over 245,000 acres of farmland throughout the state. The taxpayers' approval of the levies demonstrate that the citizens of Springfield Township and the region place a high value on farmland preservation and recognize Springfield as a location suited to long term agricultural viability and worthy of investment to secure the long-term stability of the industry.

The collaboration across all levels of government to plan for and secure preservation of the agricultural land base in the face of ever mounting pressures demonstrates the critical importance of the endeavor. The citizens of the Township, the County, and the State have invested more than thirty million dollars in easements to preserve farms in Springfield Township. This equates to a fifty-one million dollar investment in 2022 dollars. MAP 4 shows the preserved farmland and open space in Springfield Township. The preservation of farmland via easements severs the non-farm development rights from the farmland and enables the development rights to be purchased separate from the land. This benefits the farmer/landowner as well as the public. The program is intended to keep working land in the hands of working farmers. The farmland preservation program is not only aimed at sustaining and protecting the specific properties that are preserved, but also stabilizing and supporting the agricultural industry over the long term. The investment in farmland preservation in Springfield must also be viewed in the broader context of farmland preservation in Burlington County. The farmland preservation program assists in solidifying large contiguous areas of farmland within and across municipal borders. History, as played out in other formerly agricultural towns, has shown that the fragmentation of farmland creates incompatibility

issues and undermines the viability of the agricultural industry, which discourages farmers from investing in their farms, ultimately leading to the loss of more critically important farmland.<sup>2</sup>

### **Planning For Managed Growth**

The central goal and focus of Springfield's 1993 Master Plan Reexamination report was "to preserve and promote the viability of the local agricultural economy and the rural character which farms and farming lend to the Township as a whole and to insure that future development in Springfield Township is consistent with the goals and objectives of the State Development and Redevelopment Plan". Several relatively small suburban style subdivisions were developed in Springfield during the 1980s and had served to demonstrate the leapfrogging, homogeneous sprawl development that could take hold without strong and intentional planning. The consumption of farmland throughout the State in the 1980s reinforced the Township's commitment to preserve and protect the environment and to create an atmosphere conducive to the economic wellbeing of the agricultural industry. In 1995 the Township revised the minimum lot size in the R-1 zone from 1 acre to 3 acres to discourage sprawling residential development and encourage the continuation of farming. At the time the R-1 zone was the largest zone in the town.

Prior to the adoption of an updated land use plan in 1996, Springfield had three residential zoning districts and three commercial zoning districts. The R-1 residential zoning district had the most land area and was applied to the majority, but not all, of the agricultural lands in the Township. The C-2 neighborhood commercial district was applied to portions of the Jobstown, Juliustown, and Jacksonville hamlets where there was existing small scale commercial development, as well as to the major intersections along State Highway Route 206. The I-1 industrial zone was located along the northern stretch of Route 206, and the C-1 General Commercial district was applied along the remainder of the Route 206 frontage as well as along portions of Route 68 and the far eastern side of the Township adjacent to North Hanover and Chesterfield.

The 1996 Master Plan Reexamination and Update refined the Township's land use goals and objectives and connected the goals and objectives to the environmental and soil conditions in the Township. The primary focus of the plan was on protecting farmland and supporting the agricultural industry, but out of concern for presenting a land use plan that offered alternatives, it also identified areas where limited commercial and industrial development would be permitted.

---

<sup>2</sup> American Farmland Trust's 2020 report entitled "Farms Under Threat: The State of the States" details the causal relationship between the fragmentation of farmland and compromised opportunities for farming, related to access and travel between fields, nuisance complaints, loss of critical retailers (such as grain and equipment dealers), and farmer impermanence syndrome, which leads to the sale of land to non-farmers.

A revised zoning map in 1996 reduced the amount of commercially zoned land and implemented a viewshed protection area along Route 206. Most of the town's land area was designated as AR-3 residential with a minimum lot area of 3 acres. Clustering concepts were introduced. The Village Neighborhood districts were applied to the existing hamlets. The Community Commercial areas were intended to serve the everyday retail needs of the Township's residents. Highway Commercial areas were designated to provide locations for the development of uses that are dependent upon the traffic associated with a highway. There was also a Limited Manufacturing zone that included an existing asphalt plant, but also anticipated that a light industrial park could be developed.

In 1999 the Township adopted a Farmland Preservation Plan Element as it pursued its policy priorities of agriculture retention and farmland protection. The Township's Farmland Preservation Plan was updated in 2003. In 2000 the Land Use Element was again amended and redefined the locations for non-residential zoning. In 2001 the Land Use Plan was again revisited and amended with intent to further align the Township's land use policies with its goals, objectives, and significant farmland preservation efforts. The 2001 Land Use Element recommended the elimination of industrial and commercial zoning districts that had been located along highway corridors out of concern for the potential strain on the roadways and ground water supplies, and conflicts with the farming community. It was noted that there is a minimal amount of commercial development needed to support the farming community, and commercial zoning above and beyond what is needed to serve the community would act as a signal that the Township was inviting additional non-agricultural development. Rather, the Township's 2001 recommendations were intended to foment Springfield's position as a community that supports farming and farmland preservation and to make the land use plan consistent with the New Jersey State Plan. Specific existing commercial uses were identified and acknowledged, but the 2001 Land Use Plan affirms that the expansion of commercial uses on farmland was not desired.

The Township's 2005 Land Use Plan Amendment built upon the Township's earlier efforts to preserve and protect its farmland and other natural resources and took the position that the three-acre zoning in the agricultural zone was still an open invitation for low density residential development and fragmentation of the land. Though the three-acre lot size may have been adequate to protect groundwater resources, it still had the potential to lead to the consumption of large areas of farmland. In order to address the need for large, contiguous masses of farmland to support agricultural viability and to limit intrusion by sprawling residential development, a density of .1 unit per acre was recommended. A non-contiguous density transfer was initially proposed to provide equity incentives and to steer development toward planned "centers"; but the non-contiguous density transfer proposal was abandoned after a Court challenge. Since the primary forces

behind the Township's land use vision are farmland preservation and the retention of agriculture as a viable industry, the overall land use plan endured. The 10 acre minimum lot size was determined based on the minimum area needed to sustain an active farm (depending upon the crop), the desire to limit competition for the land base, to create an atmosphere supportive of agriculture and related infrastructure, and to address "impermanence syndrome". The existing zoning map is included as MAP 5.

The Master Plan Reexamination Reports in 2010 and 2021 have addressed emergent issues and changes to local, county, and state laws and policies, but the pervasive vision of the Township has remained. Springfield's zoning has never been employed or intended as an exclusionary barrier to prevent affordable housing. The zoning is intended to encourage farming and the retention of large contiguous blocks of farmland and to prevent carving of the Township up into inefficient sprawling suburban subdivisions. Sprawling suburban development is not an inevitability, rather it is a result of real estate markets and disconnected land use policies related to water and sewer infrastructure, public spending on highways and roads, zoning, affordable housing, and property tax<sup>3</sup>. One of the purposes of sound planning is to alter the course of what may have occurred had there been no plan and to seek ways for competing priorities to converge. Springfield Township's land use planning efforts have evolved as it became clear that the Township needed to take a strong position to support and defend farmland and the agricultural industry. The consensus among Springfield Township, Burlington County, and the State of New Jersey is that agricultural land and industry, and the natural resources that are critical to regional resiliency and sustainability, should be preserved in Springfield Township. The land use policies that have sustained the rural character and resulted in 5,827 preserved farmland acres as well as public investment of tens of millions of dollars should not be undermined by profit driven opportunistic developers that view a regional "need for housing" as an opportunity to exploit land and resources and use a strong housing market as justification to override other aspects of the public interest and general welfare. Multi-family and compact single-family housing should be planned in the context of the necessary infrastructure, transportation options, proximity to employment opportunities, access to recreation, quality neighborhood design, and the efficient use of resources.

---

<sup>3</sup> There are many studies and reports on the causes and impacts of "suburban sprawl". One that provides an overview and convincing explanation is Reid Ewing's *Is Los Angeles-Style Sprawl Desirable?* Journal of the American Planning Association 1997; 63(1): 107–126.

## **INTRODUCTION OF MOUNT LAUREL DOCTRINE**

In the landmark 1975 decision in the case of *Southern Burlington County NAACP v. the Township of Mount Laurel*, (commonly known as *Mount Laurel I*), the New Jersey Supreme Court held that developing municipalities in New Jersey have a constitutional obligation to provide a realistic opportunity for the construction of low- and moderate-income housing in their communities. In its second significant *Mount Laurel* decision, decided on January 20, 1983 (*Mount Laurel II*), the Supreme Court expanded the *Mount Laurel* doctrine by determining that this constitutional **responsibility to address the present need for affordable housing extended to all municipalities** in New Jersey, **and that the responsibility to address regional prospective need for affordable housing extended to all developing municipalities** in New Jersey. The Court also established various remedies, including the “builder remedy” or court-imposed zoning, to ensure that municipalities affirmatively addressed this obligation.

In response to the *Mount Laurel II* decision, the New Jersey Legislature adopted the Fair Housing Act in 1985 (Chapter 222, Laws of New Jersey, 1985). The Fair Housing Act established the Council on Affordable Housing (COAH) as an administrative alternative to the courts. COAH was given the responsibility of dividing the state into housing regions, determining regional and municipal fair share affordable housing obligations, and adopting regulations that would establish the guidelines and approaches that municipalities may use in addressing their affordable housing need. COAH drafted regulations and calculated fair share numbers for Round 1 (1987-1993) and again in Round 2 (1993 -1999). However, the Round 2 methodology was cumulative (1987-1999) and that period is now commonly referred to as the “Prior Round”.

For Round 3, COAH adopted regulations in 2004 and then in 2008 that were ultimately invalidated by the Courts. COAH then attempted, but failed to adopt a third set of Round 3 regulations in 2014, which lead to the Supreme Court’s decision *In re Adoption of N.J.A.C. 5:96 & 5:97 by the N.J. Council on Affordable Housing*, 221 N.J. 1 (2015)(“*Mount Laurel IV*”), in which it held that since COAH was no longer functioning, trial courts were to resume their role as the form of first instance for evaluating municipal compliance with *Mount Laurel* obligations, and also established a transitional process for municipalities to seek a Judgment of Compliance and Repose (“JOR”) in lieu of Substantive Certification from COAH.

While the Supreme Court’s decision set forth a procedural path for municipalities to address their Round 3 fair share obligations, it did not specifically assign those obligations. Instead, the fair share obligation was to be negotiated by the municipalities and Fair Share Housing Center and determined by the trial courts. The Supreme Court directed that the method of determining municipal housing obligations would be “similar to” the methodologies used in the Prior Round



calculations. Additionally, the Court provided that municipalities should rely on COAH's Second Round rules (N.J.A.C. 5:93) and certain components of COAH's 2008 regulations that were specifically upheld, as well as the Fair Housing Act to guide planning for affordable housing, preparation of fair share plans, and implementation. This Housing Element for Springfield Township has been prepared to address the essential components of a housing element as set forth in the Fair Housing Act (N.J.S.A. 52:27D-310) and Municipal Land Use Law (N.J.S.A. 40:55D-28).

### **SPRINGFIELD'S HISTORY OF AFFORDABLE HOUSING**

COAH granted first round substantive certification to Springfield Township in 1992. In 1998 Springfield petitioned COAH for substantive certification of its second round housing element and fair share plan. Litigation ensued when two large property owners objected to the exclusion of their sites from the Township's fair share compliance plan. The Township had proposed compliance mechanisms that could be accommodated without significantly diminishing its agricultural resources and without undermining the vital agricultural industry. As such, the Township resisted large scale development proposals that would require the installation of water and sewer infrastructure and would fragment the agricultural land base. In 2004 COAH granted second round substantive certification of the Township's plan. Springfield's prior round obligation had been calculated at 68 units; and was subsequently adjusted to 54 units.

In 2008 the Township adopted a Third Round Housing Element and Fair Share Plan ("2008 Housing Plan") that had been prepared in accordance with the COAH rules in effect at the time, and petitioned COAH for substantive certification. Substantive certification was received on June 10, 2009. Though COAH's rules were repeatedly invalidated by the Courts, during the period when there were no valid COAH rules, the Township persisted in taking proactive steps to enable and create realistic affordable housing opportunities in a manner suited to the character of the Township.

In the years during which COAH failed to promulgate rules that would withstand judicial scrutiny, Springfield Township did not shirk its affordable housing obligations. Rather it continued to consider and attend to the indigenous need for affordable housing as part of its overall land use planning efforts. Though the Township was not formally "participating" in the Court process, the Town was in fact participating in the production of affordable housing. The Township has facilitated the rehabilitation of substandard housing units, the creation of accessory apartments, the development of group homes, the construction of affordable homes for families, and funded RCAs. The affordable housing units that

have been created in Springfield are detailed in Appendix A to this plan and the locations of the affordable housing units are shown on MAP 6.

As this Housing Element demonstrates, the Township remains committed to the provision of affordable housing in a locally and contextually appropriate manner. In community planning there are many interconnected and sometimes competing variables and priorities that must be balanced. Housing is one critical and important aspect of balanced land planning, but it is not the only one. Springfield's prevailing rural and agricultural character, the community's commitment to preserving the agricultural land base and its agricultural heritage, the extent of the community's investment in the preservation of farmland and agriculture, the lack of water and sewer infrastructure, the stable acreage in the farmland assessment program, and the small number of new residences over a ten-year look back period, demonstrate that Springfield is not a "developing" or suburbanizing community. When it comes to fair share planning, Springfield must navigate a path that will enable the production of affordable housing to meet the indigenous need in a manner that suits and complements the community; and that can be integrated into the Township without undermining the essential characteristics and economy upon which the community is based, and upon which the region depends for its agricultural products. As the New Jersey Supreme Court has said, "The Constitution of the State of New Jersey does not require bad planning. It does not require suburban spread. It does not require rural municipalities to encourage large scale housing developments. It does not require wasteful extension of roads and needless construction of sewer and water facilities for the out-migration of people from the cities and the suburbs. There is nothing in our constitution that says we cannot satisfy our constitutional obligation to provide lower income housing and, at the same time, plan the future of the State intelligently."<sup>4</sup>

---

<sup>4</sup> S. Burlington County NAACP v. Mt. Laurel, 92 N.J. 158, 238-239 (1983)

## HOUSING ELEMENT

### DEMOGRAPHIC CHARACTERISTICS

#### Population

The population trends experienced in Springfield Township, Burlington County, and the State of New Jersey from 1930 through 2020 are shown below. Springfield has experienced incremental population growth since 1930 with the most significant increase occurring during the 1950s, when the population grew from 1,562 to 1,956 or 25.2%. Since 1960, Springfield's population continued to increase, but the rate of growth slowed after 1990. The peak population was reached in 2010, with 3,414 residents. Since 2010, the population decreased by 5% or 169 persons. The population in 2020 has only grown by 18 since 2000.

Population Trends									
Year	Springfield Township			Burlington County			New Jersey		
	Population	Change		Population	Change		Population	Change	
		Number	Percentage		Number	Percentage		Number	Percentage
1930	1,326	-	-	93,541	-	-	4,041,334	-	-
1940	1,299	-27	-2.0%	97,013	3,472	3.7%	4,160,165	118,831	2.9%
1950	1,562	263	20.2%	135,910	38,897	40.1%	4,835,329	675,164	16.2%
1960	1,956	394	25.2%	224,499	88,589	65.2%	6,066,782	1,231,453	25.5%
1970	2,244	288	14.7%	323,132	98,633	43.9%	7,168,164	1,101,382	18.2%
1980	2,691	447	19.9%	362,542	39,410	12.2%	7,364,823	196,659	2.7%
1990	3,028	337	12.5%	395,066	32,524	9.0%	7,730,188	365,365	5.0%
2000	3,227	199	6.6%	423,394	28,328	7.2%	8,414,350	684,162	8.9%
2010	3,414	187	5.8%	448,734	25,340	6.0%	8,791,894	377,544	4.5%
2020	3,245	-169	-5.0%	461,860	13,126	2.9%	9,288,994	497,100	5.7%

Source: U.S. Census Bureau

#### Population Composition by Age

According to the 2019 American Community Survey 5-year estimates, the median age of the residents of Springfield in 2019 was 44.8 years. Analysis of age group characteristics provides insight into the demographic shifts and trends in a municipality. Changes in age group data can reflect a number of demographic trends; which can be helpful in considering how the changes impact housing, community facilities and services needs for the municipality and the County overall. The age composition of Springfield has fluctuated amongst each age cohort. The under 5 years, 25 to 34, and 55 to 64, and 65 and over cohorts increased, where the 5 to 14, 15 to 24, 35 to 44, and 45 to 54 decreased. The decreases in the school aged population are also reflected in public school enrollment numbers (reviewed in detail below). The most significant increase occurred in the under 5 cohort, which grew by 52.5%, or 62 persons. This growth may be related to sales of housing that was new in the 1980s and 1990s and experiencing its first wave of turnovers.

Population by Age 2010 and 2019, Springfield Township						
Population	2010		2019		Change, 2010 to 2019	
	Number	Percentage	Number	Percentage	Number	Percentage
Total population	3,414	100.0%	3,275	100.0%	-139	-4.1%
Under 5 years	118	3.5%	180	5.5%	62	52.5%
5 to 14	487	14.3%	461	14.1%	-26	-5.3%
15 to 24	454	13.3%	396	12.1%	-58	-12.8%
25 to 34	212	6.2%	266	8.1%	54	25.5%
35 to 44	482	14.1%	343	10.5%	-139	-28.8%
45 to 54	711	20.8%	607	18.5%	-104	-14.6%
55 to 64	497	14.6%	553	16.9%	56	11.3%
65 and over	453	13.3%	469	14.3%	16	3.5%

Source: US Census Bureau; 2019 ACS 5-year estimates

Burlington County experienced population increases as well, but the majority of these increases were seen in older age cohorts. The County saw its most significant increase in the 65 and over age cohort, which grew by 19.3 percent. This was followed by the 55 to 64 age cohorts which increased by 15.4 percent. The 35 to 44 and 45 to 54 age cohorts saw moderate decreases of 12.1% and 13.1%, respectively. Unlike Springfield Township, the County's younger age cohorts (Under 5 years, and 5 to 14 years) experienced significant decreases (11.1% and 9.2%, respectively), painting an overall picture of an aging population in the County.

Population by Age 2010 and 2019, Burlington County						
Population	2010		2019		Change, 2010 to 2019	
	Number	Percentage	Number	Percentage	Number	Percentage
Total population	448,734	100.0%	445,702	100.0%	-3,032	-0.7%
Under 5 years	25,964	5.8%	23,072	5.2%	-2,892	-11.1%
5 to 14	58,752	13.1%	53,364	12.0%	-5,388	-9.2%
15 to 24	56,664	12.6%	55,321	12.4%	-1,343	-2.4%
25 to 34	51,608	11.5%	55,063	12.4%	3,455	6.7%
35 to 44	62,411	13.9%	54,887	12.3%	-7,524	-12.1%
45 to 54	75,506	16.8%	65,596	14.7%	-9,910	-13.1%
55 to 64	55,639	12.4%	64,231	14.4%	8,592	15.4%
65 and over	62,190	13.9%	74,168	16.6%	11,978	19.3%

Source: US Census Bureau; 2019 ACS 5-year estimates

## Households

A household is defined as one or more persons, either related or not, living together in a housing unit. In 2019, there was a total 1,110 households in Springfield. Nearly three-quarters of the households (72.4%) were occupied by three persons or less. The average household size in the Township was 2.94, slightly more than the County's average of 2.61. Both the Township and the County's largest percentage of households was a two-person household (32.1% and 33.6% respectively). Unlike Burlington County, the Township's second largest household size was a 3-person household (24.6%), where the County's second largest household size was a 1-person household (25.3%).

<b>Household Size- Occupied Housing Units, 2019 Springfield Township and Burlington County</b>				
	<b>Township</b>		<b>County</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
<b>Total Households</b>	<b>1,110</b>	<b>100.0%</b>	<b>166,391</b>	<b>100.0%</b>
1-person household	174	15.7%	42,027	25.3%
2-person household	356	32.1%	55,845	33.6%
3-person household	273	24.6%	27,675	16.6%
4-person household	191	17.2%	24,605	14.8%
5-person household	58	5.2%	11,225	6.7%
6-person household	22	2.0%	3,312	2.0%
7-or-more-person household	36	3.2%	1,702	1.0%
<b>Average Household Size</b>	<b>2.94</b>		<b>2.61</b>	

Source: ACS 2019 5-year estimates B25009, S1101

Family households are defined as two or more persons living in the same household, related by blood, marriage or adoption. Most households in the Township in 2019 were family households, comprising 81.6 percent of all households. The average family size in 2019 was 3.23. Furthermore, the majority of family households were married-couple families (78.1%) and the majority of married-couple family households did not have children under the age of 18 (64.5%).

To provide more detail about American households, the 2019 American Community Survey included the sub-groups of non-traditional households: Other family and non-family households. "Other" family households made up 17.8 percent of all households, of which 65.2 percent were headed by a female householder with no husband present. Non-family households are defined as households that consist of a householder living alone or sharing the home exclusively with people to whom he/she is not related. Non-family households comprised approximately 18.4 percent of all households in the Township.

<b>Household Size and Type, 2019 Springfield Township</b>		
	<b>Total</b>	<b>Percent</b>
<b>Total Households</b>	<b>1,110</b>	<b>100.0%</b>
<b>Family households</b>	<b>906</b>	<b>81.6%</b>
<i>Married Couple Family</i>	708	78.1%
With own children under 18 years	251	35.5%
No children under 18 years	457	64.5%
<i>Other Family</i>	198	17.8%
Male householder, no wife present	69	34.8%
With own children under 18 years	42	60.9%
Female householder, no husband present	129	65.2%
With own children under 18 years	66	51.2%
<b>Nonfamily Households</b>	<b>204</b>	<b>18.4%</b>
Male householder	94	46.1%
Female householder	80	39.2%
<b>Average Family Size</b>	<b>3.23</b>	

Source: 2019 ACS 5-year estimates Table B09019, S1101

### Public School Enrollment

Public school students in Springfield Township attend Springfield Elementary School, Northern Burlington County Middle School, and Northern Burlington County High School. The local school district has one school for kindergarten through sixth grade. The district initiated a preschool program in 2014, but those tuition-based students are not included in the enrollment numbers below. The district's peak enrollment was 336 students in 2002. Enrollment declined steadily from 2002 through 2018 when the district's enrollment reached a low of 185 students. Since 2018, enrollment has increased to 237 students.

<b>Springfield Township Elementary School Enrollment</b>	
2010	294
2011	287
2012	278
2013	258
2014	240
2015	234
2016	208
2017	216
2018	185
2019	198
2020	215
2021	215
2022	237

Source: Springfield Township School District

The Northern Burlington Regional School District enrolls students in grades seven through twelve from Springfield Township, Chesterfield Township, Mansfield Township, and North Hanover Township, along with about 50 non-resident students. Children from the Joint Base MDL have school choice in attending the Northern Burlington District. The district includes a middle school for grades seven and eight and a high school. Over the last twenty years the student enrollment in the regional district has increased gradually from 1,903 students in 2002 to 2,183 students in 2021. Enrollment in the district generally increased through the 2017-2018 school year and then stabilized. Though the regional district added 280 students over the twenty-year period, enrollment from Springfield Township decreased by 112 students from 294 students in 2002 to 182 students in 2021. The peak enrollment from Springfield was 325 students in 2006.

<b>Springfield Township Enrollment in the Northern Burlington Regional District</b>	
2010	286
2011	285
2012	287
2013	280
2014	297
2015	297
2016	258
2017	258
2018	237
2019	211
2020	194
2021	182

An updated demographic study and enrollment projection report was prepared for the regional school district in 2021.<sup>5</sup> The study acknowledges that future large scale residential development is limited in each municipality in the district because of the lack of water and sewer infrastructure, farmland preservation efforts, and related large minimum lot sizes. The study projects that enrollment at the regional school district will decline over the next five years.

Student enrollment in Springfield will vary depending on several factors including changes in household composition, the rate of housing turnover (home sales), the presence of private schools, and district policies. Significant housing growth in Springfield is not anticipated. The only

---

<sup>5</sup> Statistical Forecasting LLC prepared the Demographic Study for the Northern Burlington County Regional School District, dated March 2021.

housing units that were projected in the most recent demographic study were the 6 affordable housing units recently completed in partnership with Habitat for Humanity.

**Income**

As measured in 2019, Springfield Township had a higher median income than that of Burlington County and the State of New Jersey overall. In 2019, the median income in Springfield Township was \$116,458, which is \$29,042 more than Burlington County and \$33,913 more than the State's median income.

<b>Per Capita and Household Income</b>		
	<b>2019 Per Capita Income</b>	<b>2019 Median Household Income</b>
Springfield Township	\$48,773	\$116,458
Burlington County	\$43,187	\$87,416
New Jersey	\$42,745	\$82,545

Source: 2013-2017 American Community Survey 5-year Estimates, Tables B19301 and B19013

The distribution for household income for Springfield Township is listed below. The highest percentage of households (21.2%) fall into the \$100,000 to \$149,999 income bracket. This category was followed by those households that earned \$200,000 or more (19.5%). In Springfield, 13.8 percent of the households earned less than \$50,000, compared to 26.3 percent of the County's households.

<b>Household Income Springfield Township and Burlington County, 2019</b>				
	<b>Springfield Township</b>		<b>Burlington County</b>	
	<b>Number</b>	<b>Percentage</b>	<b>Number</b>	<b>Percentage</b>
<b>Total Households</b>	<b>1,110</b>	<b>100.0%</b>	<b>166,391</b>	<b>100.0%</b>
Less than \$10,000	26	2.3%	4,877	2.9%
\$10,000 to \$14,999	4	0.4%	3,215	1.9%
\$15,000 to \$24,999	66	5.9%	9,805	5.9%
\$25,000 to \$34,999	32	2.9%	9,635	5.8%
\$35,000 to \$49,999	25	2.3%	16,218	9.7%
\$50,000 to \$74,999	176	15.9%	27,283	16.4%
\$75,000 to \$99,999	152	13.7%	23,712	14.3%
\$100,000 to \$149,999	235	21.2%	32,637	19.6%
\$150,000 to \$199,999	177	15.9%	18,647	11.2%
\$200,000 or more	217	19.5%	20,362	12.2%
<b>Median Household Income</b>	<b>\$116,458</b>		<b>\$87,416</b>	

Source: 2019 American Community Survey 5-year Estimates, Tables B19001 and B19013



### Income Limits and Rents

In order to be eligible for affordable housing in New Jersey, a household's income must be below the income limit for the region in which the housing is located. Generally, housing is considered affordable for a household if no more than 30% of gross income is spent on housing costs. Restricted affordable housing is priced to be made affordable to households earning up to 80% of the median income in the region. The Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1) define low income households (those earning up to 50% of the median household income for the region) and moderate income households (those earning from 50% to 80% of the median household income for the region). A household is considered very low income if it earns less than 30% of the regional median income. The maximum income figures are adjusted for household size and the municipality's geographic location within the State (there are six regions) and are updated yearly.

Springfield is located within region five, which includes Burlington, Camden and Gloucester Counties. Deed restricted affordable housing units must be made affordable to a mix of very low-income, low-income, or moderate-income households. The maximum income depends on the number of people in the household. The table below shows 2021 maximum income limits for households of different sizes in Region 5.

# Persons	Very Low Income	Low Income	Moderate Income
1	\$20,286	\$33,810	\$54,096
2	\$23,184	\$38,640	\$61,824
3	\$26,083	\$43,470	\$69,552
4	\$28,980	\$48,300	\$77,280
5	\$31,298	\$52,164	\$83,462
6	\$33,617	\$56,028	\$89,645

Below is a table showing illustrative affordable rents in Region 5.

Unit Type	Percentage of median income	Gross rent (all utilities included)	Net Rent (Utilities not included)
<b>1 bedroom</b>			
Very Low	30%	\$543	\$354
Low	50%	\$906	\$717
Moderate	60%	\$1,087	\$898

<b>2 Bedroom</b>			
Very Low	30%	\$652	\$433
Low	50%	\$1,087	\$868
Moderate	60%	\$1,304	\$1,085
<b>3 Bedroom</b>			
Very Low	30%	\$753	\$500
Low	50%	\$1,256	\$1,003
Moderate	60%	\$1,507	\$1,254

**Poverty Status**

According to American Community Survey estimates, in 2019, 232 persons (7.1 percent of the Township’s residents) were living below the poverty level. Of those 232 persons, more than half (59.1%) were under the age of 18 and 32.8 percent were between the ages of 18 and 64. The estimate of the number of residents living below the poverty level in Burlington County overall is 6.1 percent, with the majority (58.6 percent) being between the ages of 18 and 64. This information is provided for reference, but the relatively small population of the Township and the unknown sample size give the Planning Board pause to emphasize that the numbers are estimates and not hard numbers.

<b>Poverty Status Springfield Township and Burlington County, 2019 Estimates</b>				
	<b>Springfield Township</b>		<b>Burlington County</b>	
	<b>Number</b>	<b>Percentage</b>	<b>Number</b>	<b>Percentage</b>
Total persons	3,259	-	433,739	-
Total persons below poverty level	232	7.1%	26,671	6.1%
Under 18	137	59.1%	7,824	29.3%
18 to 64	76	32.8%	15,624	58.6%
65 and over	19	8.2%	3,223	12.1%
Source: 2019 American Community Survey 5-Year Estimate, Table S1701				

### Household Costs

The tables below show the expenditures for housing for those who own and rent housing in Springfield Township. In 2019, a large majority of households in the Township lived in homes they own, with 25.3 percent of owner-occupied households spending 30 percent or more of their household income on housing. Among renter-occupied households, 34.0 percent of households spent more than 30 percent of their household income on housing costs. General affordability standards set a limit at 30 percent of gross income to be allocated for housing costs.

<b>Selected Monthly Owner Costs as a Percentage of Household Income 2019 Estimates</b>				
	<b>Springfield Township</b>		<b>Burlington County</b>	
	<b>Number</b>	<b>Percentage</b>	<b>Number</b>	<b>Percentage</b>
Total Owner-Occupied Housing Units	984	100.0%	125,494	100.0%
Less than 15%	252	25.6%	35,434	28.2%
15 to 19%	230	23.4%	22,279	17.8%
20 to 24%	173	17.6%	19,033	15.2%
25 to 29%	76	7.7%	12,767	10.2%
30 to 34%	67	6.8%	8,775	7.0%
35% or more	182	18.5%	26,698	21.3%
Not computed	4	0.4%	508	0.4%

Source: 2019 American Community 5-Year Estimates Table B25091

<b>Gross Rent as a Percentage of Household Income 2019 Estimates</b>				
	<b>Springfield Township</b>		<b>Burlington County</b>	
	<b>Number</b>	<b>Percentage</b>	<b>Number</b>	<b>Percentage</b>
Total Renter-Occupied Housing Units	97	100.0%	39,043	100.0%
Less than 15%	17	17.5%	4,674	12.0%
15 to 19%	14	14.4%	4,734	12.1%
20 to 24%	18	18.6%	6,010	15.4%
25 to 29%	15	15.5%	4,489	11.5%
30 to 34%	6	6.2%	3,901	10.0%
35% or more	27	27.8%	15,235	39.0%
Not computed	29	29.9%	1,854	4.7%

Source: 2019 American Community 5-Year Estimates Table DP04

Similar to Springfield Township, a large majority of Burlington County residents own their home. Roughly 28 percent of all households owning their homes in the County report spending 30 percent or more of their household income on housing, and approximately 49 percent of renter-occupied households report spending 30 percent or more of their household income on housing.

## EXISTING HOUSING CONDITIONS

### Housing Unit Data

According to the 2019 American Community Survey 5-year estimates, Springfield Township had a total of 1,221 housing units. A majority of the occupied units, 88.6 percent, were owner-occupied while 11.4 percent were renter occupied. Housing construction in the Township was modest but steady from 1950 through 1999. The number of housing units constructed each year declined from 2000 on, with only 20 housing units built between 2010 and 2019 according to the American Community Survey data. The median year of construction for the Township's housing stock is 1978.

<b>Housing Data Springfield Township, 2019</b>		
	<b>Number</b>	<b>Percentage</b>
Total Housing Units	1,221	100.0%
Occupied Housing Units	1,110	90.9%
Owner Occupied	984	88.6%
Renter Occupied	126	11.4%

Source: 2019 ACS 5-Year Estimates, Table DP04

<b>Year Structure Built Springfield Township, 2019</b>		
	<b>Number</b>	<b>Percentage</b>
Built 1939 or earlier	197	16.1%
Built 1940 to 1949	23	1.9%
Built 1950 to 1959	123	10.1%
Built 1960 to 1969	144	11.8%
Built 1970 to 1979	147	12.0%
Built 1980 to 1989	233	19.1%
Built 1990 to 1999	206	16.9%
Built 2000 to 2009	127	10.4%
Built 2010 to 2013	16	1.3%
Built 2014 or later	5	0.4%
<b>Total</b>	<b>1,221</b>	<b>100.0%</b>
<b>Median Year Structure Built</b>	<b>1978</b>	

Source: 2019 American Community Survey 5-Year Estimates, Tables DP04, B25034 and B25035

### Housing Type and Size

Most of the housing stock in Springfield Township is single-family detached housing, with most dwellings containing five or more rooms. In 2019, there were 1,184 single-family detached homes representing 97.0 percent of the housing stock. Twenty-three units (1.9%) of the Township's housing stock is identified as single-family attached homes, though there are not any actual townhouse units in Springfield Township. Multi-family housing (containing 3 or more units) represented 0.8 percent of the housing stock. The median number of rooms within dwellings was 7.6. The largest percent of units had 9 or more rooms (34.3%). Again, the sample size and the potential for survey respondents misreporting their geography may result in some faulty sample results.

<b>Housing Type and Size Springfield Township, 2019 Estimates</b>		
<b>Units in Structure</b>	<b>Total</b>	<b>Percentage</b>
<b>Total</b>	<b>1,221</b>	<b>100.0%</b>
1, detached	1,184	97.0%
1, attached	23	1.9%
2	4	0.3%
3 or 4	4	0.3%
5 to 9	6	0.5%
10 to 19	0	0.0%
20 to 49	0	0.0%
50 or more	0	0.0%
Mobile home	0	0.0%
Boat, RV, van, etc.	0	0.0%
<b>Rooms</b>	<b>Total</b>	<b>Percentage</b>
1 room	0	0.0%
2 rooms	0	0.0%
3 rooms	16	1.3%
4 rooms	74	6.1%
5 rooms	134	11.0%
6 rooms	213	17.4%
7 rooms	161	13.2%
8 rooms	204	16.7%
9 or more rooms	419	34.3%
<b>Median number of rooms</b>	<b>7.6</b>	

Source: 2019 ACS 5-Year Estimates, Tables B25024, B25017 and B25018

### Housing Growth and Projections

According to the New Jersey Construction Reporter, between January 2000 and December 2020, the Township issued building permits authorizing the development of 83 new residential units, which averages to approximately 3.9 units per year. However, over the last 10 years (2011 to 2020), the pace of new residential development slowed, resulting in a 10-year average of 1.3 units per year. If the 10-year rate were to remain relatively constant over the next 10-year period, the Township could expect to see an additional 13 residential units authorized by the end of 2030. External factors such as zoning changes, redevelopment, environmental constraints, and economic cycles may cause this projection to fluctuate.

<b>New Housing Units Authorized by Building Permits: 2000-2020 Springfield Township</b>				
<b>Year</b>	<b>1 &amp; 2 Family</b>	<b>Multi Family</b>	<b>Mixed-Use</b>	<b>Total</b>
2000*	-	-	-	21
2001*	-	-	-	18
2002*	-	-	-	20
2003*	-	-	-	0
2004	0	0	0	0
2005	2	0	0	2
2006	5	0	0	5
2007	2	0	0	2
2008	0	0	0	0
2009	1	0	0	1
2010	1	0	0	1
2011	2	0	0	2
2012	2	0	0	2
2013	0	0	0	0
2014	0	0	0	0
2015	4	0	0	4
2016	0	0	0	0
2017	1	0	0	1
2018	1	0	0	1
2019	0	0	0	0
2020	3	0	0	3
<b>Total</b>	<b>17</b>	<b>0</b>	<b>0</b>	<b>83</b>
<b>21-Year Average</b>				<b>3.9</b>
<b>10-Year Average (2011 - 2020)</b>				<b>1.3</b>
<b>10-Year Projection (2021-2030)</b>				<b>13</b>

\*The DCA Construction Reporter did not begin to report housing permits by type until 2004.

Source: State of New Jersey Department of Community Affairs Building Permits: Yearly Summary Data

**Municipal Housing Unit Data**

Of the twenty-two housing units that were constructed in the Township between 2010 and 2021, eight of them are deed restricted affordable homes. Seven are single family for-sale units and one is a deed restricted four-bedroom group home for adults with developmental disabilities, amounting to eleven creditworthy affordable units and fourteen market rate units. Therefore forty-four percent (44%) of the twenty-five “units” are affordable to low and moderate income households. This does not take into consideration any bonus credits that may be attributable to the rental units.

**Occupancy**

According to the 2019 American Community Survey 5-year estimates, of the 1,221 units in Springfield Township, 1,110 (90.9%) were occupied while 111, or 9.1 percent, were vacant. Of those units that were vacant, 64.9 percent were other vacant, 18.9 percent were sold, not occupied, and 16.2 percent were for sale only. Considering the trend toward quick sales and low inventory over the last two years, it is likely that in early 2022 vacancy is low.

<b>Occupancy Status Springfield Township, 2019</b>		
	<b>Total</b>	<b>Percentage</b>
Total Housing Units	1,221	100.0%
Occupied	1,110	90.9%
Vacant Housing Units	111	9.1%
For Rent	0	0.0%
Rented, not occupied	0	0.0%
For Sale Only	18	16.2%
Sold, not occupied	21	18.9%
For Seasonal, Recreational or Occasional Use	0	0.0%
Other Vacant	72	64.9%

Source: 2019 ACS 5-Year Estimates, Table DP04

### Housing Values and Contract Rents

Housing values for owner-occupied housings units and contract rents in 2019 are listed in the table below. In 2019, the median housing value in the Township was \$365,200, with the largest percentage of units valued between \$300,000 and \$399,999 (30.1%). The second most common value range was between \$200,000 and \$299,999 (23.2%), followed by housing values between \$400,000 and \$499,999 (22.4%). Though most units were covered by a mortgage (67.8%), a significant number of units (32.2%) had no mortgage at all. The County's trends mirror that of the Township with more than 66.2 percent of homes valued at over \$200,000 and 30.3 percent of housing units functioning with a mortgage, contract to purchase, or similar debt. Overall, housing values are slightly higher in Springfield Township than in the County at large, as evidenced by the higher median value of owner-occupied housing units.

<b>Value for Owner-Occupied Housing Units Springfield Township and Burlington County, 2019 Estimates</b>				
	<b>Springfield Township</b>		<b>Burlington County</b>	
	<b>Number</b>	<b>Percentage</b>	<b>Number</b>	<b>Percentage</b>
<b>Total</b>	<b>984</b>	<b>100.0%</b>	<b>125,494</b>	<b>100.0%</b>
Less than \$50,000	6	0.6%	3,169	2.5%
\$50,000 to \$99,999	3	0.3%	4,114	3.3%
\$100,000 to \$149,999	13	1.3%	12,615	10.1%
\$150,000 to \$199,999	49	5.0%	22,486	17.9%
\$200,000 to \$299,999	228	23.2%	37,342	29.8%
\$300,000 to \$399,999	296	30.1%	24,540	19.6%
\$400,000 to \$499,999	220	22.4%	10,725	8.5%
\$500,000 and greater	169	17.2%	10,503	8.4%
<b>Median Value</b>	<b>\$365,200</b>		<b>\$251,200</b>	

Source: 2019 American Community Survey 5-Year Estimates, Tables B25075 and B25077

<b>Mortgage Status Springfield Township and Burlington County, 2019 Estimates</b>				
	<b>Springfield Township</b>		<b>Burlington County</b>	
	<b>Number</b>	<b>Percentage</b>	<b>Number</b>	<b>Percentage</b>
Housing units with a mortgage, contract to purchase, or similar debt:	667	67.8%	87,506	69.7%
With either a second mortgage or home equity loan, but not both:	134	20.1%	13,725	15.7%
Second mortgage only	17	12.7%	2,318	16.9%
Home equity loan only	117	87.3%	11,407	83.1%
Both second mortgage and home equity loan	0	0.0%	229	0.3%
No second mortgage and no home equity loan	533	79.9%	73,552	84.1%
Housing units without a mortgage	317	32.2%	37,988	30.3%

Source: 2019 American Community Survey 5-Year Estimates, Table B25081



According to the 2019 5-year estimates produced by the American Community Survey, the median contract rent in Springfield Township in 2019 was \$839. The highest percentage of renters (29.4%) paid between \$700 and \$899 for rent, followed by 20.6 percent of renters who paid between \$1,000 and \$1,499. The County's median contract rent was slightly higher at \$1,119. A majority of the County's renters (64.5%) paid more than \$1,000 for rent, compared to 20.6 percent of Springfield's renters.

<b>Contract Rent Springfield Township and Burlington County, 2019 Estimates</b>				
	<b>Springfield Township</b>		<b>Burlington County</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Total Renter Occupied Units	1,052	100.0%	38,754	100.0%
Less than \$200	12	1.1%	674	1.7%
\$200 to \$499	0	0.0%	1,076	2.8%
\$500 to \$699	89	8.5%	3,473	9.0%
\$700 to \$899	220	20.9%	7,735	20.0%
\$900 to \$999	237	22.5%	3,554	9.2%
\$1,000 to \$1,499	226	21.5%	13,348	34.4%
\$1,500 to \$1,999	74	7.0%	4,710	12.2%
\$2,000 to \$2,500	42	4.0%	1,940	5.0%
\$2,500 to \$2,999	87	8.3%	303	0.8%
\$3,000 to \$3,499	0	0.0%	74	0.2%
\$3,500 or more	0	0.0%	73	0.2%
No cash rent	65	6.2%	1,794	4.6%
<b>Median Contract Rent</b>	<b>\$973</b>		<b>\$1,121</b>	

Source: 2013-2017 American Community Survey 5-Year Estimates

**Housing Conditions**

Of the estimated 1,110 occupied housing units existing at the time of the 2019 American Community Survey, 100% of units were estimated to have complete plumbing facilities and 100 % were estimated to have complete kitchen facilities. These factors, together with age of housing and crowding are used as a proxy to assess the condition of existing housing units for the purpose of determining housing deficiency and establishing “present need” municipal rehabilitation obligations. The following table details the condition of the occupied housing within Springfield Township based on overcrowding, plumbing facilities, kitchen facilities, and telephone service. There were 4 owner-occupied units and 0 renter-occupied units that experienced overcrowding (more than one person per room). Throughout the Township, 0 units lacked complete plumbing facilities, 0 units lacked complete kitchen facilities, and 0 units had no telephone service. Generally, the Township’s housing stock is in good condition. Housing units that have deteriorated or are in need of repair and that are occupied by low- or moderate-income households may apply for assistance through the Burlington County Home Improvement Loan Program.

<b>Housing Conditions Springfield Township, 2019 Estimates</b>		
	<b>Number</b>	<b>Percentage</b>
<b>Occupants per Room- Occupied Housing Units</b>		
Total	1,110	100.0%
Owner-Occupied (Over 1.0)	4	0.4%
Renter-Occupied (Over 1.0)	0	0.0%
<b>Facilities-Total Units</b>		
Total	1,110	100.0%
Lacking complete plumbing facilities	0	0.0%
Lacking complete kitchen facilities	0	0.0%
No telephone service available	0	0.0%

Source: 2019 ACS 5-Year Estimates, Table B25040, B25014, DP04

## **EMPLOYMENT DATA**

The Housing Element is required to include an analysis of the existing and probable future employment characteristics of the municipality. In order to be comprehensive in its analysis the Township has reviewed available employment and labor force data from the New Jersey Department of Labor and Workforce Development and the U.S. Census Bureau, as well as information gathered from tax assessment data and local business owners. The objective is to hone in on an accurate description of the employment picture.

Springfield Township has deliberately limited the land area zoned for non-farm commercial uses in order to ensure that its land use policies are consistent with its agriculture retention and farmland preservation priorities. In 2001 the amount of land zoned for commercial use was reduced to only those areas with existing commercial uses (see MAP \_\_, Zoning Map). Less than 3 percent of the land in the Township is assessed as commercial or industrial. While many municipalities seek large scale commercial development to increase the tax base and the prestige of the municipality, Springfield takes the position that the benefits of commercial development would not outweigh the costs in terms of loss of farmland, fragmentation of the land base, added traffic that conflicts with farming operations, and diminished local character.

### **Labor Force Estimates**

The following tables detail changes in employment in Springfield Township, Burlington County, and the State of New Jersey from 2007 to 2020. The numbers are estimates from the New Jersey Department of Labor and Workforce Development. Employment among Springfield Township residents in the labor force decreased slightly since reaching its peak in 2009, when there were 1,943 people in the labor force. As of 2020, the labor force decreased to 1,761 persons. As for employment, employment peaked in 2006, when there were 1,865 residents employed, decreasing to 1,639 in 2011 before fluctuating over the following decade. In 2020, 1,627 persons were employed, which is the lowest employment level over the period from 1999 to the present and tracks with heightened unemployment at the beginning of the global pandemic. The unemployment rate in the Township has remained comparable to the unemployment rate in the County, and reflective of national and regional shifts in the economy. Not surprisingly unemployment peaked in 2010 during the last recession and declined thereafter all the way down to 2.9 percent in 2019. However, in 2020, the unemployment rate increased significantly to 7.6 percent, as a result of the Covid-19 pandemic and associated restrictions. Similar unemployment trends were experienced in the County and the State.

<b>Employment and Resident Labor Force-- Springfield Township</b>				
<b>Year</b>	<b>Labor Force</b>	<b>Employment</b>	<b>Unemployment</b>	<b>Unemployment Rate</b>
2007	1,907	1,837	70	3.7%
2008	1,925	1,834	91	4.7%
2009	1,943	1,785	158	8.1%
2010	1,863	1,684	179	9.6%
2011	1,774	1,639	135	7.6%
2012	1,849	1,707	142	7.7%
2013	1,828	1,692	136	7.4%
2014	1,798	1,689	109	6.1%
2015	1,799	1,704	95	5.3%
2016	1,774	1,708	66	3.7%
2017	1,766	1,707	59	3.3%
2018	1,762	1,697	65	3.7%
2019	1,779	1,727	52	2.9%
2020	1,761	1,627	134	7.6%

<b>Employment and Resident Labor Force-- Burlington County</b>				
<b>Year</b>	<b>Labor Force</b>	<b>Employment</b>	<b>Unemployment</b>	<b>Unemployment Rate</b>
2007	237,634	228,511	9,123	3.8%
2008	239,461	227,696	11,765	4.9%
2009	241,989	221,585	20,404	8.4%
2010	237,012	215,372	21,640	9.1%
2011	235,492	214,917	20,575	8.7%
2012	235,011	214,509	20,502	8.7%
2013	231,401	213,204	18,197	7.9%
2014	228,312	213,648	14,664	6.4%
2015	229,716	217,549	12,167	5.3%
2016	230,481	220,255	10,226	4.4%
2017	230,628	221,396	9,232	4.0%
2018	228,342	220,071	8,271	3.6%
2019	232,247	224,918	7,329	3.2%
2020	230,784	211,788	18,996	8.2%

<b>New Jersey Employment and Resident Labor Force</b>				
<b>Year</b>	<b>Labor Force</b>	<b>Employment</b>	<b>Unemployment</b>	<b>Unemployment Rate</b>
2007	4,441,800	4,251,800	190,000	4.3%
2008	4,504,400	4,264,000	240,500	5.3%
2009	4,550,600	4,138,600	412,100	9.1%
2010	4,559,800	4,119,000	440,800	9.7%
2011	4,561,800	4,134,700	427,100	9.4%
2012	4,576,300	4,147,200	429,100	9.4%
2013	4,528,000	4,147,700	380,400	8.4%
2014	4,493,900	4,191,300	302,600	6.7%
2015	4,494,600	4,237,900	256,700	5.7%
2016	4,492,800	4,271,200	221,600	4.9%
2017	4,476,100	4,274,100	20,200	4.5%
2018	4,455,400	4,278,300	177,200	4.0%
2019	4,522,200	4,367,300	154,900	3.4%
2020	4,495,200	4,055,300	439,900	9.8%

Source: NJ Dept. of Labor & Workforce Development Labor Force Estimates

### Employment Status

The 2019 5-year American Community Survey estimates indicate that 69.2 percent of the population age 16 and over in Springfield Township is in the labor force. Burlington County employment estimate percentages are similar to those in Springfield Township. The estimates show a slightly higher percentage of Township residents in the labor force.

<b>Employment Springfield Township and Burlington County, 2019 Estimates</b>				
	<b>Springfield Township</b>		<b>Burlington County</b>	
	<b>Number</b>	<b>Percentage</b>	<b>Number</b>	<b>Percentage</b>
Population 16 years and over	2,582	100.0%	363,595	100.0%
In labor force	1,787	69.2%	241,940	66.5%
Civilian Labor Force	1,781	69.0%	237,077	65.2%
Employed	1,753	67.9%	223,483	61.5%
Unemployed	28	1.1%	13,594	3.7%
Armed Forces	6	0.2%	4,863	1.3%
Not in labor force	795	30.8%	121,655	33.5%

Source: 2019 American Community Survey 5-Year Estimates, Table DP03

### Class of Worker and Occupation

According to the American Community Survey data, the majority of workers (72.2%) living in Springfield Township in 2019 were part of the private wage and salary worker group. This group includes people who work for wages, salary, commission, and tips for a private for-profit employer or a private not-for-profit, tax-exempt or charitable organization. The second largest category was government worker (19.5%), followed by those who were self-employed (6.4%).

<b>Class of Worker Springfield Township, 2019 Estimates</b>		
	<b>Number</b>	<b>Percentage</b>
Employed Civilian population 16 years and over	1,753	100.0%
Private Wage and Salary Worker	1,266	72.2%
Government Worker	341	19.5%
Self-Employed Worker	112	6.4%
Unpaid Family Worker	34	1.9%

Source: 2019 American Community Survey 5-Year Estimates, Table DP03

The occupational breakdown shown in the table below includes only private wage and salary workers. Those who worked in the private sector were concentrated in the management and professional services and the sales and office occupations. Together these two fields account for roughly 65 percent of the entire workforce.

<b>Resident Employment by Occupation Springfield Township, 2019 Estimates</b>		
	<b>Number</b>	<b>Percentage</b>
Employed Civilian population 16 years and over	1,753	100.0%
Management, business, science and arts occupations	765	43.6%
Service occupations	223	12.7%
Sales and office occupations	374	21.3%
Natural resources, construction and maintenance occupations	229	13.1%
Production Transportation and material moving occupations	162	9.2%

Source: 2019 American Community Survey 5-Year Estimates, Table DP03

More than 20 percent of the Township's workforce is employed in the educational services, and health care and social assistance sector. The second and third most common industries employing Springfield Township residents are retail trade (11.8%) and finance and insurance, and real estate and rental and leasing (10.4%).

<b>Employment by Industry Springfield Township, 2019 Estimates</b>		
<b>Industry</b>	<b>Number</b>	<b>Percentage</b>
Civilian employed population 16 years and over	1,753	100.0%
Agriculture, forestry, fishing and hunting, mining	19	1.1%
Construction	163	9.3%
Manufacturing	149	8.5%
Wholesale Trade	60	3.4%
Retail Trade	207	11.8%
Transportation and Warehousing, and Utilities	67	3.8%
Information	5	0.3%
Finance and insurance, and real estate and rental and leasing	182	10.4%
Professional, scientific, and management, and administrative and waste management services	153	8.7%
Educational services, and health care and social assistance	365	20.8%
Arts, entertainment, and recreation, and accommodation and food services	106	6.0%
Other Services, except public administration	132	7.5%
Public administration	145	8.3%

Source: 2019 American Community Survey 5-Year Estimates, Table DP03

### Commuting to Work

According to American Community Survey data, in 2019, the mean travel time to work for those who lived in the Township was 30.8 minutes. Most commuters, 86.1 percent, traveled less than an hour to work, and 54.7 percent had less than a thirty-minute commute.

<b>Travel Time to Work Springfield Township, 2019 Estimates</b>		
	<b>Number</b>	<b>Percent</b>
Workers who did not work at home	1,627	100.0%
Less than 10 minutes	175	10.8%
10 to 14 minutes	176	10.8%
15 to 19 minutes	170	10.4%
20 to 24 minutes	218	13.4%
25 to 29 minutes	151	9.3%
30 to 34 minutes	269	16.5%
35 to 44 minutes	83	5.1%
45 to 59 minutes	159	9.8%
60 to 89 minutes	141	8.7%
90 or more minutes	85	5.2%
<b>Mean travel time to work (minutes)</b>	<b>30.8</b>	

Source: 2019 American Community Survey 5-Year Estimates, Table B08303 and DP03

The largest portion of workers drove to work alone (85.5%), while approximately 4.8 percent carpooled. Only 1.2 percent of workers commuted via public transportation, and 5 percent worked from home. There is no public transportation into, out of, or within Springfield Township.

<b>Means of Commute Springfield Township, 2019 Estimates</b>		
	<b>Estimate</b>	<b>Percent</b>
Car, truck, or van - drove alone	1,464	85.5%
Car, truck, or van - carpooled	82	4.8%
Public transportation	21	1.2%
Walked	31	1.8%
Other means	29	1.7%
Worked at home	85	5.0%
<b>Total</b>	<b>1,712</b>	<b>100.0%</b>

Source: 2019 American Community Survey 5-Year Estimates, Table DP03

### Covered Employment <sup>6</sup>

There is currently very limited information available on actual job opportunities within individual municipalities. The New Jersey Department of Labor collects information on covered employment, which is employment and wage data for private employees covered by unemployment insurance. This data excludes small businesses that are not covered by unemployment. The data available from the New Jersey Department of Labor and Workforce Development indicates that there were 248 jobs reported as being in Springfield in 2010 and 326 jobs in 2020. The reliability of this data is uncertain because of the various place names used in Springfield and surrounding towns, and the various zip codes in the Township and overlapping with adjacent municipalities.

<b>Private Wage Covered Employment 2007-2020 Springfield Township</b>			
<b>Year</b>	<b>Number of Jobs</b>	<b># Change</b>	<b>% Change</b>
2010	248	-70	-
2011	253	5	2.0%
2012	268	15	5.9%
2013	287	19	7.1%
2014	262	-25	-8.7%
2015	301	39	14.9%
2016	318	17	5.6%
2017	332	14	4.4%
2018	333	1	0.3%
2019	343	10	3.0%
2020	326	-17	-5.0%

<sup>6</sup> These numbers may include employment from other communities with mailing addresses that are identified as Springfield Township.



---

Source: NJ Dept. of Labor & Workforce Development Labor Force Estimates

### **Local Economy, Township Employers, and Employees by Industry**

The number of permanent full-time jobs in Springfield is relatively small compared to the geographic area of the Township and even compared to the relatively small resident population. There are several facts about the local economy that must be regarded to get a true picture of the local economy. First, of the 19,232 acres making up Springfield Township, there are 13,163 acres that are farmland assessed. Many of the jobs in agriculture within the Township are seasonal and temporary. There are also many farm units that span across municipal boundaries, which makes it difficult to pinpoint where jobs are geographically located, and difficult to attribute the production of a particular crop or product to a particular piece of land. The income and employment that is partially generated in Springfield may be attributed to another farm in another town, and vice versa. For example, a farm in Springfield with a significant land area may have its base of operations in another town such as Chesterfield, Mansfield, North Hanover or Southampton.

Another variable in the agricultural economy is the labor intensity for different crops. Grain farms for example (soy, hay, feed corn) do not require many workers. Grain farmers often have a home farm that serves as the base of operations, where equipment is stored, and additional farmland is leased from other local landowners that own farms but themselves are not farmers. Grain farmers in New Jersey are typically sole proprietors and may help one another and/or rely on unpaid assistance from family members during the season. More intensive operations such as vegetables, fruit, vineyards, and greenhouses require more labor on a smaller plot of land.

The seasonal and temporary nature of farm work makes it difficult to employ American workers who are looking for consistency and job stability. As a result, farmers often sponsor foreign guest workers to meet the needs of their farm operations. These seasonal workers have a special visa (H2A) that requires farmers to provide housing on the farm and requires the workers to return to their home country when the season is over. Farms that engage in direct marketing and agritourism activities often hire young workers such as high school and college students for the season. Foreign guest workers and local students do not generate a need for permanent housing.

### **Columbus Farmers Market**

The Columbus Farmers Market, located at the north end of the Township, on the west side of Route 206, has been developed and operating as a farmer's market for over 80 years. The Housing Element describes this site specifically because it constitutes the most significant area of non-farm commercial activity in the Township and is a unique enterprise that provides opportunities for small businesses within a rural environment. The site includes a variety of interrelated uses including two produce vendors, a tractor dealer, a landscape supplier, an indoor mall with approximately sixty shops that are open four days a week from Thursday through Sunday, and an outdoor flea market that is open three days a week on Thursday, Saturday, and Sunday. Vendors may participate in the flea market on a daily or monthly basis. The Columbus Market has approximately 18 employees that work in management and maintenance of the facility, all the other vendors participate in the market, but are not employees of the market. While the Columbus Farmer's Market appears haphazard and somewhat chaotic compared to typical suburban commercial sites or big box stores, its rural and unpolished character enable the management to provide space for many small businesses to connect with customers. Overall, the site is a hub of rural and farm-oriented commercial activity.

The southern portion of the Columbus Farmers Market property was developed later, and includes a self-storage facility, a tractor and farm equipment dealer, a pallet supply company, a Goodwill Industries facility, and a telecommunications tower, all set back more than 500 feet from Route 206. When this portion of the site was developed, the developer worked with the Township to provide the single-family affordable housing unit located at 1572 Burlington Jacksonville Road.

### **North American Industry Classification System Data**

The New Jersey Department of Labor and Workforce Development estimates the average annual number of business establishments and employees by industry sector that exist within municipalities, as grouped by North American Industry Classification System (NAICS).<sup>7</sup> According to this data, in 2020, the Township had an annual average of 43 establishments employing a total of 326 persons on average. The predominant private business sectors in Springfield Township in 2020 were retail trade (15.9%) and agriculture (13.8%). Government jobs also employed a total of 206 persons, of which approximately 38.3% are employed by the federal government, 29.6% by local government, and 27.2% by local government education.

---

<sup>7</sup> These numbers may include employers in adjacent municipalities with mailing addresses that are identified as Springfield Township.

<b>Average Number of Establishments and Employees by Industry: 2020</b>					
<b>Industry</b>	<b>2020 Average</b>		<b>2020 Wages</b>		
	<b>Units</b>	<b>Employment</b>	<b>Total</b>	<b>Annual</b>	<b>Weekly</b>
Agriculture	6	45	\$1,330,363	\$29,729	\$572
Construction	.	.	.	.	.
Manufacturing	.	.	.	.	.
Wholesale Trade	3	8	\$334,483	\$42,700	\$821
Retail Trade	4	52	\$1,812,941	\$35,146	\$676
Transportation/Warehousing	.	.	.	.	.
Information	.	.	.	.	.
Real Estate	.	.	.	.	.
Professional/Technical	.	.	.	.	.
Admin/Waste Remediation	.	.	.	.	.
Education	.	.	.	.	.
Health/Social	.	.	.	.	.
Arts/Entertainment	.	.	.	.	.
Accommodations/Food	6	22	\$405,205	\$18,847	\$362
Other Services	.	.	.	.	.
<b>Private Sector Totals</b>	<b>43</b>	<b>326</b>	<b>\$14,108,534</b>	<b>\$43,333</b>	<b>\$833</b>
Federal Government Totals	3	79	\$1,448,068	\$18,388	\$354
State Government Totals	1	10	\$618,311	\$61,320	\$1,179
Local Government Totals	2	61	\$3,940,135	\$65,126	\$1,252
Local Government Education	1	56	\$2,689,310	\$66,403	\$1,277

Source: NJ Dept. of Labor & Workforce Development Labor Force Estimates

Data have been suppressed (-) for industries with few units or where one employer is a significant percentage of employment or wages of the industry.

### Probable Future Employment Opportunities

The most probable future employment opportunities in Springfield will result from shifts in agriculture toward more land intensive, value added crops and produce. As described above, small scale agriculture operations, even when more labor intensive, are typically seasonal. Beyond the farms, there may over time be some added employment in the two non-condemnation redevelopment areas that Springfield designated in 2018 around the intersections known as Chambers Corner and Tilghman's Corner. Both areas evolved over many decades as small commercial nodes with a concentration of individual commercial establishments, and had been identified as developed, but with haphazard arrangements of buildings and improvements and site designs that are obsolete and disjointed. The two redevelopment areas hold opportunities for future improvements and investments that may improve existing businesses or create opportunities for new community-scale businesses. Because these two areas are already developed with a combination of small shops and businesses, such as a liquor store, ice cream shop, pizza shop, a

diner, a recycling facility, automobile repair, along with remaining residences; they are areas where existing businesses may wish to remain, but also where lot consolidation and coordination may create redevelopment opportunities for commercial uses to serve the community without undermining the Township's overall land use objectives.

### **Chambers Corner**

The Chambers Corner Redevelopment Area is located at the intersection of Route 206, Monmouth Road, and Juliustown Road, and consists of 45 lots totaling approximately 33.7 acres, primarily within the Community Commercial zoning district, but also including thirteen existing undersized lots in the AR-10 residential zoning district. The designated redevelopment area is surrounded in all directions by preserved farmland and open space. The redevelopment area is therefore a contained node. A Redevelopment Plan was adopted in 2018 only for a portion of the redevelopment area; which area has recently been redeveloped with a Wawa convenience store and gas station. The redevelopment plan for the remainder of the designated area will encourage coordinated redevelopment with a common design theme, lot consolidation, and the design of shared septic systems and stormwater management facilities.

### **Tilghman's Corner**

The Tilghman's Corner Redevelopment Area is located at the intersection of Monmouth Road (County Route 537) and Wrightstown-Georgetown Road (County Route 545) and consists of 16 lots totaling approximately 27.7 acres. Seven of the lots are within the Community Commercial zoning district, and nine of the lots are existing undersized lots in the AR-10 residential zoning district. The existing uses within the Tilghman's Corner redevelopment area include a one-story motel, gas station, auto body shop, convenience store, part of a propane exchange, and residences. Lands to the south of the redevelopment area are preserved farms. A Redevelopment Plan was adopted for a portion of the redevelopment area, which has recently been redeveloped with a new Wawa convenience store and gas station. This redevelopment area is in the northeastern corner of the Township near the border with Chesterfield and near an access to the Joint Base. The redevelopment plan for the remainder of the area will encourage coordinated development, lot consolidation and the design of shared septic systems and stormwater management facilities. The presence of the Joint Base may provide some locational advantages that support reinvestment in the underutilized properties for uses that are complementary to the base activities and employment.

## **DETERMINATION OF FAIR SHARE OBLIGATION**

In *Mount Laurel I* the Court held that a developing municipality would be considered in violation of the constitutional mandate that a zoning ordinance advance the general welfare, if it excluded housing for lower income people, and that the constitutional obligation would be satisfied by affirmatively affording a realistic opportunity for its fair share of the present and prospective regional need for low- and moderate-income housing. In the *Mount Laurel II* decision, the Court aimed to strengthen and clarify the doctrine and simplify its application. The *Mount Laurel II* decision is clear that the obligation to provide for a fair share of the region's present and prospective affordable housing need applies to "developing" municipalities and does not extend to areas that are designated as non-growth areas, which include open spaces, rural areas, prime farmland, and conservation areas. The 1980 State Development Guide Plan, later replaced by the 1992 and 2001 State Development and Redevelopment Plans ("State Plan" or SDRP) and State Plan Policy Map, set forth the State's master plan for guiding the future growth and development of the State. The application of the *Mount Laurel* doctrine using the State Plan Policy Map as a guide, brings rational long range land use planning into the inclusionary housing equation, rather than sheer economic forces.

In issuing the *Mount Laurel II* decision, the Court ensured that "*Mount Laurel* is not designed to sweep away all land use restrictions or leave our open spaces and natural resources prey to speculators. Municipalities consisting largely of conservation, agricultural or environmentally sensitive areas will not be required to grow because of *Mount Laurel*. No forests or small towns need be paved over and covered with high rise apartments as a result of today's decision." The Court linked affordable housing planning to the broader State Plan, which was and is both a reflection of existing base conditions and the vision and blueprint for future conditions that will channel development to growth areas.<sup>8</sup>

The *Mount Laurel II* judges also noted that the Municipal Land Use Law<sup>9</sup> requires that municipalities consider the relationship of their master plans to the State Plan, thereby encouraging municipalities to guide development in conformance with the State Plan to make it more likely that the future development of the entire state would be in conformance with comprehensive sound planning. The purposes of New Jersey's Municipal Land Use Law are advanced through

---

<sup>8</sup> "Builders may not be able to build just where they want- our parks, farms, and conservation areas are not a land bank for housing speculators." [*S. Burlington County NAACP V Mt Laurel*, 92 N.J. 158, 211 (1983)]

<sup>9</sup> N.J.S.A. 40:55D-28d

comprehensive planning at the municipal level that is coordinated with planning at the County and State levels. Connecting planning at the municipal, county, and State levels enables deliberate decisions and investments that alter the unplanned pattern of spread and leapfrogging development that began to take hold in New Jersey after World War II, to protect valuable natural resources that cannot be replaced, to make efficient use of public and private infrastructure and service investments, and to protect and enhance communities of character.

Springfield Township is not a developing municipality. The population in 2020 was 3,245 people, a reduction from the 2010 population of 3,414 people, and an increase of only 18 people since 2000. Springfield is located entirely within the Rural Planning Area (PA-4) on the State Plan Policy Map, and both County and municipal plans support and reinforce the designation as a non-growth area. The Township would be radically transformed by the introduction of large residential (or commercial) developments with the attendant fragmentation of contiguous farm areas, the loss of agricultural soils, the extension of water and sewer infrastructure, and the incompatible expectations of farmers and new suburban homeowners (or warehouse/distribution center operators). Springfield Township is contributing significantly to meeting the regional and statewide need for farmland and natural resources, a need that is not and cannot be satisfied in locations that are not as well suited. Significant investments in farm infrastructure have been made and continue to be planned, coordinated, and supported by local, County, and State entities. Regional resiliency, sustainability, and climate adaptation depend upon forward thinking coordination on land use natural systems, and infrastructure planning.

Springfield Township has a present (indigenous) need fair share obligation but does not have a prospective need fair share obligation. Judge Jacobson's 2018 decision in re Application of Municipality of Princeton, 2018 N.J. Super. Unpub. LEXIS 1241, affirmed that pursuant to COAH's historic practices, prior obligations and present need are determined at the municipal level; whereas prospective need starts at the county level, is aggregated to the six COAH regions, and then is ultimately allocated to the municipalities that have a regional prospective need obligation. The Fair Housing Act defines present need and prospective need. Present need is defined as deficient housing units occupied by low- and moderate-income households within the municipality. For Springfield Township, this number for the third round was calculated by Econsult Solutions Inc. to be four (4).<sup>10</sup> Springfield Township agrees that it has an obligation to provide a

---

<sup>10</sup> Econsult Solutions Inc included the present need obligation in a report dated March 28, 2018. Dr. David Kinsey had calculated Springfield's present need obligation to be five (5) in his 2016 report.

realistic opportunity for decent housing for the resident poor who occupy dilapidated housing. The Township understands that there is an indigenous need and accepts the number assigned. Prospective need is defined as a projection of housing needs based on where development and growth are reasonably likely to occur in a region or municipality. According to the *Princeton* decision and COAH's prior round methodology, assignment of prospective need considers a variety of allocation factors and attempts to measure responsibility for and capacity for affordable housing. As affirmed in *Mount Laurel II*, a regional share of the prospective need for affordable housing is not required in municipalities that are not growth areas. Springfield Township falls into this category. Rather than satisfying a regional need for housing development, the Township is contributing to satisfaction of a regional need for farmland, agriculture and agricultural products.

It is important to point out that active farmland in an area with a viable agricultural industry is not "vacant" land. The loss of one farm to development is not just the loss of one farm. The ripple effects reach over property boundaries, impacting surrounding farms, and cannot be undone.<sup>11</sup> Springfield proposes to retain the AR-10 zoning as the primary zoning district applicable to agricultural and residential land throughout the Township, consistent with the New Jersey State Plan and the Burlington County Comprehensive Farmland Preservation Plan. The AR-10 zone is aligned with the goals and objectives set forth in the Township's Master Plan documents.

### **New Jersey State Development and Redevelopment Plan**

The current New Jersey State Development and Redevelopment Plan (SDRP) was initially adopted by the State Planning Commission in 2001 and provides an overall vision for the future that will preserve and enhance the quality of life for the citizens of New Jersey. The purpose of the state plan is to coordinate planning activities and establish statewide planning objectives related to land use, housing, economic development, transportation, natural resource conservation, agriculture and farmland retention, recreation, suburban and urban redevelopment, historic preservation, public facilities and services and intergovernmental coordination. The State Plan identifies areas for growth, limited growth, agriculture, open space, conservation, and other needed designations. The plan delineates "Planning Areas" to identify areas with common characteristics and provide policy direction for each area based on natural and built characteristics, and sets forth the State's vision for the future development of those areas. The State Plan promotes strong connections between transportation, wastewater and water

---

<sup>11</sup> "Rethinking Farmland Preservation in New Jersey" published by New Jersey Future, May 2001.

infrastructure, natural capacity, and land use. To provide specificity, the State Plan encourages the identification of areas for development and redevelopment and the mapping of center boundaries, core, and node areas to specifically identify where growth should be directed. Growth areas are to meet criteria that demonstrate their capacity for growth under the State Plan principles.

Springfield is located entirely within PA-4, the Rural Planning Area, on the New Jersey State Plan Policy Map.<sup>12</sup> The State planning areas for Springfield Township are shown on MAP 7. According to the State Plan, Planning Area 4 is intended to maintain the environs as large contiguous areas of farmland and other lands; revitalize cities and towns; accommodate growth in centers; promote a viable agricultural industry; protect the character of existing stable communities; and confine programmed sewers and public water services to centers. The State Plan notes that the open lands of the Rural Planning Area include most of New Jersey's prime farmland, which has the greatest potential of sustaining continued agricultural activities in the future, and wooded tracts. These areas along with the Environmentally Sensitive Planning area serve as the greensward for the larger region and are not intended to be urban or suburban in nature.

### **Burlington County Comprehensive Farmland Preservation Plan**

Burlington County has long been committed to sustaining its farmers as well as preserving its farmland. The County's Farmland Preservation Program aims to preserve a permanent agricultural land base and to maintain a regulatory environment that supports a viable agricultural industry. Burlington County's most recent Comprehensive Farmland Preservation Plan was adopted in 2008 and is currently being updated (2022). There are four project areas in which farm easement acquisition efforts are concentrated. The entirety of Springfield Township is located within the "North Project Area". Springfield is one of only two municipalities that are located entirely within a Farmland Preservation Program Project Area. With 5,827 farmland acres preserved, more land has been preserved through the Farmland Preservation Program in Springfield than in any other municipality in the County.<sup>13</sup> In addition to the preserved farmland, there are over 1,000 acres of public open space in the Township that support the rural environment. In order to remain within the County's agricultural development area (ADA), land must satisfy the conditions set forth in the Burlington County Agriculture Development Board's resolution 2010-36 as follows:

---

<sup>12</sup> The exception is the 287 acres of land that is part of Joint Base McGuire-Dix-Lakehurst; which is a federal military installation and is within the Pinelands area.

<sup>13</sup> This excludes Chesterfield's TDR program and Woodland and Pemberton's participation in the Pinelands PDC program.



- A. Agriculture is the preferred, but not necessarily the exclusive, use.
- B. The land is currently in agricultural production or has a strong potential for future production in agriculture.
- C. Agriculture is a use permitted by the current municipal zoning ordinance or is allowed as a non-conforming use.
- D. The area is reasonably free of suburban and conflicting commercial development.

Lands that are within a planned sewer service area, lands outside of the rural and environmentally sensitive state planning areas, land designated to accommodate low- and moderate-income housing, and land that is protected for other non-agricultural uses are not eligible for inclusion in the ADA. These requirements ensure that there is coordinated land use planning between the local, County, and State entities and that public investment in farmland and agriculture is protected.

#### **Joint Base McGuire-Dix-Lakehurst**

A portion of the Joint Base McGuire-Dix-Lakehurst is located within the eastern edge of Springfield Township. The Joint Base encompasses 42,000 acres in Burlington and Ocean Counties and is the nation's only tri-service joint base. The Joint Base was established as a result of the 2005 Base Realignment and Closure Commission's (BRAC) decision, which considered options including base closure and realignment, and determined that McGuire AFB, Fort Dix, and NAES Lakehurst met the criteria for continued operation and once combined could accept increased military missions. When the three bases were established in the early 1900s, the area was relatively remote, as was typical of military base locations. Over time, communities developed around the bases, with housing and related neighborhood commercial uses, and businesses that benefited from the proximity to the bases. The continued operation, readiness, and success of the Joint Base relies partly upon cooperation with host municipalities on resilience and compatibility issues. The Department of Defense (DOD) recognizes that civilian encroachment may impair the operations of military installations, and as such began the Joint Land Use Study program to encourage cooperative land use planning between military installations and surrounding communities. The DOD's Readiness and Environmental Protection Integration Program (REPI) assists in protecting military missions by removing or avoiding land use conflicts near military installations. The REPI program is active around the Joint Base and aims to protect a minimum 2 mile buffer around the Joint Base, and properties within 5 miles are eligible for funding. The location of the Joint Base and the 2-mile buffer as it impacts Springfield are show on MAP 8.

In 2009, a Joint Land Use Study was completed that encouraged cooperative land use planning between the Joint Base MDL and the surrounding communities with the aim of encouraging compatible land uses near the Joint Base and containing civilian encroachment that may impair the operations of the military installation. The 2009 study recognized that Springfield was predominately a farming community, that the Township was intent on preserving its rural character and was at the forefront of preserving lands for agriculture, but also that the Township was vulnerable to increases in population density. The study concluded that in order to minimize areas of potential conflict with military operations, lands within the 2-mile Joint Base buffer area should be prioritized for preservation and protection. DOD REPI funding is targeted to preserve lands and prevent light pollution within 5 miles of the base. Through 2021, 9,192 acres had been preserved with REPI funding around Joint Base MDL.

In 2021 the Department of Defense, Office of Local Defense Community Cooperation awarded a Military Installation Sustainability grant to Ocean County to sponsor a study in partnership with Burlington County. The updated Regional Compatible Use Study (RCUS) will build upon the findings and implementation actions of the 2009 study. One of the principal focuses of the Regional Compatible Use Study will be consideration of current and future development patterns and land use compatibility around the base. Springfield is participating in the study and will continue to coordinate with the RCUS policy committee.

### **CONSIDERATION OF LANDS MOST APPROPRIATE FOR LOW AND MODERATE INCOME HOUSING**

Springfield Township's fair share obligation consists of the "present need" for low- and moderate-income housing. The most appropriate areas for the provision of housing to meet the indigenous need are within the existing housing stock or within the developed areas at a scale reflective of the local character. Overall Springfield Township does not meet the site suitability standards set forth in the COAH rules at N.J.A.C. 5:93 -5.3.

State, county, regional, and local land use policies promote the continuation of farming activities and discourage nonagricultural development in the agricultural, rural, and environmentally sensitive areas of Burlington County. Many millions of dollars have been invested and countless hours have been dedicated to sustaining a viable agricultural industry and protecting prime farmland in Burlington County's farm belt. Springfield Township is at the heart of these efforts. The areas of Springfield Township that are most appropriate for the provision of affordable housing to meet the indigenous need are on infill sites within the hamlets of Jacksonville, Jobstown, and Juliestown and within the designated redevelopment areas.

In 2005, the Township administered an in-house rehabilitation assistance program that assisted five households with rehabilitation work utilizing funds from the Affordable Housing Trust Fund. Residents of Springfield are also eligible to apply for assistance through Burlington County's Home Improvement Program. Appendix A includes a list of the units that were rehabilitated through the Township program. In 2023 the Township will opt into the Burlington County CDBG program to ensure that Springfield residents are eligible for the home improvement loan program.

Notwithstanding that under the *Mount Laurel* doctrine the Township does not have a prospective need fair share obligation, the Township has undertaken efforts to provide affordable housing to satisfy the Township's indigenous need. Appendix A includes a list of the affordable housing units that have been produced in Springfield Township since 1987. It should be noted that of the twenty-two (22) certificates of occupancy that have been issued for new housing in Springfield since January 2010; 8 are affordable housing units, accounting for 11 potential fair share credits.<sup>14</sup>

---

<sup>14</sup> The New Jersey Department of Community Affairs' Construction Reporter indicates that five housing units received a certificate of occupancy in Springfield Township between 2010 and 2022. The Township's own analysis calculates 22 new residential units over that time period.

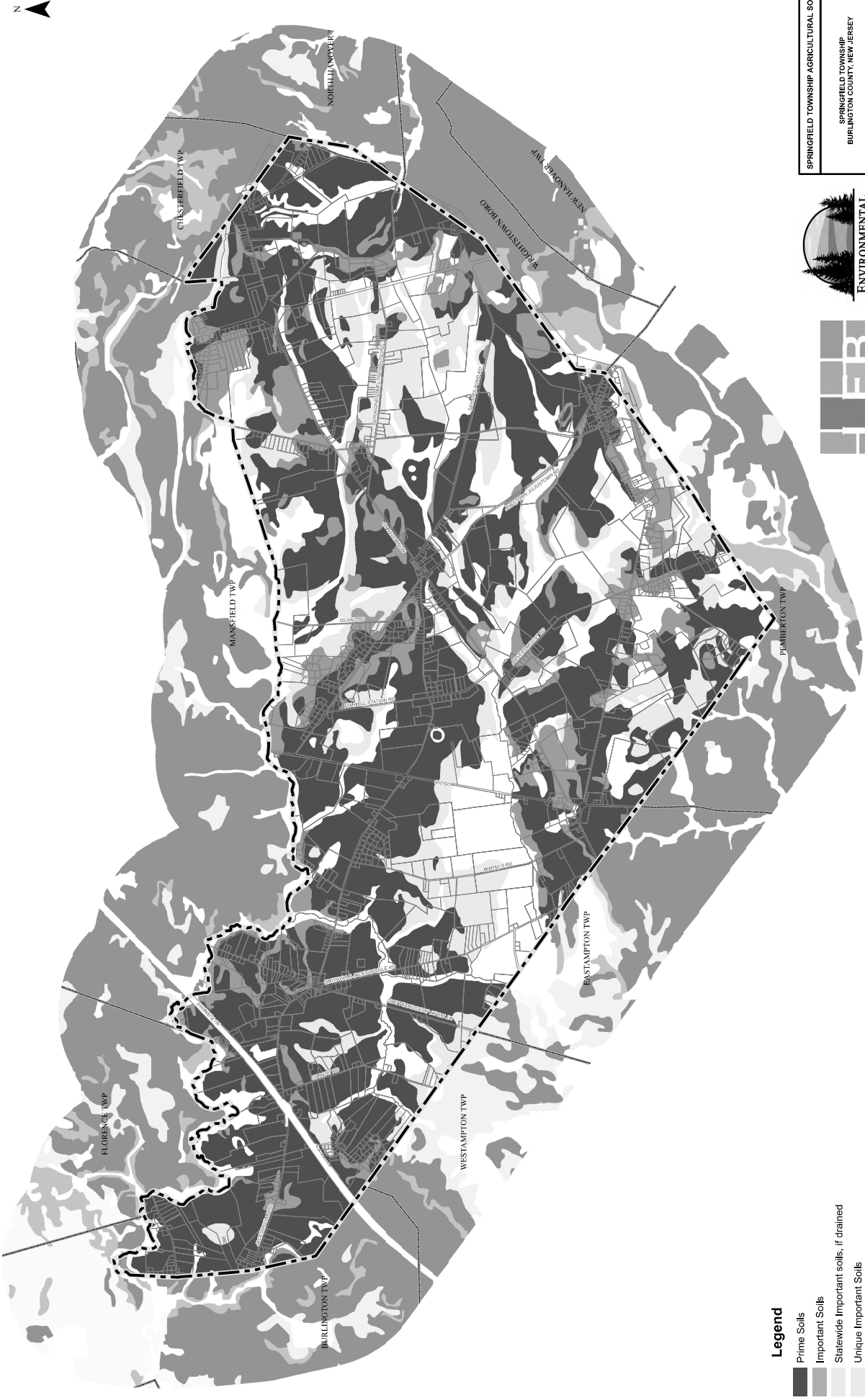
**Exhibit A**  
**Affordable Housing Units in Springfield Township**

<b>Mechanism</b>	<b>Provider/Partner</b>	<b>Administered By</b>	<b>Address</b>	<b>Block</b>	<b>Lot</b>	<b>Year completed</b>	<b>Length of Controls</b>	<b># Units</b>
Rehabilitation	Springfield Township	N/A	1275 Jacksonville Smithville Road	6.01	9.09	2005	6 years	1
Rehabilitation	Springfield Township	N/A	243 Burrs	405	5.04	2005	6 years	1
Rehabilitation	Springfield Township	N/A	20 Juliustown			2005	6 years	1
Rehabilitation	Springfield Township	N/A	2216 Saylor Pond	1601	5.08	2005	6 years	1
Rehabilitation	Springfield Township	N/A	22 Juliustown	1201	1.02	2005	6 years	1
RCA	Springfield to Beverly City	N/A				Final Payment 2009		34
Group Home	Oaks Integrated Care	Oaks	1 Beechwood Ln	404.03	1	1987		4
Group Home	Springfield/Occupational Training Services (OTC)	OTC	1570 Burlington Jacksonville Road	402	3.02	2008	30 years	5
Accessory Aptmt	Springfield to Myers	N/A	2122 Jacksonville-Jobstown Road	1102	3.01	2003	10 years	1
Accessory Aptmt	Springfield to Ehrgott	N/A	9 Beechwood Lane	404.03	5	2005	10 years	1
Accessory Aptmt	Springfield to Shepley	N/A	79 Columbus-Jobstown Road	802	6.02	2005	10 years	1
Market to Affordable	Springfield Twp (Guevarra owner)	CGP&H	2721 Monmouth Road	2201	10	2008	30 years	1
Group Home	Springfield/SERV	SERV	1345 Jacksonville Smithville Road	601	3.05	2013	30 years	4
Inclusionary (commercial growth share)	Columbus Farmers Market/Springfield Twp	CGP&H	1572 Burlington Jacksonville Road	402	3.03	2010	30 years	1
100% Affordable	Springfield/Habitat for Humanity	Habitat	190 Columbus Jobstown Road	1003	8.01	2019	30 years	1
100% Affordable	Springfield/Habitat for Humanity	Habitat	192 Columbus Jobstown Road	1003	8.02	2019	30 years	1
100% Affordable	Springfield/Habitat for Humanity	Habitat	194 Columbus Jobstown Road	1003	8.03	2019	30 years	1

**Exhibit A**  
**Affordable Housing Units in Springfield Township**

100% Affordable	Springfield/Habitat for Humanity	Habitat	191 Columbus-Jobstown Road	1003	9.01	2021	30 years	1
100% Affordable	Springfield/Habitat for Humanity	Habitat	193 Columbus-Jobstown Road	1003	9.02	2021	30 years	1
100% Affordable	Springfield/Habitat for Humanity	Habitat	2189 Jacksonville-Jobstown Road	1003	9.03	2021	30 years	1

# MAP 1 - SPRINGFIELD TOWNSHIP AGRICULTURAL SOILS



- Legend**
- Prime Soils
  - Important Soils
  - Statewide Important soils, if drained
  - Unique Important Soils
  - Springfield Boundary



SPRINGFIELD TOWNSHIP AGRICULTURAL SOILS  
 SPRINGFIELD TOWNSHIP  
 BURLINGTON COUNTY, NEW JERSEY  
 SCALE: 1" = 400'  
 SOURCE: NURP GIS DATA

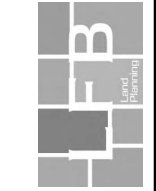


# MAP 2 - FRESHWATER WETLANDS, FLOOD HAZARD AREAS & C-1 WATERWAYS

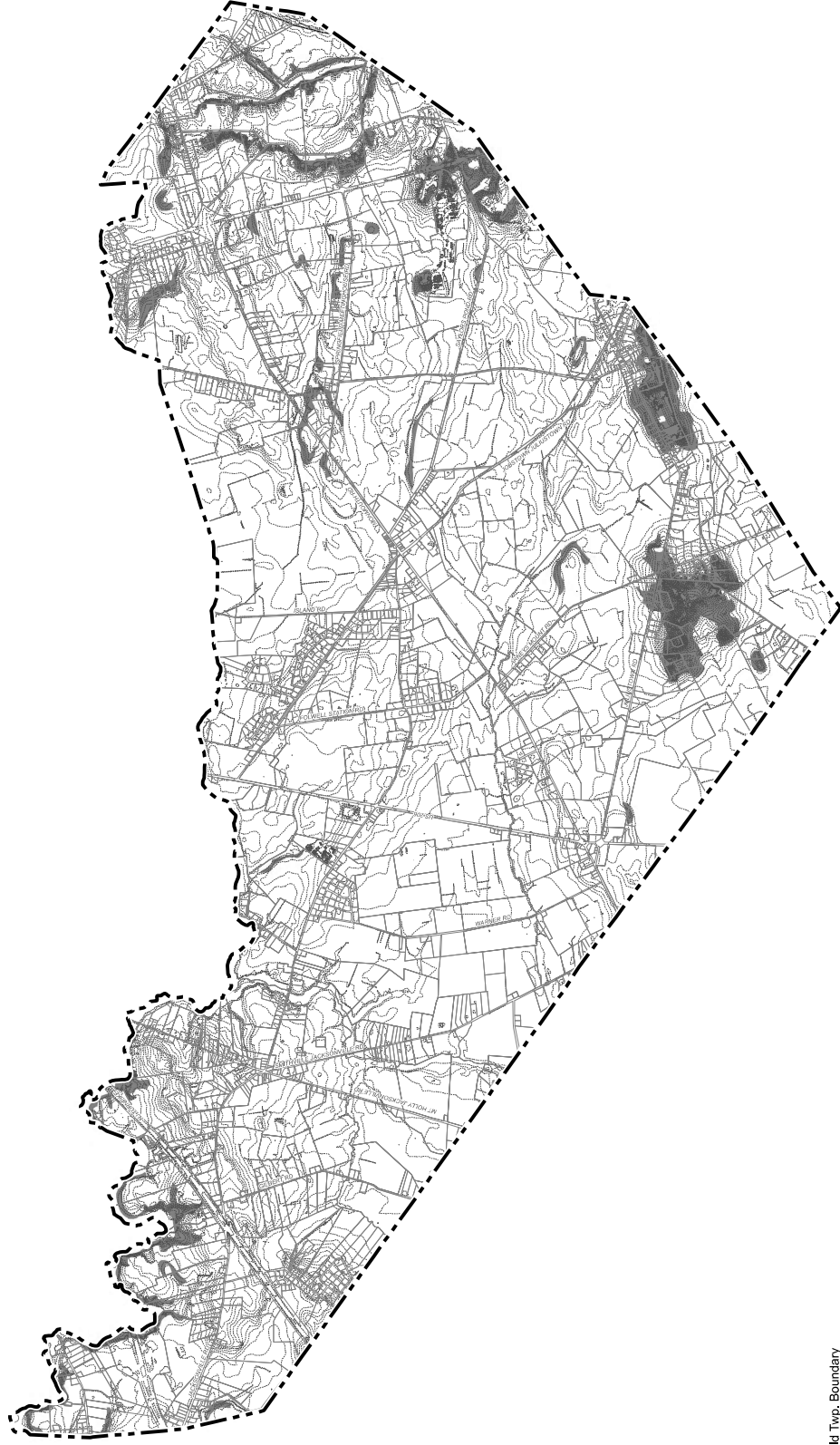


- Legend**
- SPRINGFIELD TOWNSHIP
  - fade
  - MUN
  - BURLINGTON CITY
  - BURLINGTON TWP
  - CHESTERFIELD TWP
  - EASTAMPTON TWP
  - FLORENCE TWP
  - MANSFIELD TWP
  - NEW HANOVER TWP
  - NORTH HANOVER TWP
  - PEMBERTON BORO
  - PEMBERTON TWP
  - WESTAMPTON TWP
  - WRIGHTSTOWN BORO
  - C-1 WATERWAYS
  - 300' RIPARIAN ZONE BUFFER
  - FEMA**
  - FLOOD HAZARD AREA ZONES**
  - 100 YR. FLOODPLAIN
  - 500 YR. FLOODPLAIN
  - FLOODWAY
  - FRESHWATER WETLANDS




FRESHWATER WETLANDS, FLOOD HAZARD AREAS & C-1 WATERWAYS  
 SPRINGFIELD TOWNSHIP  
 BURLINGTON COUNTY, NEW JERSEY  
 SCALE: 1" = 400'  
 SOURCE: MURP GIS DATA

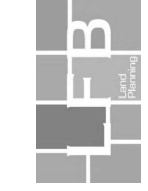


# MAP 3 - CONTOUR ELEVATION/STEEP SLOPES MAP



### Legend

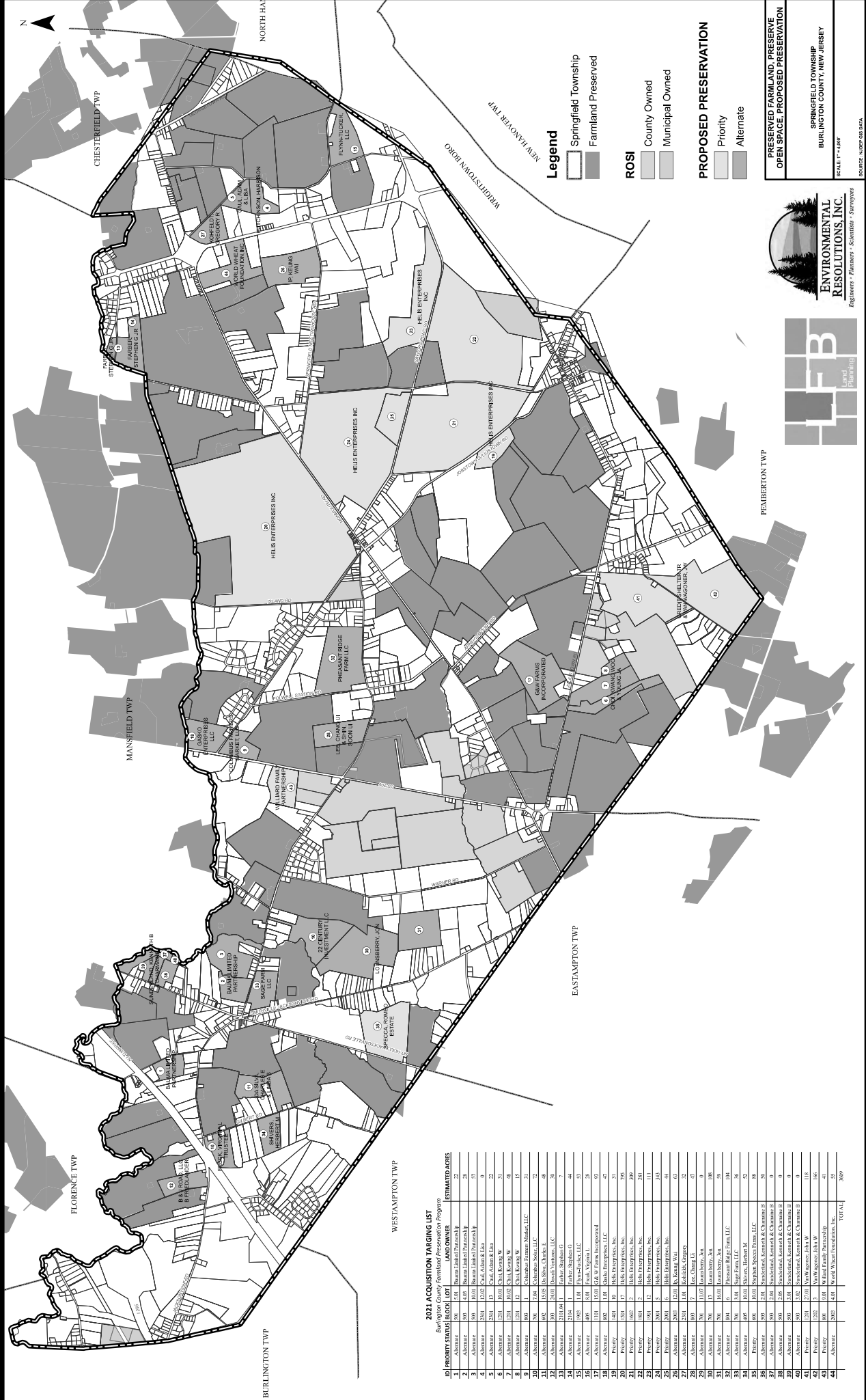
-  Springfield Twp. Boundary
-  5' Contour Intervals
-  Steep Slopes



CONTOUR ELEVATION/STEEP SLOPES MAP  
SPRINGFIELD TOWNSHIP  
BURLINGTON COUNTY, NEW JERSEY  
SCALE: 1" = 400'  
SOURCE: NAD83 USGS DATA



# MAP 4 - PRESERVED FARMLAND, PRESERVED OPEN SPACE, PROPOSED PRESERVATION



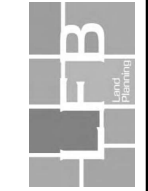
- Legend**
- Springfield Township
  - Farmland Preserved
- ROSI**
- County Owned
  - Municipal Owned
- PROPOSED PRESERVATION**
- Priority
  - Alternate

PRESERVED FARMLAND, PRESERVE OPEN SPACE, PROPOSED PRESERVATION

SPRINGFIELD TOWNSHIP  
BURLINGTON COUNTY, NEW JERSEY

SCALE: 1"=400'

SOURCE: MURP GIS DATA

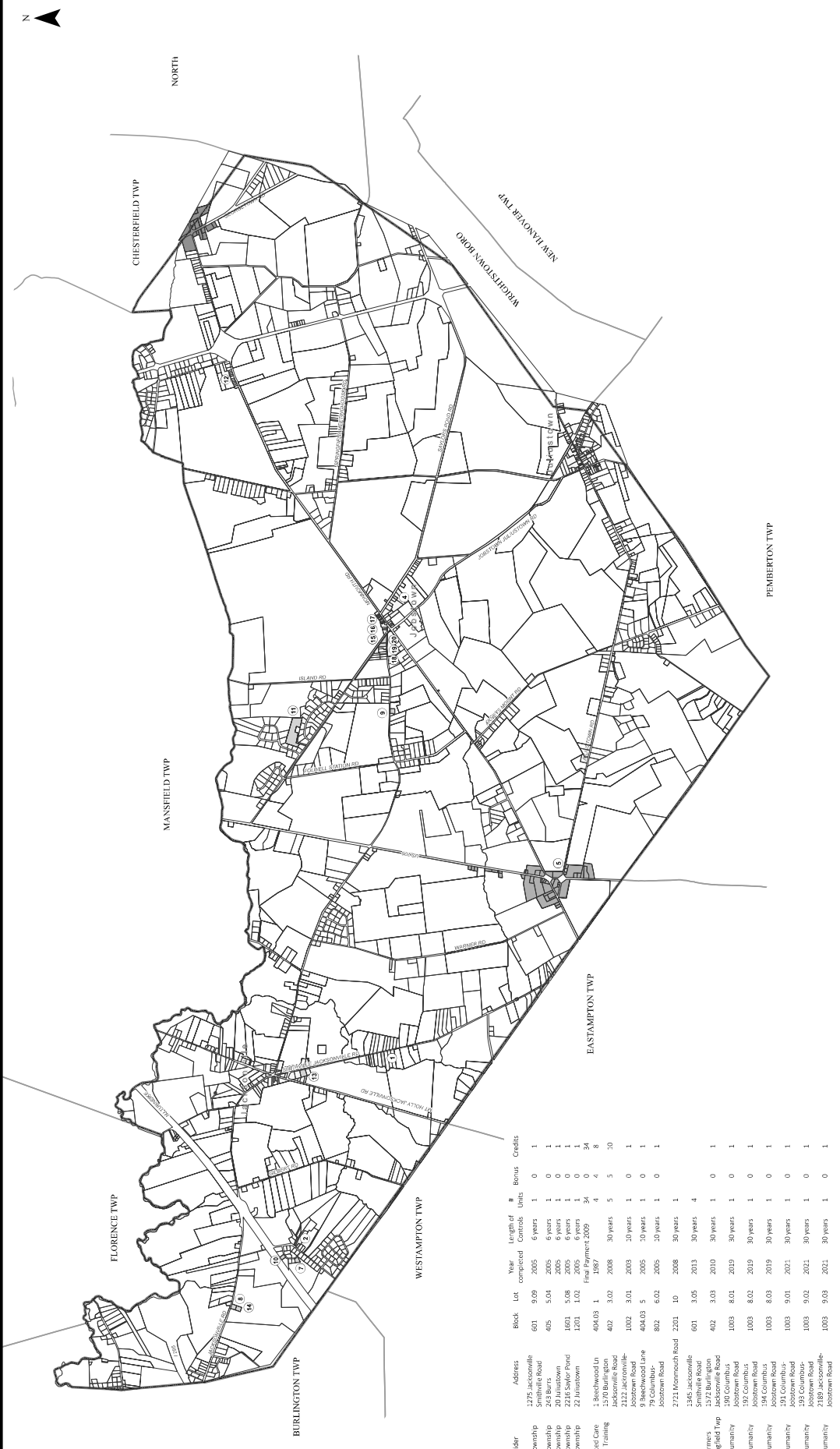


**2021 ACQUISITION TARGING LIST**  
Burlington County Farmland Preservation Program

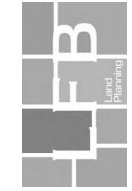
Parcel ID	ESTIMATED ACRES	OWNER	ESTIMATED ACRES
1	Alternate	101	101
2	Alternate	501	501
3	Alternate	501	501
4	Alternate	501	501
5	Alternate	501	501
6	Alternate	501	501
7	Alternate	501	501
8	Alternate	501	501
9	Alternate	501	501
10	Alternate	501	501
11	Alternate	501	501
12	Alternate	501	501
13	Alternate	501	501
14	Alternate	501	501
15	Alternate	501	501
16	Alternate	501	501
17	Alternate	501	501
18	Alternate	501	501
19	Priority	501	501
20	Priority	501	501
21	Priority	501	501
22	Priority	501	501
23	Priority	501	501
24	Priority	501	501
25	Priority	501	501
26	Priority	501	501
27	Alternate	501	501
28	Alternate	501	501
29	Alternate	501	501
30	Alternate	501	501
31	Alternate	501	501
32	Alternate	501	501
33	Alternate	501	501
34	Alternate	501	501
35	Alternate	501	501
36	Alternate	501	501
37	Alternate	501	501
38	Alternate	501	501
39	Alternate	501	501
40	Alternate	501	501
41	Priority	501	501
42	Priority	501	501
43	Priority	501	501
44	Priority	501	501
45	Priority	501	501
46	Priority	501	501
47	Priority	501	501
48	Priority	501	501
49	Priority	501	501
50	Priority	501	501
51	Priority	501	501
52	Priority	501	501
53	Priority	501	501
54	Priority	501	501
55	Priority	501	501
56	Priority	501	501
57	Priority	501	501
58	Priority	501	501
59	Priority	501	501
60	Priority	501	501
61	Priority	501	501
62	Priority	501	501
63	Priority	501	501
64	Priority	501	501
65	Priority	501	501
66	Priority	501	501
67	Priority	501	501
68	Priority	501	501
69	Priority	501	501
70	Priority	501	501
71	Priority	501	501
72	Priority	501	501
73	Priority	501	501
74	Priority	501	501
75	Priority	501	501
76	Priority	501	501
77	Priority	501	501
78	Priority	501	501
79	Priority	501	501
80	Priority	501	501
81	Priority	501	501
82	Priority	501	501
83	Priority	501	501
84	Priority	501	501
85	Priority	501	501
86	Priority	501	501
87	Priority	501	501
88	Priority	501	501
89	Priority	501	501
90	Priority	501	501
91	Priority	501	501
92	Priority	501	501
93	Priority	501	501
94	Priority	501	501
95	Priority	501	501
96	Priority	501	501
97	Priority	501	501
98	Priority	501	501
99	Priority	501	501
100	Priority	501	501
101	Priority	501	501
102	Priority	501	501
103	Priority	501	501
104	Priority	501	501
105	Priority	501	501
106	Priority	501	501
107	Priority	501	501
108	Priority	501	501
109	Priority	501	501
110	Priority	501	501
111	Priority	501	501
112	Priority	501	501
113	Priority	501	501
114	Priority	501	501
115	Priority	501	501
116	Priority	501	501
117	Priority	501	501
118	Priority	501	501
119	Priority	501	501
120	Priority	501	501
121	Priority	501	501
122	Priority	501	501
123	Priority	501	501
124	Priority	501	501
125	Priority	501	501
126	Priority	501	501
127	Priority	501	501
128	Priority	501	501
129	Priority	501	501
130	Priority	501	501
131	Priority	501	501
132	Priority	501	501
133	Priority	501	501
134	Priority	501	501
135	Priority	501	501
136	Priority	501	501
137	Priority	501	501
138	Priority	501	501
139	Priority	501	501
140	Priority	501	501
141	Priority	501	501
142	Priority	501	501
143	Priority	501	501
144	Priority	501	501
145	Priority	501	501
146	Priority	501	501
147	Priority	501	501
148	Priority	501	501
149	Priority	501	501
150	Priority	501	501
151	Priority	501	501
152	Priority	501	501
153	Priority	501	501
154	Priority	501	501
155	Priority	501	501
156	Priority	501	501
157	Priority	501	501
158	Priority	501	501
159	Priority	501	501
160	Priority	501	501
161	Priority	501	501
162	Priority	501	501
163	Priority	501	501
164	Priority	501	501
165	Priority	501	501
166	Priority	501	501
167	Priority	501	501
168	Priority	501	501
169	Priority	501	501
170	Priority	501	501
171	Priority	501	501
172	Priority	501	501
173	Priority	501	501
174	Priority	501	501
175	Priority	501	501
176	Priority	501	501
177	Priority	501	501
178	Priority	501	501
179	Priority	501	501
180	Priority	501	501
181	Priority	501	501
182	Priority	501	501
183	Priority	501	501
184	Priority	501	501
185	Priority	501	501
186	Priority	501	501
187	Priority	501	501
188	Priority	501	501
189	Priority	501	501
190	Priority	501	501
191	Priority	501	501
192	Priority	501	501
193	Priority	501	501
194	Priority	501	501
195	Priority	501	501
196	Priority	501	501
197	Priority	501	501
198	Priority	501	501
199	Priority	501	501
200	Priority	501	501
201	Priority	501	501
202	Priority	501	501
203	Priority	501	501
204	Priority	501	501
205	Priority	501	501
206	Priority	501	501
207	Priority	501	501
208	Priority	501	501
209	Priority	501	501
210	Priority	501	501
211	Priority	501	501
212	Priority	501	501
213	Priority	501	501
214	Priority	501	501
215	Priority	501	501
216	Priority	501	501
217	Priority	501	501
218	Priority	501	501
219	Priority	501	501
220	Priority	501	501
221	Priority	501	501
222	Priority	501	501
223	Priority	501	501
224	Priority	501	501
225	Priority	501	501
226	Priority	501	501
227	Priority	501	501
228	Priority	501	501
229	Priority	501	501
230	Priority	501	501
231	Priority	501	501
232	Priority	501	501
233	Priority	501	501
234	Priority	501	501
235	Priority	501	501
236	Priority	501	501
237	Priority	501	501
238	Priority	501	501
239	Priority	501	501
240	Priority	501	501
241	Priority	501	501
242	Priority	501	501
243	Priority	501	501
244	Priority	501	501
245	Priority	501	501
246	Priority	501	501
247	Priority	501	501
248	Priority	501	501
249	Priority	501	501
250	Priority	501	501
251	Priority	501	501
252	Priority	501	501
253	Priority	501	501
254	Priority	501	501
255	Priority	501	501
256	Priority	501	501
257	Priority	501	501
258	Priority	501	501
259	Priority	501	501
260	Priority	501	501
261	Priority	501	501
262	Priority	501	501
263	Priority	501	501
264	Priority	501	501
265	Priority	501	501
266	Priority	501	501
267	Priority	501	501
268	Priority	501	501
269	Priority	501	501
270	Priority	501	501
271	Priority	501	501
272	Priority	501	501
273	Priority	501	501
274	Priority	501	501
275	Priority	501	501
276	Priority	501	501
277	Priority	501	501
278	Priority	501	501
279	Priority	501	501
280	Priority	501	501
281	Priority	501	501
282	Priority	501	501
283	Priority	501	501
284	Priority	501	501
285	Priority	501	501
286	Priority	501	501
287	Priority	501	501
288	Priority	501	501
289	Priority	501	501
290	Priority	501	501
291	Priority	501	501
292	Priority	501	501
293	Priority	501	501
294	Priority	501	501
295	Priority	501	501
296	Priority	501	501
297	Priority	501	501
298	Priority	501	501
299	Priority	501	501
300	Priority	501	501
301	Priority	501	501
302	Priority	501	501
303	Priority	501	501
304	Priority	501	501
305	Priority	501	501
306	Priority	501	501
307	Priority	501	501
308	Priority	501	501
309	Priority	501	501
310	Priority	501	501
311	Priority	501	501
312	Priority	501	501
313	Priority	501	501
314	Priority	501	501
315	Priority	501	501
316	Priority	501	501
317	Priority	501	501
318	Priority	501	501
319	Priority	501	501
320	Priority	501	501
321	Priority	501	501
322	Priority	501	501
323	Priority	501	501
324	Priority	501	501
325	Priority	501	501
326	Priority	501	501
327	Priority	501	501
328	Priority	501	501
329	Priority	501	501
330	Priority	501	501
331	Priority	501	501
332	Priority	501	501
333	Priority	501	501
334	Priority	501	501
335	Priority	501	501
336	Priority	501	501
337			



# MAP 6 - AFFORDABLE HOUSING LOCATIONS



**AFFORDABLE HOUSING LOCATIONS**  
 SPRINGFIELD TOWNSHIP  
 BURLINGTON COUNTY, NEW JERSEY  
 SCALE: 1" = 400'



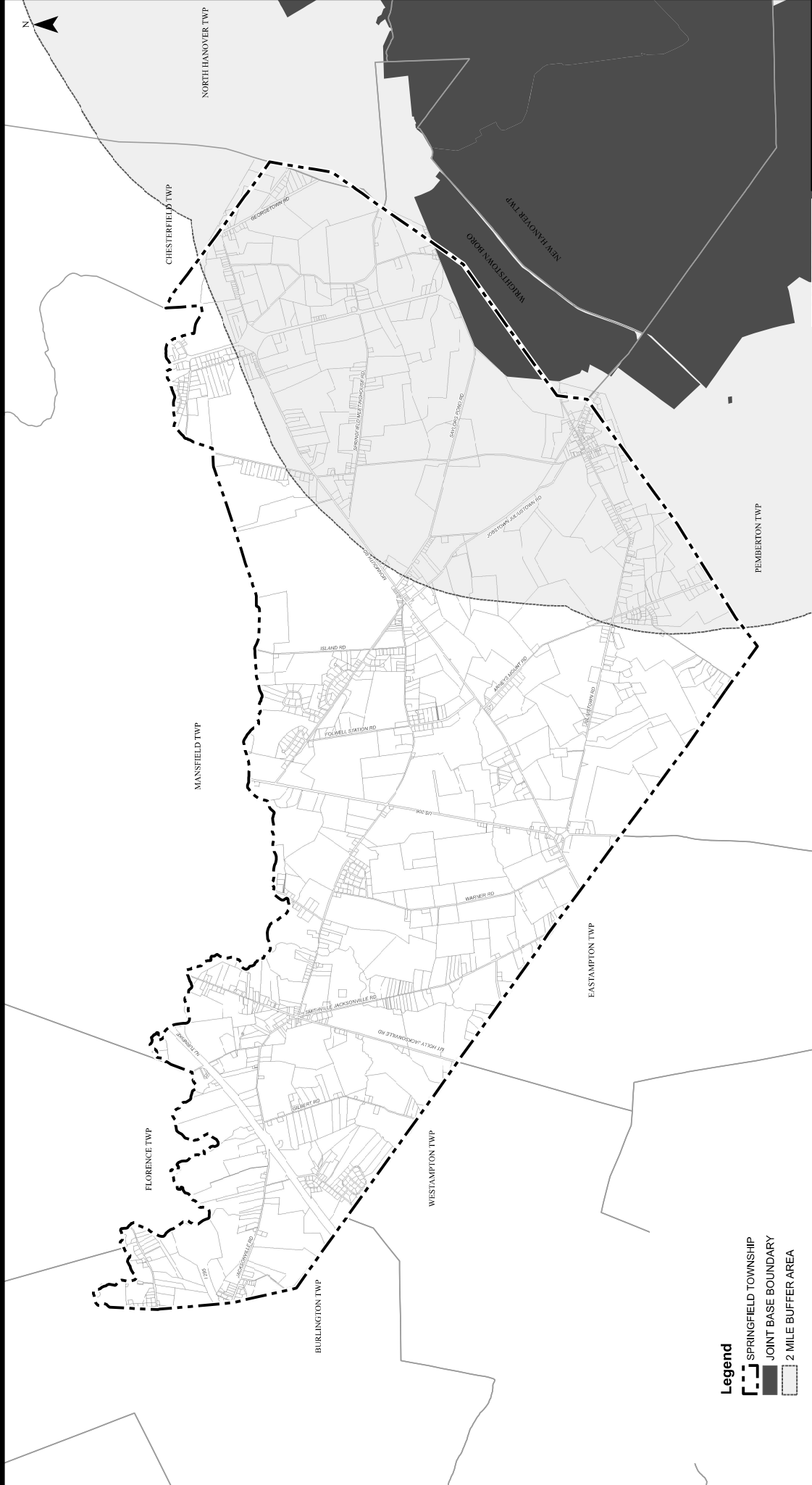
Key	Mechanism	Provider	Address	Block	Lot	Year completed	Length of units	# Units	Bonus	Credits
1	Rehabilitation	Springfield Township	1275 Jacksonville	601	9-09	2005	6 years	1	0	1
2	Rehabilitation	Springfield Township	Smithville Road	405	5-04	2005	6 years	1	0	1
3	Rehabilitation	Springfield Township	242 Barris	1801	5-08	2005	6 years	1	0	1
4	Rehabilitation	Springfield Township	2216 Saker Pond	1201	1-02	2005	6 years	1	0	1
5	Rehabilitation	Springfield Township	22 Junestown	464-03	1	2007	30 years	5	5	10
6	RCA	Beverly City	1 Backwood Ln	402	3-02	2008	30 years	1	0	1
7	Group-Home	Occupational Training Services	1570 Burlington	1002	3-01	2003	20 years	1	0	1
8	Group-Home	Myers	2122 Jacksonville	404-03	5	2005	10 years	1	0	1
9	Accessory Apt.	Ernott	9 Backwood Lane	802	6-02	2005	10 years	1	0	1
10	Accessory Apt.	Shupey	79 Columbus-Joostown Road	2201	10	2008	30 years	1	0	1
11	Accessory Apt.	Guwara	2721 Womnouth Road	601	3-05	2013	30 years	4	0	1
12	Affordable	SEFW	1345 Jacksonville	402	3-03	2010	30 years	1	0	1
13	Group Home	Chambers Farms	Smithville Road	1003	8-01	2019	30 years	1	0	1
14	Inclusionary	Chambers Farms	198 Columbus	1003	8-02	2019	30 years	1	0	1
15	Affordable	Chambers Farms	198 Columbus	1003	8-03	2019	30 years	1	0	1
16	Affordable	Habitat for Humanity	Joostown Road	1003	9-01	2021	30 years	1	0	1
17	Affordable	Habitat for Humanity	Joostown Road	1003	9-02	2021	30 years	1	0	1
18	Affordable	Habitat for Humanity	Joostown Road	1003	9-03	2021	30 years	1	0	1
19	Affordable	Habitat for Humanity	Joostown Road	1003	9-03	2021	30 years	1	0	1
20	Affordable	Habitat for Humanity	Joostown Road	1003	9-03	2021	30 years	1	0	1

**Legend**

- Existing Affordable Housing Units
- Areas In Need of Redevelopment
- Chambers Corner Redevelopment Area
- Tighmans Corner Redevelopment Area
- Springfield Township
- Hamlets

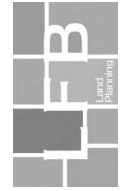


# MAP 8 - JOINT BASE AND 2 MILE BUFFER AREA



**Legend**  
 SPRINGFIELD TOWNSHIP  
 JOINT BASE BOUNDARY  
 2 MILE BUFFER AREA

JOINT BASE AND 2 MILE BUFFER AREA  
 SPRINGFIELD TOWNSHIP  
 BURLINGTON COUNTY, NEW JERSEY  
 SCALE: 1" = 4,000'  
 POWER, LAND AND BASE MAPS BY: GRIFFIN & ASSOCIATES, INC.  
 DATE: 08/14/2013



# MAP 9 - BURLINGTON COUNTY FARMLAND PRESERVATION PROGRAM STATUS



Produced by the Burlington County  
Office of Resource Conservation  
July 2022

Source: Burlington County Info Technology - GIS Section Tax Parcels and GPS Roads; Burlington County  
Resource Conservation Farmland Status Data (as of 21 MAR 2022); Project Area & ROI Data,  
NCEP Municipal Boundaries & Military Lands.

Path: \\sato\landuse\Programs\Farmland\Status\FPP Status July 2022.singfield.mxd

## Burlington County Farmland Preservation Program

- |                      |                            |                      |
|----------------------|----------------------------|----------------------|
| Targeted - Priority  | Pinelands Boundary         | <b>Project Areas</b> |
| Targeted - Alternate | PDCs Severed               | East                 |
| Current Application  | Military                   | North                |
| Pending Application  | Preserved Open Space       | South                |
| Preserved Farm       | Resource Recovery Facility | West                 |
| Eight Year Program   |                            |                      |

0 0.5 1 2 3 4 Miles



<b>BURLINGTON COUNTY FARMLAND PRESERVATION PROGRAM STATUS</b>
<b>SPRINGFIELD TOWNSHIP BURLINGTON COUNTY, NEW JERSEY</b>
SCALE: 1" = 400' SOURCE: JOINT BASE MCGUIRE-DIX-LAKEHURST JOINT BASE LAND USE STUDY FOR COUNTIES OF OCEAN AND BURLINGTON