

Green Branch, Endless Branch, Dry Branch Run, and Marsh Branch. It will be very important to regulate development along and around the Township's man-made lakes. Five of the six lakes are situated along the course of the Muddy Run; beginning in the northwest corner of the Township and moving southeast are Elmer Lake, Palatine Lake, Centerton Lake, Parvin Lake and Rainbow Lake. Parvin Lake is the largest of the lakes and is part of Parvin State Park. The Township's sixth lake, Willow Grove, is located in the northeastern corner of Pittsgrove.

Much of the land along the Maurice River is owned by the State and the Nature Conservancy, a non-profit land trust. The Greenway Network, described later in this element, is intended to promote this strong beginning by designating areas along stream corridors for preservation with perhaps upland connections for pedestrians and horses.

**PRESERVING LAND FOR
CONSERVATION PURPOSES**

The imposition of environmental regulations over the past two decades has greatly reduced or eliminated the development of

certain types of environmentally sensitive land. Most of the regulation of environmentally sensitive land has reverted to the state level, including stream encroachment (development within the flood plain), freshwater wetlands, water withdrawals and effluent disposal. Some municipalities also administer complementary requirements which prohibit development or site disturbance next to streams, open bodies of water, net fill in floodplain areas and other types of environmental regulation. The Conservation Plan, located at the end of this element, identifies land to be conserved, incorporating both flood prone and wetlands areas.

With these restrictions already in place, attention to other desirable site characteristics that are not protected by existing regulations become more important in the preservation of environmentally sensitive land. Protection of environmentally sensitive land is a prudent investment for the municipality to make. Once lands are developed, retrofitting a neighborhood or commercial complex becomes exceedingly expensive. Preventing the use of inappropriate lands for construction purposes eliminates future problems and preserves the substantial ecological

benefits that accrue from retaining the land in its natural state.

other conservation land or other open space.

Land proposed for conservation should be reviewed for its effectiveness in meeting goals for preservation and open space. Towards that end, a list of recommended site characteristics for acquiring or preserving conservation land is provided.

- 5) The demand for conservation land in the area based on current or future projected population;
- 6) Its accessibility to the public;
- 7) Whether the land may be suitability for multiple types of open space; and
- 8) The ability of the site to sustain its intended use.

LAND RANKING FOR CONSERVATION PURPOSES

The following characteristics are considered positive factors in the ranking of land for conservation purposes:

In addition to the physical features and location that distinguish a particular site, there are often other considerations that may affect the desire of the municipality to pursue preservation efforts. These factors are listed below.

- 1) Its environmentally sensitive nature which may include the following categories:
 - stream corridors and adjacent upland sites;
 - aquifer recharge areas;
 - freshwater wetlands;
 - unique wildlife and plant habitats; and
 - mature woodlands
- 2) The site’s historic significance;
- 3) The extent of aesthetic views and vistas;
- 4) The proximity of the land to

- 1) The property owner’s willingness to sell or preserve land;
- 2) The amount of development pressure;
- 3) The cost of preservation;
- 4) The expected operating expenses and potential for liability claims.

Timely governmental action can be critical to an effective land preservation strategy. Accordingly,

it is important for Pittsgrove Township to maintain an open dialogue with land owners and developers with interests in land identified for conservation. Early identification of potential lands for acquisition, easement purchase, or donation is essential because of the deliberative approach that governmental agencies must take in considering the public interest. These factors affect the cost and means to preserve specific parcels.

CONSERVATION TECHNIQUES

There are a number of methods to preserve lands for conservation apart from direct purchase by government or a private non-profit conservation organization. Purchasing large tracts of land in fee simple is expensive and only the most desirable properties should be preserved in this manner.

Techniques discussed here to conserve land include clustering development, purchase or donation of development rights, transfer or development credits, conservation easements, and site design.

The implementation of techniques for conservation of environmentally sensitive land will require a process that successfully integrates plan

review, governmental agency programs and private land conservation efforts. No one technique will achieve the goals set forth in this document. The techniques should be selectively utilized to best achieve the objectives of this Conservation Element. Land preservation efforts are most successful where an individual or small committee is charged with this responsibility and the municipal government may wish to establish this position. Specific conservation techniques are as follows:

CLUSTER DEVELOPMENT

This form of development concentrates buildings on a small portion of a site while preserving the remainder. This design maintains the overall (gross) density for the entire parcel while saving environmentally sensitive land and potentially upland from development. This concept is explored further in the Land Use Plan Element.

PURCHASE OR DONATION OF DEVELOPMENT RIGHTS

Under the “bundle of rights” theory of property ownership, development rights are an additional right inherent in a property along with

the better known air, water, and mineral rights. Development rights may be separated from the property and sold or donated to governmental agencies or conservation organizations. The sale of development rights require the landowner to pay federal capital gains taxes which may be offset depending on the individual landowners tax situation. The donation of these rights, however, can be treated as a charitable contribution and provides the donor with a tax deduction. The sale of development rights also reduces the property assessment for tax purposes. Since development rights are less than fee simple ownership, their cost is substantially less.

CONSERVATION EASEMENTS

The dedication of easements is a technique that may be used by the Township to preserve wetlands and other environmentally sensitive areas. While retaining ownership in private hands, conservation easements effectively protect lands of ecological importance. Donation of the easement has similar tax advantages, though to a lesser extent, as a development rights contribution. They may also provide other general benefits, such as public access. Private non-profit conservation organizations are

preserving substantive properties and working with interested land owners in securing conservation easements in certain parts of the state.

TRANSFER OF DEVELOPMENT CREDITS (TDC)

The transfer of development credits (TDC) is a voluntary program that transfers development rights in the form of a credit from one zoning district to another. Transfers may occur from residentially zoned land to either residentially or commercially zoned land. This program requires a developer to purchase or acquire the development rights to build housing from land proposed for conservation or agricultural purposes and add it to targeted areas that can support additional development. In this fashion, the land proposed for conservation will be permanently preserved at no cost to the municipality. From the developer's perspective, additional density or intensity of use would be allowed in exchange for the deed restriction of the conservation land.

SITE DESIGN

The design treatment of the layout of buildings, circulation, and utilities is the single largest factor in the

preservation of environmentally sensitive lands. The design should start with a development suitability map showing environmental constraints. From this starting point, a design sensitive to the findings of the development suitability analysis may be produced.

GREENWAYS

The greenways concept has gained prominence in recent years in the planning for recreation and conservation lands. The establishment of greenways has grown from earlier ideas that led to linear parks, the interconnected open space of planned unit developments, and the conversion of abandoned railroad lines to trails. The concept of linking recreational areas, civic institutions and residential districts with open space corridors and walking paths has gained new adherents as residents and government officials alike have discovered their benefits. These include creating new recreational opportunities, reducing passenger vehicle travel and hence air pollution, increasing public awareness of the area's natural resources and their need for conservation, and retaining scenic vistas.

On a parallel track, environmental awareness and the evolving understanding of the importance of natural areas in controlling pollution and other man-made impacts have greatly increased over the past 25 years. The necessity for conserving environmentally sensitive land is now well established by the scientific community.

These two tracks converge with greenways, which may be defined⁴ as follows:

- 1) A linear open space established along either a natural corridor, such as a river front, stream valley, or ridge line, or overland along a railroad right-of-way converted to recreational use, a canal, a scenic road, or other route;
- 2) Any natural or landscaped course for pedestrian or bicycle passage;
- 3) An open space connector linking parks, natural reserves, cultural features, or historic sites with each other and with populated areas; or

⁴-From *Greenways for America*, Charles E. Little, The Johns Hopkins University Press, Baltimore, 1990.

- 4) Locally important strip or linear parks designated as a parkway or greenbelt.

Much of the recent emphasis on creating greenways has focused on the preservation of stream corridors, discussed above.

“Greenway” is also the name used for the state program administered by the Department of Environmental Protection to preserve stream corridors in a continuous band of open space. Establishing greenways along stream corridors would allow the creation of an interconnected open space system. Part of a greenway system has already been established in the Township by the State and the Nature Conservancy, a non-profit land trust. Preservation of the river corridor is most evident along the Maurice River and the lower stretches of Muddy Run. Certain portions of the stream corridors have also been privately preserved by homeowner’s associations, for example, Palatine Lake. The extension of these conservation efforts would create a passive recreation circulation system throughout the entire Township.

The development of greenways are usually affected by New Jersey’s environmental laws. Since greenways often encompass environmen-

tally sensitive land that is restricted from development in certain ways, the existing regulatory environment will affect trail construction or other development associated with their establishment. Any institution of a trail system must be designed to minimize disturbance in wetland, wetland buffer, or the amount of fill in flood plains. Most stream corridors in the municipality support wetlands within the flood plain. The state DEP anticipated the desire of municipalities to create passive recreation trails in greenways and has established General Permit No. 17 for this purpose. Several criteria for the issuance of this permit must be met. These include, public ownership of the land or control through public ownership of an easement, a report on endangered or threatened species that may be affected by the construction of a trail, a maintenance plan for the trail, and an approved construction method of establishing the trail. In general, this requires a restricted path no wider than 6 feet constructed of gravel or wood chips (or similar porous material) or in some cases a boardwalk.

SUMMARY OF RECOMMENDATIONS

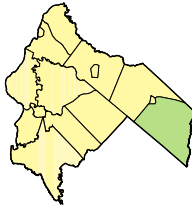
Pittsgrove has an abundance of natural resources that are worthy of protection and conservation. The Conservation Plan at the end of the element identifies land that should be conserved in order to preserve the ecological benefits that come from environmentally sensitive lands. It is intended that these lands be preserved from development or encroachments through one or more of the techniques discussed above. Several specific recommendations pertaining to conservation are summarized below:

- 1) The design of major residential subdivisions should as a goal cluster buildings to preserve agricultural land and land earmarked for conservation. The Zoning Ordinance should be amended to provide expanded and new techniques for achieving this goal.
- 2) The design of individual sites should maximize the quantity and quality of open space in accordance with the criteria established in this element. The Planning Board shall continue to work closely with developers to protect aesthetic views and environmentally sensitive land.
- 3) Farmland, environmentally sensitive areas and woodlands (mature forests and secondary growth) that include development constraints or ecological or aesthetic value should be protected by requiring mitigation of adverse impacts and by limiting or prohibiting development in these areas.
- 4) Preserve additional conservation and other open space by exploring landowner contributions and dedication of conservation easements. The criteria as defined in this document for the acquisition or preservation of land should be used in evaluating proposals for public (state, county, or local) funding and landowner contributions.
- 5) Vest responsibility for land preservation with a person or small committee with authority to pursue land acquisition or preservation strategies in close cooperation with the governing body.

Conservation Plan

Township of Pittsgrove
Salem County, New Jersey

February 9, 2000



Upper Pittsgrove Township
Salem County

Elmer Boro
Salem County


Franklin Township
Gloucester County

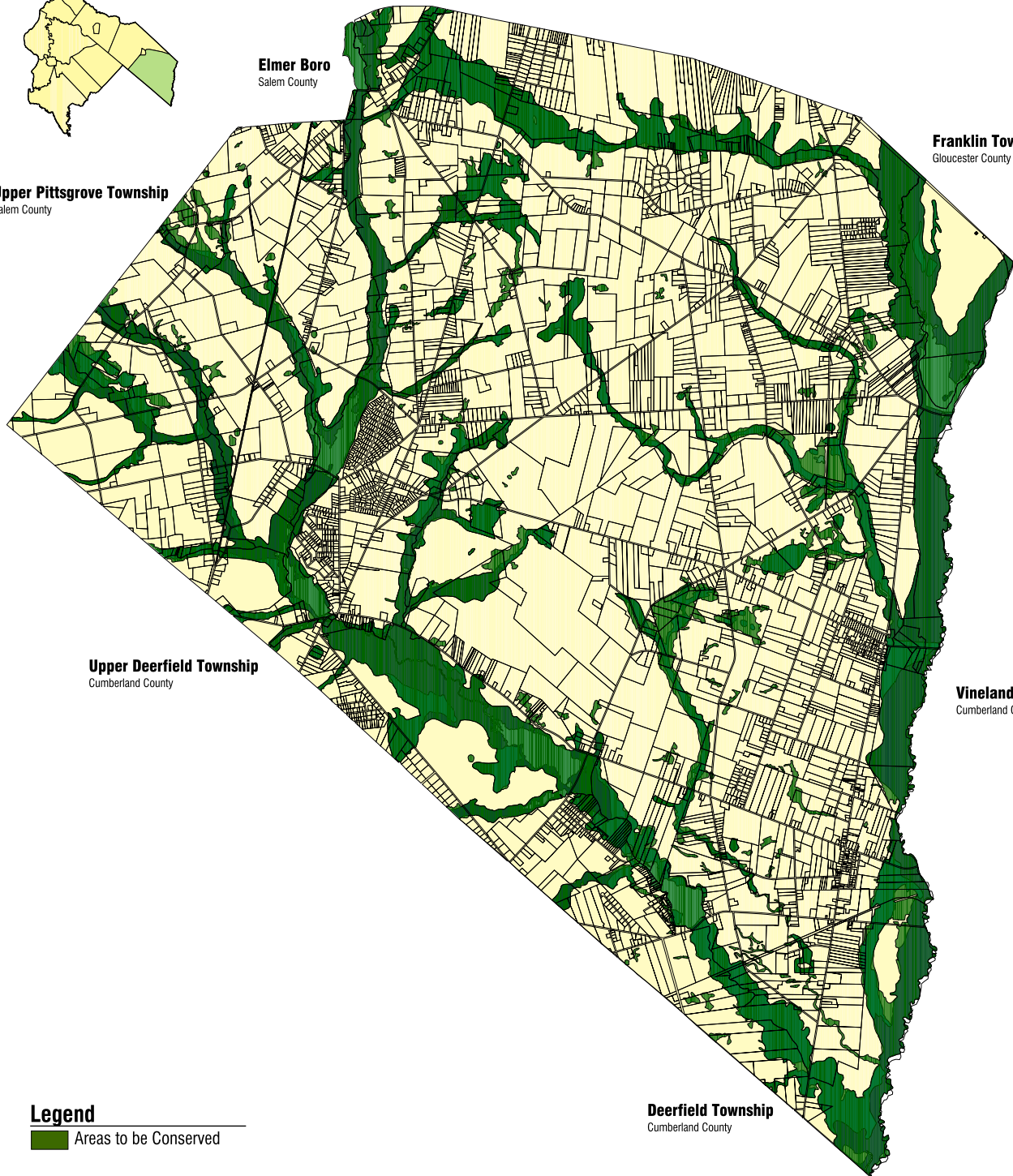
Upper Deerfield Township
Cumberland County

Vineland City
Cumberland County

Deerfield Township
Cumberland County

Legend

 Areas to be Conserved



1800 0 1800 3600 Feet



NORTH

CLARKE CATON HINTZ
A Professional Corporation
400 Sullivan Way, Trenton, New Jersey

HOUSING ELEMENT

INTRODUCTION

The Housing Element constitutes a part of the Master Plan for Pittsgrove, seeking to create a more livable community for all residents in the municipality. The Housing Element also forms the basis for meeting the Township's obligation to provide the opportunity for affordable housing. Along with the Fair Share Plan, the Housing Element details the methods to be used to provide housing for persons with low and moderate incomes.

The Housing Element includes a description of prior fair share planning, a demographic analysis of existing and projected population and housing, the fair share housing obligation allocated to Pittsgrove by the New Jersey Council on Affordable Housing (COAH) and the Township's response in the form of a Fair Share Plan. As noted, the Housing Element is the first part of a two-part package. The companion document is the Fair Share Plan that includes draft ordinances, resolutions and other documents necessary to implement the Housing Element's policies.

STATUTORY BACKGROUND

The Fair Housing Act¹, enacted by the New Jersey State Legislature in 1985, created the Council on Affordable Housing (COAH) within the New Jersey Department of Community Affairs. COAH is responsible for determining each municipality's allocation of low and moderate income housing, establishing guidelines for implementing the Fair Housing Act and evaluating proposed municipal compliance strategies.

The Council on Affordable Housing has divided the state into six housing regions and established a formula which assigns each municipality a "fair share" of its region's need for affordable housing. Pittsgrove is located within the South-Southeast Region which includes the counties of Atlantic, Cape May, Cumberland, and Salem.

COAH's first fair share formula was developed for a six-year period, from 1987 through mid-1993. COAH subsequently reevaluated the basis of the original formula for allocating each municipality's fair share obligation. The formula was revised using 1990 U.S. Census information,

¹ - N.J.S.A. 52:27D-301 et seq.

satellite imagery and more balanced population/household growth projections. These revisions were codified in a new set of administrative rules, *N.J.A.C. 5:93-1.1 et seq.* which were adopted on June 6, 1994. This Housing Element has been prepared in accordance with these requirements, called substantive rules.

The formula for determining a municipality's affordable housing obligation is cumulative and includes the mid-1987 to mid-1999 twelve year period. COAH has indicated that it will wait until information is available from the Year 2000 U.S. Census before adjusting its affordable housing formula for the third round requirement.

PRIOR FAIR SHARE PLANNING

Pittsgrove Township first addressed its affordable housing obligation with the adoption of a Housing Element of the Master Plan on May 2, 1988. The 1988 Housing Element recognized that COAH had allocated Pittsgrove Township a fair share of 123 units for the 1987-1993 period. Indigenous need comprised 79 units of the fair share and was proposed to be addressed through a housing rehabilitation program. The Master Plan contemplated that the Township would apply to the NJ

Department of Community Affairs for financial assistance to fund the rehabilitation program. The Township did subsequently secure such funding from the state and administered a rehabilitation program through which twelve substandard housing units were brought up to code standards.

The balance of the Township's fair share obligation – 44 units – was proposed to be accomplished through inclusionary development within the R-15 and R-15A Residential Zoning Districts. At the customary set aside of 20% the Housing Element calculated that inclusionary development of 220 units would be required to generate the necessary 44 affordable dwelling units. It asserted that sufficient vacant land existed in the R-15 and R-15A districts to provide the necessary yield of market rate and affordable units.

However, the density of development contemplated under the inclusionary zoning would require public sewer service which was unavailable. Consequently, the Housing Element also recommended that the Township be granted a durational adjustment under COAH rules due to the lack of infrastructure capacity.

It is worth noting that the 1988 Master Plan included a description of accessory apartments as an “alternative method” to achieve a portion of the Township’s 44 unit fair share allocation. The Plan found that accessory apartments are a cost effective source of inexpensive small units which generate minimal community change or disruption. It also observed that the revenue generated by the rental unit can support improved long-term maintenance of the entire property.

The Township filed its 1988 Housing Element with COAH on October 1, 1991. COAH’s staff report, issued on March 9, 1993 noted that the implementing mechanisms, including the funding necessary to rehabilitate 79 units (\$790,000 under COAH rules) and the sewer infrastructure related to the R-15 and R-15A districts, was not in place. While concluding that the Plan was not yet “certifiable”, COAH staff also suggested that the Township request a durational adjustment for lack of public infrastructure.

Public sewer service is still unavailable to residential development in Pittsboro Township; consequently, the municipality continues to be eligible for a durational adjustment. However, as set forth in this

Housing Element, which supercedes the 1988 Housing Element, the Township can meet its current (1987-1999) fair share obligation without relying on zoning for inclusionary development so the durational adjustment is unnecessary at this time.

In June of 1994, COAH promulgated new regulations which assigned Pittsboro Township a fair share of 102 units, consisting of a rehabilitation component of 44 units and a new construction component of 58 units.

In September 1994 the Planning Board adopted a Reexamination Report on the Township Master Plan. In the discussion of “major problems and objectives identified in the 1988 Township Master Plan” as they relate to housing issues, the Report included the following recommendations:

1. The plan recommends scattered housing for low and moderate income persons rather than project sites;
2. Attempt to preserve existing housing stock through rehabilitation;
3. Consider alternatives such as accessory apartments, zoning lands for future development

when public sewer becomes available. (p. 5)

In 1998, the Pittsgrove Township Committee and Planning Board were sued by Edgewood Estates, Inc., a builder-plaintiff who was seeking authorization from the Court to construct an inclusionary development at 4 units per acre on a site in the RR - Rural Residential (2 acre lot) zoning district. The Township's position in the litigation is that its land use regulations were not exclusionary. The credits for which Pittsgrove qualifies eliminate the rehabilitation component and much of the new construction component of its fair share obligation. The balance of the new construction component would be met by the possibility of inclusionary development in the R-15 and R-15A zone districts.

In view of ongoing negotiations, it appears at this time that the litigation will be settled without the subject property being developed with affordable housing units. After a thorough evaluation of the COAH credits to which it is entitled, the Township has determined that it is able to meet its remaining fair share obligation without the need to resort to inclusionary housing projects. This Housing Element sets forth the elements of the Township's revised

approach in Sections 11 through 15.

In 1999 the Township Committee enacted an ordinance which established an affordable housing trust fund and imposed a small developer fee on future residential construction in Pittsgrove. The fees, which are equal to one quarter of one percent of equalized assessed valuation (for example, \$500 on a \$200,000 house) will be utilized by the Township to fund the Fair Share Plan components set forth in this Housing Element and related activities as permitted under COAH rules (*NJAC 5:93-8*).

HOUSING STOCK INVENTORY

The analysis of existing conditions of housing and the characteristics of the population are based on the 1990 U.S. Census. More recent data on these specific topics is not available until the Year 2000 U.S. Census. From building permit data and anecdotal evidence, increases in population and housing have been steady and gradual rather than declining or increasing exponentially.

In 1990, there were 2,788 housing units in Pittsgrove, of which 117 or 4.2 % were vacant. Of the vacant units, 37 or 32% were classified as for sale only and 27 or 23% were classified as for seasonal,

recreational or occasional use. The Town's overall vacancy rate of 4.2% was lower than the rates for both Salem County (6.1%) and New Jersey (9.1%). Of the 2,671 occupied units, 2,466 (92.3%) were owner-occupied and 205 (7.7%) were rented.

Table IV-1, Housing Units by Occupancy Status, compares occupancy status in Pittsgrove and Salem County in 1990.

Table IV-1. Housing Units by Occupancy Status, 1990.

<u>Occupancy Status</u>	<u>Pittsgrove</u>		<u>Salem Co.</u>	
	<u>No. of Units</u>	<u>% of Total</u>	<u>No. of Units</u>	<u>% of Total</u>
Owner Occupied	2,466	92.3%	17,198	72.3%
Renter Occupied	205	7.7%	6,596	27.7%
Occupied Total	2,671	95.8%	23,794	93.3%
Vacant	<u>117</u>	<u>4.2%</u>	<u>1,545</u>	<u>6.1%</u>
Total	2,788	100.0%	25,339	100.0%

Source: 1990 US Census

Single-family detached units comprise the majority of the housing inventory in Pittsgrove - 2,148 units or 77% of the total housing stock in 1990. The Township also had a significant number of manufactured houses in mobile home parks, 586, which equaled 21% of the housing stock. Owner-occupied housing units mirror their overall percentages: 77.7% were

single-family detached units and 21.4% were manufactured houses. This picture changes slightly with rental units. Of the 205 rental units, 152 or 74%, were single-family detached units and 38 or 18.5% were mobile homes or trailers. Table IV-2, Housing Units by Number of Units in Structure presents this information.

Table IV-2. Housing Units by Number of Units in Structure, 1990.

<u>Number of Units</u>	<u>Owner Occupied</u>	<u>Rental</u>	<u>Vacant</u>	<u>Total</u>
1, Detached	1,918	152	78	2,148
1, Attached	7	15	0	22
2	13	0	19	32
3 or 4	0	0	0	0
5 to 9	0	0	0	0
10 to 19	0	0	0	0
20 to 49	0	0	0	0
50 or more	0	0	0	0
Mobile Home/Trailer	528	38	20	586
Other	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total	2,466	205	117	2,788

Source: 1990 US Census

Table 3 below, Housing Units by Age, illustrates the aging of the Township's housing stock. As can be seen below, the majority of the Township's housing was constructed after 1960. The rate of housing construction peaked in the 1970's at three times the rate of the 1960's. The 1980's had two-thirds of the rate of the 1970's. At present, housing

construction is averaging 37 units per year, which would result in the 1990's rate of construction being similar to the 1960's, even though Pittsgrove has been identified by Salem County as the fastest growing municipality. The median age of housing in Pittsgrove was only 18 years old in 1990 - newer than any other communities in Salem County.

Table IV-3. Housing Units by Age, 1990.

<u>Year Built</u>	<u>Total Units</u>	<u>Percent</u>	<u>Vacant Units</u>	<u>Percent</u>
1980-March, 1990	627	22.5%	31	26.5%
1970-1979	943	33.8%	15	12.8%
1960-1969	306	11.0%	14	12.0%
1950-1959	260	9.3%	4	3.4%
1940-1949	134	4.8%	15	12.8%
Before 1940	<u>518</u>	<u>18.6%</u>	<u>38</u>	<u>32.5%</u>
Total	2,788	100.0%	117	100.0%

Source: 1990 US Census

Table IV-4, Housing Units by Number of Rooms, shows that nearly 60% of the Township housing units in 1990 had 6 or more rooms - indicating a prevalence of larger units.

Table IV-4. Housing Units by Number of Rooms, 1990.

<u>Rooms</u>	<u>Number of Units</u>	<u>Percentage of Total</u>
1	11	0.4%
2	28	1.0%
3	58	2.1%
4	420	15.1%
5	633	22.7%
6+	<u>1638</u>	<u>58.8%</u>
Totals	2,788	100.0%

Source: 1990 US Census

The value of housing or rental cost is one half of the equation that determines the affordability of housing, household income being the other half. Housing valued between \$50,000 and \$125,000, clustered

around the median of \$95,800, constituted 68% of all housing value in the Township. Housing value differences between the Township and County in 1990 are compared in Table IV-5.

Table IV-5. Comparison of Pittsgrove and Salem County Owner-Occupied Housing Value, 1990.

<u>Housing Value</u>	<u>Pittsgrove</u>		<u>Salem Co.</u>	
	<u>No. of Units</u>	<u>% of Total</u>	<u>No. of Units</u>	<u>% of Total</u>
Less \$25,000	0	0.0%	436	3.1%
\$25,000-\$49,999	47	3.0%	1,777	12.8%
\$50,000-\$74,999	435	27.4%	3,642	26.1%
\$75,000-\$99,999	377	23.7%	3,595	25.8%
\$100,000-\$124,999	269	16.9%	1,840	13.2%
\$125,000-\$149,999	184	11.6%	1,106	7.9%
\$150,000-\$174,999	142	8.9%	681	4.9%
\$175,000-\$199,999	58	3.6%	336	2.4%
\$200,000-\$249,999	71	4.5%	322	2.3%
\$250,000-\$299,999	7	0.4%	125	0.9%

**Table IV-5. Comparison of Pittsgrove and Salem County
Owner-Occupied Housing Value, 1990, cont.**

<u>Housing Value</u>	Pittsgrove		Salem Co.	
	<u>No. of Units</u>	<u>% of Total</u>	<u>No. of Units</u>	<u>% of Total</u>
\$300,000-\$399,999	0	0.0%	56	0.4%
\$400,000-\$499,999	0	0.0%	3	0.0%
\$500,000 or more	<u>0</u>	<u>0.0%</u>	<u>13</u>	<u>0.1%</u>
Total	1,590	100.0%	13,932	100.0%
Median housing value:	\$95,000		\$81,600	

Source: 1990 US Census

Units valued at less than \$100,000, of particular interest for affordable housing, made up approximately 54% of the total number of housing units in 1990. This data is self-reported value. The median housing value in Pittsgrove in 1990 (\$95,800) was 17% higher than the County's median housing value of \$81,600.

In 1990, Pittsgrove's median rental cost was \$451, which is virtually the same as the County's median rental cost of \$452. Table 6 shows rental housing costs in Pittsgrove in comparison to rental housing costs in Salem County.

**Table IV-6. Comparison of Pittsgrove and Salem County
Monthly Rental Cost*, 1990.**

<u>Monthly Rent</u>	Pittsgrove		Salem Co.	
	<u>No. of Units</u>	<u>% of Total</u>	<u>No. of Units</u>	<u>% of Total</u>
\$0-\$99	0	0.0%	497	8.4%
\$100-\$149	0	0.0%	513	8.6%
\$150-\$199	0	0.0%	372	6.3%
\$200-\$249	0	0.0%	389	6.5%
\$250-\$299	21	11.7%	446	7.5%
\$300-\$349	33	18.4%	585	9.8%
\$350-\$399	5	2.8%	773	13.0%
\$400-\$449	30	16.8%	746	12.5%
\$450-\$499	25	14.0%	776	13.0%

**Table IV-6. Comparison of Pittsboro and Salem County
Monthly Rental Cost*, 1990, cont.**

<u>Monthly Rent</u>	<u>Pittsboro</u>		<u>Salem Co.</u>	
	<u>No. of Units</u>	<u>% of Total</u>	<u>No. of Units</u>	<u>% of Total</u>
\$500-\$549	0	0.0%	419	7.0%
\$550-\$599	16	8.9%	180	3.0%
\$600-\$649	19	10.6%	139	2.3%
\$650-\$699	0	0.0%	66	1.1%
\$700-\$749	0	0.0%	22	0.4%
\$750-\$999	30	16.8%	19	0.3%
\$1,000 or more	<u>0</u>	<u>0.0%</u>	<u>7</u>	<u>0.1%</u>
Total	179	100.0%	5,949	100.0%
Median monthly rent:	\$451		\$452	

* - Monthly rental cost for those reporting cash rent paid.

Source: 1990 US Census

Substandard housing units represent only a small fraction of total housing units in the municipality. The U.S. Census tracked only two indicators of substandard housing in 1990, overcrowding and lack of plumbing facilities. Overcrowding specifically means more than one person per room. In 1990 there were 60 units that were determined to be overcrowded and 11 units lacking complete plumbing facilities. There were no units where both conditions existed.

Substandard housing represents 2.5% of the total stock existing at the time of the 1990 Census. Housing information from the

Census is based on a representative sample and there may be more or fewer substandard units than indicated here. These units constitute the primary target of the housing rehabilitation program.

HOUSING STOCK PROJECTIONS

Building permit data may be used as a surrogate to estimate the number of housing units, since historically there is a close correlation between permit data and actual construction. From 1990 through 1999, 371 building permits were issued for new housing units. During this time, 25 units were demolished for a net gain of 346 units. Assuming that all of these building permits that were

issued actually resulted in the construction of a unit, 3,134 housing units existed in the Township as of 1999.

Since 1990, the Township has been averaging about 35 units of construction per year.

However, the period between 1991 - 1996 represents a historically low level of activity. Table IV-7, Residential Building Permits Issued, 1980-1999, presents a longer period in which to examine building permit data.

Table IV-7. Residential Building Permits Issued, 1980-1999.

<u>Year</u>	<u>Total Number of Permits</u>	<u>Demolitions</u>
1980	62	1
1981	19	1
1982	32	1
1983	27	0
1984	27	1
1985	62	4
1986	67	2
1987	67	0
1988	58	2
1989	65	0
1990	43	2
1991	31	11
1992	28	1
1993	42	2
1994	51	1
1995	37	4
1996	23	3
1997	32	1
1998	37	0
1999	<u>47</u>	<u>NA</u>
Total	857	37
Average	42.9	1.9

Notes: All permits were for single family unit construction.

Source: State of New Jersey, Dept. of Community Affairs, Annual Construction Statistics.

The data presented in Table IV-7 illustrates the cyclical nature of the housing industry. Over the twenty-year period between 1980 and 1999, 857 residential building permits were issued by the Township, all for single-family units. On average, approximately 43 single-family residential permits were issued each year over this period. Residential construction between 1980 - 1984 fell below this average. However, during 1985 - 1989 residential construction increased significantly with a peak of 67 units constructed in 1986 and in 1987. Since 1990 residential construction has remained below average, with the exception of 1994 when there were 51 units constructed and 1999 when there were 47 units constructed. The average for the 1990's has been at a lower pace of 35 units per year.

It is anticipated that residential development will continue to remain at this level for the foreseeable future due, in part, to the absence of any public sewer system which would serve residential development.

GENERAL POPULATION CHARACTERISTICS

The population of Pittsgrove increased by 16.8% between 1980 and 1990 -- from 6,954 to 8,121 people. This is in contrast to the 7.2% increase in population

experienced by Salem County during the decade (*see* Table IV-8, Population Growth, 1970-1990). The latest available population estimate from the U.S. Bureau of the Census indicated a population of 8,553 in 1998, an increase of 5.3% over 1990. This estimate is less than the 11.6% increase in housing stock indicated by the residential building permit data for the Township during the same period. Population estimates may also be derived from assumptions about building permits. All of the building permits in Pittsgrove have been for single family detached dwellings. The Center for Urban Policy Research at Rutgers University analyzed the 1990 U.S. Census data and determined that three-bedroom single family detached houses averaged 3.08 persons and four-bedroom houses, 3.71 persons. Assuming an equal split in the number of bedrooms allows a blended rate of 3.395 persons per home to be calculated. Multiplying this number times the estimated number of housing units since 1990 -- 346 -- results in an estimated population of 9,296 persons at the end of 1999. This represents a growth rate of 14.5% since 1990. This is about 85% of the growth the Township experienced in the 1980's. Historic trends in population growth between Pittsgrove and Salem County are compared in Table IV-8.

Table IV-8. Actual and Projected Growth, 1970-2000.

	<u>Pittsgrove Township</u>	<u>Salem County</u>
1970	4,618	60,346
1980	<u>6,954</u>	<u>64,676</u>
Increase	2,336	4,330
<i>% Change</i>	50.6%	7.2%
1990	<u>8,121</u>	<u>65,294</u>
Increase	1,167	618
<i>% Change</i>	16.8%	0.9%
1999 (Estimated)	9,140	64,534
<i>% Change</i>	12.5%	-1.2%

Source: 1990 US Census, NJDOL, CCH calculations.

The population of Pittsgrove shows a significant concentration of "baby boomers", those people born between 1946 and 1964 who would have been between 26 and 44 years old in 1990. In particular, those persons between ages 35 to 44 in 1990 are disproportionately represented in the 1990 population with 19.8% of the total. Additionally, the number of residents in this age cohort increased

99.1% between 1980 and 1990 (from 806 to 1605 residents), which suggests that there will be a significant increase in the year 2000 of residents between 45 - 54 years old, as this cohort group continues to age.

Table IV-9, Age Distribution in Pittsgrove Township, 1980 - 1990 depicts the distribution of population in the Township in 1980 and 1990.

Table IV-9. Age Distribution in Pittsgrove Township, 1980 - 1990

<u>Age Cohort</u>	<u>1980</u>	<u>% of Total</u>	<u>1990</u>	<u>% of Total</u>	<u>% Change 1980-90</u>
0-4 years	544	7.8	4,399	6.7	0.0
5-14 years	1214	17.5	4,671	16.0	7.1
15-24 years	1068	15.4	4,637	13.7	4.4
25-34 years	1141	16.4	4,596	14.1	0.2
35-44 years	806	11.6	5,043	19.8	99.1
45-54 years	756	10.9	4,999	9.3	0.0
55-64 years	692	10.0	2,967	8.8	3.2
65+ years	733	10.5	3,052	11.6	22.4
Total	6,954	100.0	8,121	100.0	14.4

Source: 1990 US Census

HOUSEHOLD CHARACTERISTICS

A household is defined by the U.S. Census Bureau as those persons who occupy a single room or group of rooms constituting a housing unit; however, these persons may or may not be related. By comparison, a family is identified as a group of persons including a householder and one or more persons related by blood, marriage or adoption, all living in the same household. In 1990 there were 2,722 households in Pittsgrove, with an average of 2.9 persons per household and 2,233 families with an average of 3.3 persons per family.

Table IV-10, Households by Household Type, presents different household types. In 1990, approximately 67% of the households were comprised of married couples. Of those, 50% had children under the age of 18. Another 11% were headed by a woman with no husband present, while approximately 4% of households were headed by a man, with no wife present. A significant proportion (18%) of the households were "non-family" households, of which the majority consisted of one person, male or female, living alone.