

**RESOLUTION # 52-2025****RESOLUTION OF THE TOWNSHIP OF EAST GREENWICH, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY COMMITTING TO ROUND 4 PRESENT AND PROSPECTIVE NEED AFFORDABLE HOUSING OBLIGATIONS**

**WHEREAS**, the Township of East Greenwich, County of Gloucester, State of New Jersey, (hereinafter, "Township" or "East Greenwich") has a demonstrated history of voluntary compliance with its constitutional affordable housing obligations; and

**WHEREAS**, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2, an Amendment to the 1985 Fair Housing Act (hereinafter "Amended FHA" or "Act"); and

**WHEREAS**, the Amended FHA requires the New Jersey Department of Community Affairs ("DCA") to provide an estimate of the fair share affordable housing obligations of all municipalities on or before October 20, 2024 based upon the criteria on the Amended FHA; and

**WHEREAS**, the DCA issued a report on October 18, 2024 ("DCA Report") wherein it reported its estimate of the fair share affordable housing obligation for all municipalities based upon its interpretation of the standards in the Act; and

**WHEREAS**, the DCA Report calculates East Greenwich's Round 4 (2025-2035) fair share affordable obligations as follows: a Present Need (Rehabilitation) Obligation of 0 and a Prospective Need (New Construction) Obligation of 153; and

**WHEREAS**, the Amended FHA provides that the DCA Report is non-binding, thereby inviting municipalities to demonstrate that the Amended FHA would support revised calculations of Round 4 fair share affordable housing obligations; and

**WHEREAS**, the Amended FHA gives municipalities the opportunity to propose a different fair share affordable housing obligation from those reported by the DCA on October 18, 2024 based upon the standards in Sections 6 and 7 of the Act; and

**WHEREAS**, the Amended FHA further provides that "[a]ll parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by the Council on Affordable Housing ("COAH") unless those regulations are contradicted by statute, including P.L. 2024, c.2, or binding court decisions" (N.J.S.A 52:27D-311 (m)); and

**WHEREAS**, the Township has accepted the Present Need ("Rehabilitation") Obligation of 0 as reported by the DCA in its October 18, 2025 Report; and

**WHEREAS**, the Township has exercised its right to examine the data upon which the DCA relied to conclude that the Borough's Round 4 prospective need is 153 and concluded, for the reasons set forth below, that the correct Round 4 prospective need is 108; and

**WHEREAS**, more specifically, the Township has examined the data used to determine the **Land Capacity Allocation Factor**, that the DCA belatedly provided on or about November 27, 2024 instead of by October 20, 2024; and

**WHEREAS**, the Township further notes that the link to the DCA GIS data that the DCA belatedly made available to municipalities includes the following language:

"The land areas identified in this dataset are based on an the best available data using publicly available data enumerated in N.J.S.A. 52:27D-304.3c.(4) to estimate the area of developable land, within municipal and regional boundaries, that may accommodate development. **It is important to note that the identified areas could be over or under inclusive depending on various conditions and that municipalities are permitted to provide more detailed mappings as part of their participation in the Affordable Housing Dispute Resolution Program.**" (emphasis added)

**WHEREAS**, the Township maintains that the areas the DCA identified as developable are indeed overinclusive and, consequently, Richard Hunt, PP, AICP and Joseph S. Augustyn, PP, AICP, its Professional Planners, prepared a report, attached hereto as Exhibit A, showing the lands that the Township of East Greenwich contends should be removed from the inventory of sites used to fashion the **Land Capacity Allocation Factor**; and

**WHEREAS**, it is therefore important that the Township of East Greenwich not commit to an incorrect obligation; and

**WHEREAS**, correcting the allocation factors results in East Greenwich's Round 4 Prospective Need Obligation being 108 rather than the obligation established by DCA; and

**WHEREAS**, the Amended FHA provides that: "the municipality's determination of its fair share obligation shall have a presumption of validity, if established in accordance with sections 6 and 7" of the Act; and

**WHEREAS**, Township's calculation of need is entitled to a "presumption of validity" because it complies with Sections 6 and 7 of the Act; and

**WHEREAS**, in addition to setting forth its Round 4 fair share affordable housing obligations for the reasons summarized above, substantial activity has occurred and is ongoing that warrants the reservation of certain rights to avoid any claim that it has waived them; and

**WHEREAS**, for example, the New Jersey Institute of Local Government Attorneys ("NJILGA") has expressed its support for Legislation that has now been introduced as bill S-4065 that, if enacted, would reduce East Greenwich's Round 4 Prospective Need to 40 and would give the Township "90 days from receipt of revised fair share obligations from the [DCA] to provide an amended Housing Element and Fair Share Plan addressing the new number); and

**WHEREAS**, the Township of East Greenwich supports S-4065 and would have the right to reduce its Round 4 obligation in the event that the Legislature enacts the Legislation; and

**WHEREAS**, similarly, a number of municipalities, led by the Township of Montvale, have filed suit (MER-L-1778-24) (hereinafter "Montvale Litigation") challenging the Amended Fair Housing Act and Directive #14-24 of the Acting Administrative Director of Office of the Courts issued to implement the Amended FHA; and the ultimate outcome of that litigation has yet to be determined; and

**WHEREAS**, the process established by the Amended FHA creates an opportunity to object by interested parties opposing the obligations to which a municipality commits, thereby creating the potential for litigation over the obligations of the municipality; and

**WHEREAS**, the Amended FHA requires municipalities to adopt a binding resolution no later than January 31, 2025 as to its obligations.

**WHEREAS**, in light of the above, the Township of East Greenwich finds that it is in its best interest to declare its obligations in accordance with this binding resolution in accordance with the Act. And

**WHEREAS**, in addition to the above, the Acting Administrative Director issued Directive #14-24, dated December 13, 2024, and made the directive available later in the week that followed; and

**WHEREAS**, pursuant to Directive #14-24, a municipality seeking a certification of compliance with the Act shall file an action in the form of a declaratory judgment complaint within 48 hours after adoption of the municipal resolution of fair share obligations, or by February 3, 2025, whichever is sooner; and

**WHEREAS**, the Township of East Greenwich seeks a certification of compliance with the Act and, therefore, directs its Affordable Housing Counsel to file a declaratory relief action within 48 hours of the adoption of this resolution.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Committee of the Township of East Greenwich, County of Gloucester, State of New Jersey, as follows:

1. The preamble of this resolution is incorporated into the operative clauses of this resolution as if set forth in full.

2. For the reasons set for the in this resolution and its attachments, the Township of East Greenwich commits to a Round 4 Present Need ("Rehabilitation") Obligation of 0 and a Round 4 Prospective Need "(New Construction)" obligation of 108, as set forth in the Exhibit to this Resolution, subject to all reservations of all rights, which specifically include, without limitation, the following:

- a. The right to a vacant land adjustment, durational adjustments, and all other applicable adjustments permitted in accordance with COAH regulations;

- b. The right to comply with the NJILGA Legislation if enacted, including the right to adjust its fair share obligations;
- c. The right to adjust its fair share obligation in the event of any future legislation that adjusts the fair share obligations that the DCA reported on October 18, 2024;
- d. The right to adjust its fair share obligations based upon any ruling in the Montvale Litigation or other litigation; and
- e. The right to adjust its fair share obligations in the event of a third party challenge to the fair share obligations and the Township of East Greenwich's response thereto.

3. The Township hereby directs its Affordable Housing Counsel to file a declaratory judgment complaint in the appropriate venue within 48 hours after adoption this resolution attaching this resolution.

4. The Township also hereby authorizes its Affordable Housing Counsel to file this resolution with the Program or any other such entity as may be determined to be appropriate.

5. This resolution shall take effect immediately, according to law.

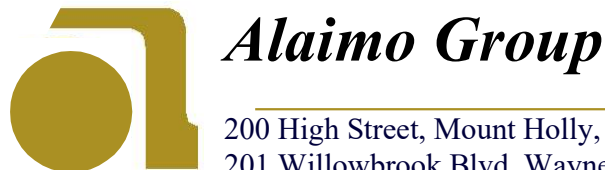
**THIS RESOLUTION DULY ADOPTED**, at the Regular Meeting of the Township Committee of the Township of East Greenwich held on January 28, 2025.

**TOWNSHIP OF EAST GREENWICH**

ATTEST:

  
 JAMES R. PHILBIN, JR., Mayor

  
 ELIZABETH MCGILL Township Clerk



200 High Street, Mount Holly, New Jersey 08060 Tel: 609-267-8310 Fax: 609-267-7452  
201 Willowbrook Blvd, Wayne, New Jersey 07470 Tel: 973-523-6200 Fax: 973-523-1765

January 28, 2025

Mayor Jim Philbin and East Greenwich Council Members  
East Greenwich Township Land Use Board  
159 Democrat Road  
Mickleton, NJ 08056

Re: East Greenwich Township Council  
DCA Fourth Round Prospective Need Analysis  
***Planner's Report***  
Our File: A-1090-0058-000

Dear Mayor Philbin and Council Members,

On March 20, 2024, Governor Murphy signed an Amendment to the Fair Housing Act (“Amended FHA”) into law. Applying the standards in the Amended FHA, the New Jersey Department of Community Affairs (DCA) issued a report, dated October 18, 2024, setting forth nonbinding obligations for every municipality in the State. For East Greenwich, the DCA reported that the Township has a Present Need of Zero and a Round 4 Prospective Need of 153. By making its report nonbinding, municipalities have the opportunity to offer corrections.

On behalf of the Township, we took the opportunity to examine the data that the DCA used to calculate three allocation factors. We specifically reviewed the data and mapping layer the DCA used to calculate the Land Capacity Factor, and through analysis of each site and utilizing up-to-date data, we conclude that the Land Capacity Factor should be corrected. A corrected Land Capacity Factor results in a Round 4 Prospective Need of 108 Units. This report sets forth the basis for this conclusion.

### **The DCA Calculation**

Housing Region – East Greenwich Township, per the FHA, is located in **Region 5**. This region includes Gloucester, Burlington, and Camden Counties.

Regional Need – The FHA sets forth that the regional need for the 10-year-round (2025-2035) shall be based on the household change experienced in the region between the most recent federal decennial census, and the second-most recent federal decennial census. The resulting change in households is divided by 2.5. **The DCA has determined that the regional need for Region 5 is 9,134.**

**- Consulting Engineers -**

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and Council Members

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Equalized Nonresidential Valuation Factor – This step requires that the changes in nonresidential property valuations in the municipality, between 1999 and 2023, shall be divided by the regional total change in nonresidential valuation. The FHA states the data input shall be that which is published by the Division of Local Government Services. The division annually publishes a summary of municipal tax data, including a Non-Residential Summary of Non-Residential Value.

**The DCA has determined that East Greenwich’s Equalized Nonresidential Valuation Factor: 0.37%**

Income Capacity Factor - This step is an average of 1) the municipal share of the regional sum of the differences between the median municipal household income and an income floor of \$100 below the lowest median household income in the region and 2) the municipal share of the regional sum of the differences between the median municipal household incomes and an income floor of \$100 below the lowest median household income in the region, weighted by the number of the households in the municipality. The FHA states the data input shall be American Community Survey (“ACS”) five-year estimates. The ACS publishes municipal median household incomes as part of its five-year estimates.

**The DCA has determined that East Greenwich’s Income Capacity Factor: 1.53%**

Land Capacity Factor - Estimate municipal developable land using the most recent land use land cover data and weighing such land based on the planning area type in which such land is located. The FHA sets forth one of three weighting factors for a variety of planning areas across the state. Developed areas of the State, such as Planning Areas 1 and 2, Centers, etc. have a weight of 1.0. Rural and environmentally sensitive planning areas have a weight of zero; the remaining areas have a weight of 0.5.

**The DCA has determined that East Greenwich’s Land Capacity Factor: 3.13%**

### Evaluation of Land Capacity Factor

The DCA issued the data that was the basis for the land allocation factor on November 27<sup>th</sup>, over a month after the DCA deadline to issue its non-binding numbers under the Amended FHA.

The link to the DCA GIS data, and the description section

(<https://njdca.maps.arcgis.com/home/item.html?id=12acdf0a5104f8f8a2f604e96063e74>), includes the following language:

"The land areas identified in this dataset are based on an the best available data using publicly available data enumerated in N.J.S.A. 52:27D-304.3c.(4) to estimate the area of developable land, within municipal and regional boundaries, that may accommodate development. **It is important to note that the identified areas could be over or under inclusive depending on various conditions and that municipalities are permitted to provide more detailed mappings as part of their participation in the Affordable Housing Dispute Resolution Program.**"

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January 28, 2025

The areas identified as developable in the DCA's calculation of the Land Capacity factor is indeed overinclusive. Accordingly, we believe that the land capacity allocation factor should be adjusted from 587.315-acres to 309.65-acres. When this correction is made, East Greenwich's Round 4 prospective need number should be 108 – not 153. [if other changes to other allocation factors, more would need to be added]. The following analysis sets forth the basis for removing land treated as developable in the DCA's calculation:

### **Basis for Correction**

Our analysis used the most up-to-date data available from the Township of East Greenwich and Gloucester County. We first created a map of the Township displaying the DCA identified "developable" areas and included this layer on a series of site constraint maps. DCA sites located in one or more of these following layers were identified as nondevelopable:

- Environmental
  - Wetlands
  - Flood Prone Areas
- DCA Area Shape and Size
- Preserved Farmland and Open Space, ROSI Sites
- Sites with Site Plan Approvals
- Current/Past Affordable Housing Sites
- Land Locked/Access
- Site Ownership
- Utilities
- Public Property
- School Property
- Houses of Worship/Cemeteries

The attached spreadsheet shows how we applied the standards set forth above to determine a correct evaluation of how much land in East Greenwich is developable.

It is important to note that the analysis to correct the land allocation factor is different than the analysis to use the determine a municipality's entitlement to vacant land adjustment. While the analysis to correct the Land Capacity factor focuses on developable land, the analysis to support a vacant land adjustment focuses on land suitable for inclusionary development. Therefore, just because a site was not removed for purposes of calculating the land capacity factor has no bearing on whether it should be removed to calculate entitlement to a vacant land adjustment.

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January 28, 2025

**Impact of Correcting Land Capacity Factor**

East Greenwich Obligation - The three factors (nonresidential value, income, and land capacity) are averaged and then applied to the regional need to determine how the need shall be allocated to each municipality.

Fourth Round Obligation		
Methodology Summary	DCA	Alaimo
Household Change (Region 5)	22835	22835
Low and Mod Home Estimate (Region 5)	9134	9134
Nonresidential Valuation Factor	0.37%	0.37%
Regional Income Capacity Factor	1.53%	1.53%
<b>Land Capacity Factor</b>	3.13%	1.65%
Average Factor	1.68%	1.19%
<b>Prospective Need</b>	153	108

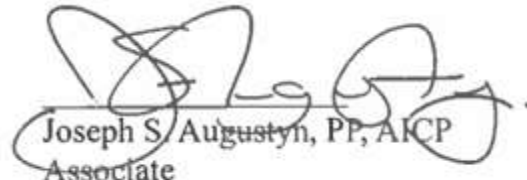
Should you need additional information, please call.

Sincerely,  
ALAIMO GROUP



Richard Hunt, PP, AICP  
Senior Project Manager

Sincerely,  
ALAIMO GROUP



Joseph S. Augustyn, PP, AICP  
Associate

RH

cc: Marla DeMarcantonio, Esq, East Greenwich Township Attorney  
Jeffrey Surenian, Esq, East Greenwich Affordable Housing Attorney  
Elizabeth McGill, East Greenwich Municipal Clerk

**- Consulting Engineers -**

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FID	OBJECTID	MUN	COUNTY	Region	WeightFact	WeightedAc	VacantAc	Block	Lot	Reason	Buildable
0	48269	EAST GREENWICH TWP	GLOUCESTER	5	1	0.126580188	0.126580188	1004	7	IRREGULAR CONTORTED SHAPE	NO
1	48270	EAST GREENWICH TWP	GLOUCESTER	5	1	0.10013605	0.10013605	1004	5	IRREGULAR CONTORTED SHAPE / LAND LOCKED	NO
2	48271	EAST GREENWICH TWP	GLOUCESTER	5	1	0.141179763	0.141179763	1001	3,46	IRREGULAR CONTORTED SHAPE / LAND LOCKED	NO
3	48272	EAST GREENWICH TWP	GLOUCESTER	5	1	0.138959813	0.138959813	107	3	PRESERVED FARMLAND	NO
4	48273	EAST GREENWICH TWP	GLOUCESTER	5	1	0.127280716	0.127280716	107	3	PRESERVED FARMLAND	NO
5	48274	EAST GREENWICH TWP	GLOUCESTER	5	1	0.081219114	0.081219114	1001	1	LAND LOCKED	NO
6	48275	EAST GREENWICH TWP	GLOUCESTER	5	1	9.041023074	9.041023074	1001	2, 3, 46	LAND LOCKED / TOWNSHIP PROPERTY	NO
7	48276	EAST GREENWICH TWP	GLOUCESTER	5	1	5.680967312	5.680967312	107	3	PRESERVED FARMLAND	NO
8	48277	EAST GREENWICH TWP	GLOUCESTER	5	1	0.328414157	0.328414157	107	3	PRESERVED FARMLAND	NO
9	48278	EAST GREENWICH TWP	GLOUCESTER	5	1	0.365916328	0.365916328	1001	3,46	IRREGULAR CONTORTED SHAPE / LAND LOCKED	NO
10	48279	EAST GREENWICH TWP	GLOUCESTER	5	1	0.077526234	0.077526234	1403	6	TOWNSHIP PARK / FLOOD PRONE AREA	NO
11	48280	EAST GREENWICH TWP	GLOUCESTER	5	1	0.831325037	0.831325037	1403	6	TOWNSHIP PARK / FLOOD PRONE AREA	NO
12	48281	EAST GREENWICH TWP	GLOUCESTER	5	1	0.628005389	0.628005389	1403	6	TOWNSHIP PARK / FLOOD PRONE AREA	NO
13	48282	EAST GREENWICH TWP	GLOUCESTER	5	1	0.115903758	0.115903758	103.07	12	IRREGULAR CONTORTED SHAPE / TOO NARROW	NO
14	48283	EAST GREENWICH TWP	GLOUCESTER	5	1	3.432252366	3.432252366	904 / 1005	7 / 11	NONE	YES
15	48284	EAST GREENWICH TWP	GLOUCESTER	5	1	0.098900767	0.098900767	1002	2.02	IRREGULAR CONTORTED SHAPE / LAND LOCKED	NO
16	48285	EAST GREENWICH TWP	GLOUCESTER	5	1	7.605707052	7.605707052	1005	1	NONE	NO
17	48286	EAST GREENWICH TWP	GLOUCESTER	5	1	6.767012181	6.767012181	1002	2.02, 1.15	NONE	YES
18	48287	EAST GREENWICH TWP	GLOUCESTER	5	1	0.858874292	0.858874292	1403	14	SINGLE FAMILY HOME AND FARM	NO
19	48288	EAST GREENWICH TWP	GLOUCESTER	5	1	0.100257775	0.100257775	1005	9.11	DCA AREA TOO NARROW	NO
20	48289	EAST GREENWICH TWP	GLOUCESTER	5	1	0.14925091	0.14925091	1401	5.01	IRREGULAR CONTORTED SHAPE	NO
21	48290	EAST GREENWICH TWP	GLOUCESTER	5	1	5.201132535	5.201132535	103.07	13.01	LAND LOCKED BY WETLANDS AND TRIBUTARY	NO
22	48291	EAST GREENWICH TWP	GLOUCESTER	5	1	1.135515919	1.135515919	103.07	13.01	LAND LOCKED BY WETLANDS AND TRIBUTARY	NO
23	48292	EAST GREENWICH TWP	GLOUCESTER	5	1	2.432852188	2.432852188	1403	14	SINGLE FAMILY HOME AND FARM	NO
24	48293	EAST GREENWICH TWP	GLOUCESTER	5	1	0.212776788	0.212776788	1005	9.02, 9.08, 9.09, 9.11	DCA AREA TOO NARROW / LAND LOCKED	NO
25	48294	EAST GREENWICH TWP	GLOUCESTER	5	1	5.040173628	5.040173628	103.07	13.01	LAND LOCKED BY WETLANDS AND TRIBUTARY	NO
26	48295	EAST GREENWICH TWP	GLOUCESTER	5	1	0.655095235	0.655095235	103	19	SPA / LAND LOCKED	NO
27	48296	EAST GREENWICH TWP	GLOUCESTER	5	1	29.7903889	29.7903889	1005	7, 7.01	NONE	YES
28	48297	EAST GREENWICH TWP	GLOUCESTER	5	1	0.127655908	0.127655908	1003	1	DCA AREA TOO NARROW	NO
29	48298	EAST GREENWICH TWP	GLOUCESTER	5	1	3.159728618	3.159728618	103.07	13, 13.03	ONLY ACCESS THROUGH SINGLE FAMILY HOME LOT	NO
30	48299	EAST GREENWICH TWP	GLOUCESTER	5	1	0.209345357	0.209345357	1401.01	20	LAND LOCKED / FLOOD PRONE / GCIA	NO
31	48300	EAST GREENWICH TWP	GLOUCESTER	5	1	35.31000704	35.31000704	103	6, 7	NONE	YES
32	48301	EAST GREENWICH TWP	GLOUCESTER	5	1	31.44900151	31.44900151	1401	5, 5.01	NONE	YES
33	48302	EAST GREENWICH TWP	GLOUCESTER	5	1	0.186693119	0.186693119	1401	5	IRREGULAR CONTORTED SHAPE	NO
34	48303	EAST GREENWICH TWP	GLOUCESTER	5	1	42.746617	42.746617	1401	2, 5.01	NONE	YES
35	48304	EAST GREENWICH TWP	GLOUCESTER	5	1	0.94321693	0.94321693	1404	3.49	LOT TOO NARROW / MINIMAL FRONTAGE	NO
36	48305	EAST GREENWICH TWP	GLOUCESTER	5	1	1.503418423	1.503418423	103.07	13.01, 15.01	LAND LOCKED / TRIBUTARY RUNS THROUGH AREA	NO
37	48306	EAST GREENWICH TWP	GLOUCESTER	5	1	4.068588167	4.068588167	1401.01	20	LAND LOCKED / FLOOD PRONE AREA / GCIA	NO
38	48307	EAST GREENWICH TWP	GLOUCESTER	5	1	7.712051188	7.712051188	101	1	NONE	YES
39	48308	EAST GREENWICH TWP	GLOUCESTER	5	1	6.999459977	6.999459977	1401	5, 5.02	IRREGULAR CONTORTED SHAPE / TRIBU RUNS THRU AREA	NO
40	48309	EAST GREENWICH TWP	GLOUCESTER	5	1	0.622733667	0.622733667	102	1	TOO NARROW	NO
41	48310	EAST GREENWICH TWP	GLOUCESTER	5	1	0.463995131	0.463995131	1404	3.49	IRREGULAR CONTORTED SHAPE / LAND LOCKED	NO
42	48311	EAST GREENWICH TWP	GLOUCESTER	5	1	0.197972062	0.197972062	102	16	AREA HAS MINIMAL DEPTH	NO
43	48312	EAST GREENWICH TWP	GLOUCESTER	5	1	0.066644847	0.066644847	1404	3.27, 3.49	SUBDIVISION UTILITY STATION	NO
44	48313	EAST GREENWICH TWP	GLOUCESTER	5	1	0.058936345	0.058936345	1404	3.49	IRREGULAR CONTORTED SHAPE / LAND LOCKED	NO
45	48314	EAST GREENWICH TWP	GLOUCESTER	5	1	0.083272863	0.083272863	103	2	FLOOD PRONE AREA	NO
46	48315	EAST GREENWICH TWP	GLOUCESTER	5	1	0.065134401	0.065134401	1404	3.49	IRREGULAR CONTORTED SHAPE / LAND LOCKED	NO
47	48316	EAST GREENWICH TWP	GLOUCESTER	5	1	0.431203538	0.431203538	1404	3.49	IRREGULAR CONTORTED SHAPE / LAND LOCKED	NO
48	48317	EAST GREENWICH TWP	GLOUCESTER	5	1	0.068563699	0.068563699	102	16	IRREGULAR CONTORTED SHAPE	NO
49	48318	EAST GREENWICH TWP	GLOUCESTER	5	1	0.788426636	0.788426636	1401.01	20	LAND LOCKED / FLOOD PRONE AREA / GCIA	NO
50	48319	EAST GREENWICH TWP	GLOUCESTER	5	1	24.13902922	24.13902922	103	19	SPA / LAND LOCKED	NO
51	48320	EAST GREENWICH TWP	GLOUCESTER	5	1	0.730147619	0.730147619	102	18	LAND LOCKED BY WETLANDS	NO
52	48321	EAST GREENWICH TWP	GLOUCESTER	5	1	0.283805665	0.283805665	1404	7, 3.49	IRREG CONTORTED SHAPE / LAND LOCKED / FLOOD PRONE	NO
53	48322	EAST GREENWICH TWP	GLOUCESTER	5	1	1.572129715	1.572129715	1401.01	20	IRREGULAR CONTORTED SHAPE / GCIA	NO

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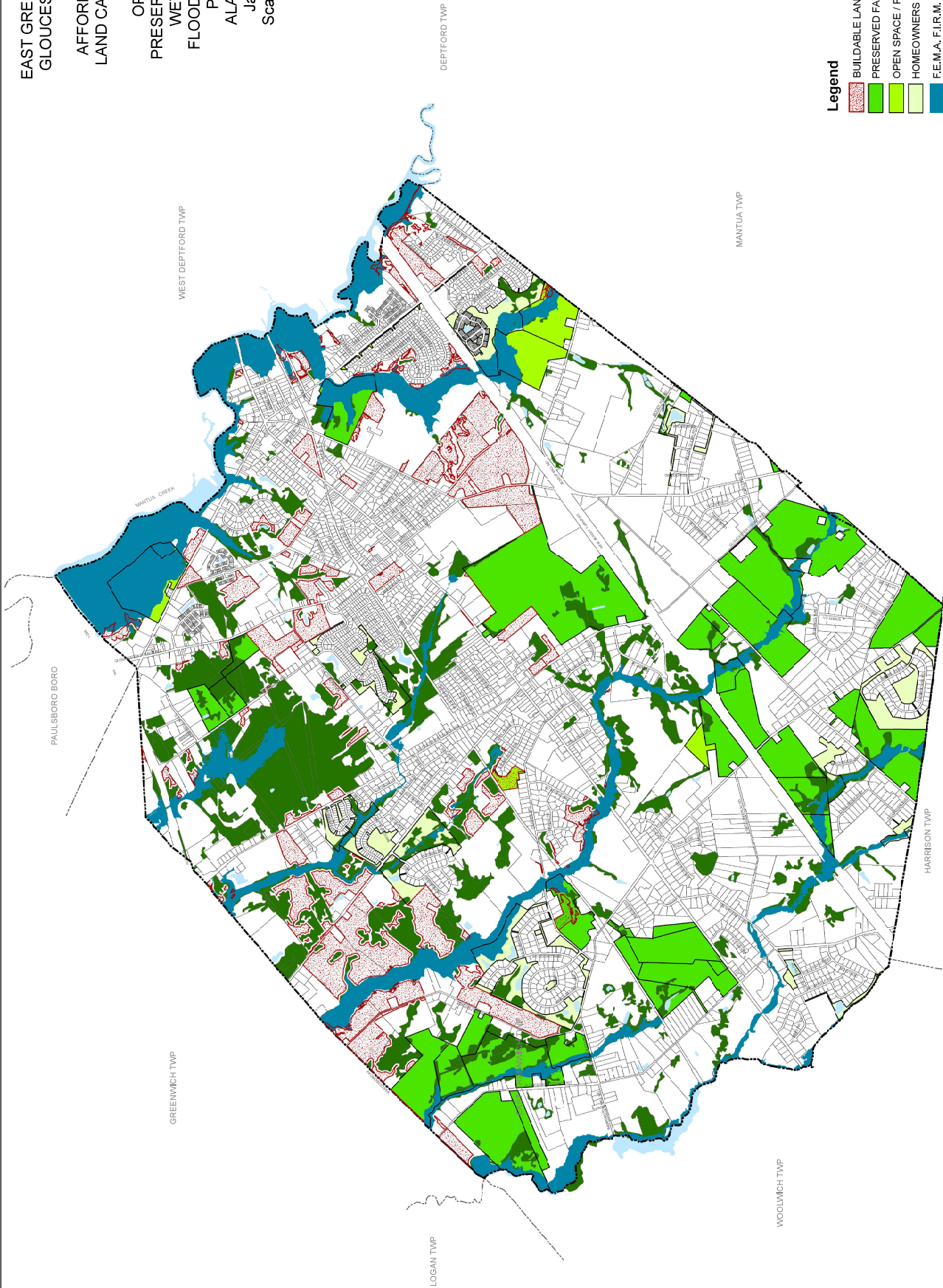
54	48323	EAST GREENWICH TWP	GLOUCESTER	5	1	11,257,286	11,257,286	1401	5, 5.02	NONE	YES
55	48324	EAST GREENWICH TWP	GLOUCESTER	5	1	0.318188223	0.318188223	1401.01	20	IRREGULAR CONTORTED SHAPE / GCIA	NO
56	48325	EAST GREENWICH TWP	GLOUCESTER	5	1	0.065366945	0.065366945	103	2	FLOOD PRONE AREA	NO
57	48326	EAST GREENWICH TWP	GLOUCESTER	5	1	1.116056226	1.116056226	103	19,01	SPA / TOWNSHIP PROPERTY	NO
58	48327	EAST GREENWICH TWP	GLOUCESTER	5	1	0.489469876	0.489469876	1401.01	20	IRREGULAR CONTORTED SHAPE / GCIA	NO
59	48328	EAST GREENWICH TWP	GLOUCESTER	5	1	0.091333445	0.091333445	103	2	FLOOD PRONE AREA	NO
60	48330	EAST GREENWICH TWP	GLOUCESTER	5	1	15.83731197	15.83731197	1404	1, 3.49	SITE PLAN APPROVAL	NO
61	48331	EAST GREENWICH TWP	GLOUCESTER	5	1	3.354373527	3.354373527	1402.01	121	NARROW LOT / WETLANDS ON SITE / NJTA	NO
62	48332	EAST GREENWICH TWP	GLOUCESTER	5	1	1.007289985	1.007289985	103	19	SPA / LAND LOCKED BY WETLANDS	NO
63	48333	EAST GREENWICH TWP	GLOUCESTER	5	1	0.084028072	0.084028072	103	19 / 19,01	SPA / TOWNSHIP PROPERTY	NO
64	48334	EAST GREENWICH TWP	GLOUCESTER	5	1	1.147797828	1.147797828	1404	1, 3.49, 7	TOWNSHIP PROPERTY / FLOOD PRONE AREA	NO
65	48335	EAST GREENWICH TWP	GLOUCESTER	5	1	0.381474713	0.381474713	1402.01	121	FLOOD PRONE AREA / NJTA	NO
66	48336	EAST GREENWICH TWP	GLOUCESTER	5	1	0.079558302	0.079558302	1402.01	121	FLOOD PRONE AREA	NO
67	48337	EAST GREENWICH TWP	GLOUCESTER	5	1	0.53717894	0.53717894	1401.01	20	IRREGULAR CONTORTED SHAPE / GCIA	NO
68	48338	EAST GREENWICH TWP	GLOUCESTER	5	1	0.193933263	0.193933263	1401.01	20	IRREGULAR CONTORTED SHAPE / GCIA	NO
69	48339	EAST GREENWICH TWP	GLOUCESTER	5	1	0.061372425	0.061372425	707	39	IRREGULAR CONTORTED SHAPE / LAND LOCKED	NO
70	48340	EAST GREENWICH TWP	GLOUCESTER	5	1	0.320574357	0.320574357	103	19,01	SPA / TOWNSHIP PROPERTY	NO
71	48341	EAST GREENWICH TWP	GLOUCESTER	5	1	0.112197366	0.112197366	1401.01	20	IRREGULAR CONTORTED SHAPE / GCIA	NO
72	48342	EAST GREENWICH TWP	GLOUCESTER	5	1	0.151924486	0.151924486	1401.01	20	IRREGULAR CONTORTED SHAPE / GCIA	NO
73	48343	EAST GREENWICH TWP	GLOUCESTER	5	1	1.55450329	1.55450329	1402.01	121	FLOOD PRONE AREA	NO
74	48344	EAST GREENWICH TWP	GLOUCESTER	5	1	7.275454708	7.275454708	707	39	LAND LOCKED / SINGLE FAMILY HOME / LIMITED ACCESS	NO
75	48345	EAST GREENWICH TWP	GLOUCESTER	5	1	0.120910763	0.120910763	601	19,01	TOO NARROW / IN REAR OF CHURCH PROPERTY	NO
76	48346	EAST GREENWICH TWP	GLOUCESTER	5	1	6.227908729	6.227908729	1401	6, 6.01	DCA AREA INACCESSIBLE / GLOUCESTER COUNTY COLLEGE	NO
77	48347	EAST GREENWICH TWP	GLOUCESTER	5	1	0.26147912	0.26147912	1401	6,01	GCC / GLOUCESTER FIRE ACADEMY / IRREGULAR SHAPE	NO
78	48348	EAST GREENWICH TWP	GLOUCESTER	5	1	0.098010308	0.098010308	103	1	FLOOD PRONE AREA	NO
79	48349	EAST GREENWICH TWP	GLOUCESTER	5	1	0.311490009	0.311490009	1401	6,01	GCC / GLOUCESTER FIRE ACADEMY / IRREGULAR SHAPE	NO
80	48350	EAST GREENWICH TWP	GLOUCESTER	5	1	0.098153304	0.098153304	1401	6,01	GCC / GLOUCESTER FIRE ACADEMY / IRREGULAR SHAPE	NO
81	48351	EAST GREENWICH TWP	GLOUCESTER	5	1	0.226990376	0.226990376	1401.01	20	IRREGULAR CONTORTED SHAPE / LAND LOCKED	NO
82	48352	EAST GREENWICH TWP	GLOUCESTER	5	1	0.134234253	0.134234253	201	5	IRREGULAR CONTORTED SHAPE / TOO NARROW	NO
83	48353	EAST GREENWICH TWP	GLOUCESTER	5	1	0.737026658	0.737026658	1401	6,01	GCC / GLOUCESTER FIRE ACADEMY	NO
84	48354	EAST GREENWICH TWP	GLOUCESTER	5	1	1.561784059	1.561784059	204	19	DCA AREA TOO NARROW / INACCESSIBLE	YES
85	48355	EAST GREENWICH TWP	GLOUCESTER	5	1	21.00520365	21.00520365	102	17, 18	NONE	YES
86	48356	EAST GREENWICH TWP	GLOUCESTER	5	1	0.085400262	0.085400262	201	5	LAND LOCKED BY WETLANDS / TRIBUTARY	NO
87	48357	EAST GREENWICH TWP	GLOUCESTER	5	1	0.120548062	0.120548062	204	19	DCA AREA TOO NARROW	NO
88	48358	EAST GREENWICH TWP	GLOUCESTER	5	1	1.869197509	1.869197509	1507	1, 21	LAND LOCKED / DCA AREA ON LOT BEHIND SFH	NO
89	48359	EAST GREENWICH TWP	GLOUCESTER	5	1	1.952993018	1.952993018	204	13, 14	NONE	YES
90	48360	EAST GREENWICH TWP	GLOUCESTER	5	1	0.486773427	0.486773427	1402.04	6,01	GCUA PROPERTY	NO
91	48361	EAST GREENWICH TWP	GLOUCESTER	5	1	28.12754828	28.12754828	103	1 / 2	NONE	YES
92	48362	EAST GREENWICH TWP	GLOUCESTER	5	1	4.598548131	4.598548131	204	19,02	KAMPGROUNDS OF AMERICA, INC	YES
93	48363	EAST GREENWICH TWP	GLOUCESTER	5	1	1.157423216	1.157423216	401	20	LAND LOCKED BY WETLANDS	NO
94	48364	EAST GREENWICH TWP	GLOUCESTER	5	1	0.0641995	0.0641995	1402.04	6,01	GCUA PROPERTY	NO
95	48365	EAST GREENWICH TWP	GLOUCESTER	5	1	2.39046219	2.39046219	401	14, 20	NONE	YES
96	48366	EAST GREENWICH TWP	GLOUCESTER	5	1	1.234660589	1.234660589	201	2	SITE PLAN APPROVAL	NO
97	48367	EAST GREENWICH TWP	GLOUCESTER	5	1	0.132251629	0.132251629	1402.04	6,01	GCUA PROPERTY	NO
98	48368	EAST GREENWICH TWP	GLOUCESTER	5	1	13.74718594	13.74718594	201	5	NONE	YES
99	48369	EAST GREENWICH TWP	GLOUCESTER	5	1	0.123305346	0.123305346	201	2	SITE PLAN APPROVAL	NO
100	48370	EAST GREENWICH TWP	GLOUCESTER	5	1	0.093505287	0.093505287	201	2	SITE PLAN APPROVAL	NO
101	48371	EAST GREENWICH TWP	GLOUCESTER	5	1	73.34815767	73.34815767	103	19, 20, 21	SITE PLAN APPROVAL	NO
102	48372	EAST GREENWICH TWP	GLOUCESTER	5	1	0.082236994	0.082236994	1704	9	FLOOD PRONE AREA / IRREGULAR CONTORTED SHAPE	NO
103	48373	EAST GREENWICH TWP	GLOUCESTER	5	1	1.960826631	1.960826631	401	14	EXISTING NURSERY / LAND LOCKED	NO
104	48374	EAST GREENWICH TWP	GLOUCESTER	5	1	0.84387285	0.84387285	1704	9	FLOOD PRONE AREA / IRREGULAR CONTORTED SHAPE	NO
105	48375	EAST GREENWICH TWP	GLOUCESTER	5	1	5.774343795	5.774343795	401	14, 20	EXISTING NURSERY W/ MULTIPLE GREENHOUSES	NO
106	48376	EAST GREENWICH TWP	GLOUCESTER	5	1	2.557191482	2.557191482	402	4	NONE	YES
107	48377	EAST GREENWICH TWP	GLOUCESTER	5	1	12.48520714	12.48520714	206	11	NONE	YES
108	48378	EAST GREENWICH TWP	GLOUCESTER	5	1	8.906448737	8.906448737	1602	1	NONE	YES

109	48379	EAST GREENWICH TWP	GLOUCESTER	5	1	0.269782378	0.269782378	1704	9	FLOOD PRONE AREA	NO
110	48380	EAST GREENWICH TWP	GLOUCESTER	5	1	2.985792181	2.985792181	1402 / 1704	2 / 9	FLOOD PRONE AREA	NO
111	48381	EAST GREENWICH TWP	GLOUCESTER	5	1	0.506260842	0.506260842	1704	9	MOSTLY IN FLOOD PRONE AREA	NO
112	48382	EAST GREENWICH TWP	GLOUCESTER	5	1	0.110033851	0.110033851	1704	9	FLOOD PRONE AREA / IRREGULAR CONTORTED SHAPE	NO
113	48383	EAST GREENWICH TWP	GLOUCESTER	5	1	2.644523025	2.644523025	201	2	SPA / LAND LOCKED BY WETLANDS	NO
114	48384	EAST GREENWICH TWP	GLOUCESTER	5	1	2.444708524	2.444708524	204	13	IRREGULAR CONTORTED SHAPE / ENVIRON CONDITIONS	NO
115	48385	EAST GREENWICH TWP	GLOUCESTER	5	1	0.565228753	0.565228753	401	22	DCA AREA TOO SMALL	NO
116	48386	EAST GREENWICH TWP	GLOUCESTER	5	1	5.019649977	5.019649977	402	4	NONE	YES
117	48387	EAST GREENWICH TWP	GLOUCESTER	5	1	9.587308158	9.587308158	201	23	NONE	YES
118	48388	EAST GREENWICH TWP	GLOUCESTER	5	1	1.505188753	1.505188753	1704	9	FLOOD PRONE AREA	NO
119	48389	EAST GREENWICH TWP	GLOUCESTER	5	1	13.54691593	13.54691593	201	2	SPA / LAND LOCKED BY WETLANDS	NO
120	48390	EAST GREENWICH TWP	GLOUCESTER	5	1	0.103105259	0.103105259	205	6	UNDER 0.80 ACRES / COLONIAL PIPELINE THRU SITE	NO
121	48391	EAST GREENWICH TWP	GLOUCESTER	5	1	0.062390076	0.062390076	205	6	UNDER 0.80 ACRES / COLONIAL PIPELINE THRU SITE	NO
122	48392	EAST GREENWICH TWP	GLOUCESTER	5	1	2.030189297	2.030189297	404.02	10	IRREGULAR CONTORTED SHAPE / MINIMAL ACCESS	NO
123	48393	EAST GREENWICH TWP	GLOUCESTER	5	1	16.44405311	16.44405311	205	8.05, 8.10, 12	NONE	YES
124	48394	EAST GREENWICH TWP	GLOUCESTER	5	1	1.339083253	1.339083253	204	25, 28	SFH ON LOT / AC ELECT EASEMENT THRU DCA AREA	NO
125	48395	EAST GREENWICH TWP	GLOUCESTER	5	1	0.215630048	0.215630048	1801	13, 14	FLOOD PRONE AREA	NO
126	48396	EAST GREENWICH TWP	GLOUCESTER	5	1	0.241058509	0.241058509	1801	1.03	IRREGULAR CONTORTED SHAPE / WETLANDS IN REAR	NO
127	48397	EAST GREENWICH TWP	GLOUCESTER	5	1	0.218386179	0.218386179	1801	1.03	IRREGULAR CONTORTED SHAPE / WETLANDS IN REAR	NO
128	48398	EAST GREENWICH TWP	GLOUCESTER	5	1	0.104418088	0.104418088	201	21	IRREGULAR CONTORTED SHAPE / WETLANDS	NO
129	48399	EAST GREENWICH TWP	GLOUCESTER	5	1	0.097845896	0.097845896	201	21	IRREGULAR CONTORTED SHAPE / WETLANDS	NO
130	48400	EAST GREENWICH TWP	GLOUCESTER	5	1	0.094133324	0.094133324	201	21	IRREGULAR CONTORTED SHAPE / WETLANDS	NO
131	48401	EAST GREENWICH TWP	GLOUCESTER	5	1	11.35602323	11.35602323	401	24	NONE	YES
132	48402	EAST GREENWICH TWP	GLOUCESTER	5	1	1.524611651	1.524611651	205	13.02	SITE PLAN APPROVAL / 3rd ROUND SITE	NO
133	48403	EAST GREENWICH TWP	GLOUCESTER	5	1	0.383199471	0.383199471	201	20, 21	UNDER 0.80 ACRES / IRREGULAR SHAPE / FLOOD PRONE	NO
134	48404	EAST GREENWICH TWP	GLOUCESTER	5	1	0.07995151	0.07995151	201	19.01	IRREGULAR CONTORTED SHAPE / FLOOD PRONE	NO
135	48405	EAST GREENWICH TWP	GLOUCESTER	5	1	0.319462846	0.319462846	201	19.01	IRREGULAR SHAPE	NO
136	48406	EAST GREENWICH TWP	GLOUCESTER	5	1	0.097391842	0.097391842	204	31	SITE PLAN APPROVAL	NO
137	48407	EAST GREENWICH TWP	GLOUCESTER	5	1	1.020610541	1.020610541	204	31	SPA / LAND LOCKED BY WETLANDS	NO
138	48408	EAST GREENWICH TWP	GLOUCESTER	5	1	0.183905903	0.183905903	204	31	SITE PLAN APPROVAL	NO
139	48409	EAST GREENWICH TWP	GLOUCESTER	5	1	4.56583799	4.56583799	403	3	SINGLE FAMILY HOME AND FARM	NO
140	48410	EAST GREENWICH TWP	GLOUCESTER	5	1	0.351620623	0.351620623	204	33	SITE PLAN APPROVAL	NO
141	48411	EAST GREENWICH TWP	GLOUCESTER	5	1	4.241376481	4.241376481	402.06	1.02	3rd ROUND SITE DEEMED NONDEVELOPABLE PER NUDEP	NO
142	48412	EAST GREENWICH TWP	GLOUCESTER	5	1	0.657990163	0.657990163	205	15	LAND LOCKED BY WETLANDS	NO
143	48413	EAST GREENWICH TWP	GLOUCESTER	5	1	1.707279191	1.707279191	204	32, 33	SITE PLAN APPROVAL	NO
144	48414	EAST GREENWICH TWP	GLOUCESTER	5	1	0.416463321	0.416463321	203	1	INACCESSIBLE / IN REAR OF TRUCKING OPERATION	NO
145	48415	EAST GREENWICH TWP	GLOUCESTER	5	1	4.13938182	4.13938182	403	1.04, 1.05	LAND LOCKED BY WETLANDS & FLOOD PRONE AREA	NO
146	48416	EAST GREENWICH TWP	GLOUCESTER	5	1	1.531338029	1.531338029	403	1.04	LANDLOCKED BY FLOOD PRONE AREA	NO
147	48323	EAST GREENWICH TWP	GLOUCESTER	5	1	0.570063	0.570063	1401	6	GCIA PROPERTY / TOO NARROW	NO
148	48303	EAST GREENWICH TWP	GLOUCESTER	5	1	5.523502	5.523502	1401	4	SITE PLAN APPROVAL	NO
149	48393	EAST GREENWICH TWP	GLOUCESTER	5	1	1.126510031	1.126510031	205	8.05, 8.10, 12	NEW HOME ON SITE	NO
150	48283	EAST GREENWICH TWP	GLOUCESTER	5	1	2.391830491	2.391830491	904 / 1005	7 / 11	GARDEN CENTER OPERATION	NO
151	48355	EAST GREENWICH TWP	GLOUCESTER	5	1	0.902598112	0.902598112	102	16	IRREGULAR CONTORTED SHAPE / TOO NARROW	NO
152	48328	EAST GREENWICH TWP	GLOUCESTER	5	1	0.43442945	0.43442945	102	19	TOO NARROW	NO








EAST GREENWICH TOWNSHIP  
GLOUCESTER COUNTY, N.J.

AFFORDABLE HOUSING  
LAND CAPACITY ANALYSIS  
MAP 1  
OPEN SPACE,  
PRESERVED FARMLAND,  
WETLANDS AND  
FLOOD PRONE AREAS

Prepared by:  
ALAIMO GROUP  
January 2025  
Scale: 1" = 1,200'



Legend

-  BUILDABLE LANDS PER N.J.D.C.A.
-  PRESERVED FARMLAND
-  OPEN SPACE / PARK / PLAYGROUND
-  HOMEOWNERS ASSOCIATION OPEN SPACE
-  F.E.M.A. F.I.R.M. 100 YEAR FLOOD ZONE
-  N.J.D.E.P. WETLANDS
-  WATER

