

Moorestown Affordable Housing Fact Sheet

Moorestown received a Conditional Judgment of Compliance and Repose on February 23, 2021. This means that the court has determined that the Township’s Housing Element and Fair Share Plan meets our constitutional obligation to provide a realistic opportunity for the development of affordable housing in our community. The plan is substantially based upon the March 2018 settlement between the Township and Fair Share housing Center, and includes existing affordable housing, proposed new development, and mechanisms to address the need for housing over and above the available land for development (the “unmet need”). The unmet need arises because Moorestown has relatively little undeveloped land, so the plan provides for a vacant land adjustment that reduces the obligation to an amount that corresponds to the remaining developable land. The primary mechanism to address the unmet need is the use of overlay zoning districts that permit the development of residential uses as an option to the existing commercial use and underlying commercial zoning. The development of the residential units in the overlay districts is not required, but when it does occur, one in five of the new residential units must be set aside as an affordable unit.

Total affordable housing requirement per the March, 2018 Settlement Agreement:	1,167 units
Adjusted affordable housing obligation (after vacant land adjustment):	633 units
Additional affordable housing obligation (“unmet need”):	534 units

NEW DEVELOPMENT

Property/Location	Total New Units	Affordable Units	Type
307 Harper Drive	75	75	Family Rental
CIS (Centerton Rd, Block 8801, Lot 4.03)	81	81	65 age restricted/16 special needs units
Sbar Blvd & Lenola Ave	184	36	Family Rental
MRD (102 W Rte 38)	173	35	Family
Diocese of Trenton (Centerton Rd, Block 8801, Lot 3.01)	85	17	Family
Nagle Tract (Hartford & Centerton Rd)	152	76	Family
Land Resource Solutions (125 W. Camden)	20	4	Family

OVERLAY ZONING FOR UNMET NEED

Property/Location	Total New Units	Affordable Units
Moorestown Mall	Up to 1065	213
Lenola Town Center (200 W Camden Ave)	Up to 60	12
K-Mart Plaza	Up to 390	78

The Township entered into a settlement agreement with the owner of the Moorestown Mall (PREIT) which specifies that the residential units can be added in 3 phases as per a Redevelopment Plan to be adopted. The settlement agreement requires that Phase 1 of the Redevelopment Plan (which includes 375 total residential units, 75 of which will be set aside as affordable units) be introduced on or before July 26, 2021. Phases 2 and 3 would require demolition of significant portions of existing commercial space before additional residential development would be permitted.