



City of Burlington

525 HIGH STREET
BURLINGTON, NEW JERSEY 08016-4503

Dear Residents:

In 2017, The census tract 7012.4 that includes the Yorkshire / New Yorkshire neighborhoods was designated as an Federal Opportunity Zone. The Federal Opportunity Zone Program was made permanent in 2025, establishing a new designation cycle every 10 years. As a result, the new nomination window opened in 2026, giving Governor Sherrill the authority to nominate 129 census tracts as Opportunity Zones. We have been made aware that Burlington City will keep our current opportunity zone designation along with being nominated for an additional opportunity zone that includes Census tract 7012.3 [East Burlington, Columbus Park and Lynnfield neighborhoods], the remaining boundary east of the Assiscunk Creek. This is a great news for taxpayers, business owners and Investors. The new Opportunity Zone designation will be effective January 1, 2027.

I am asking for your help. A **Opportunity Zone 2.0 Stakeholder Recommendation Form** is attached below for Elected officials and the public for to provide feedback. The nomination form will also be shared on our website and through social media.

I hope you can complete the Opportunity Zone 2.0 Stakeholder Recommendation Form under Additional Resources along with providing a letter of support to submit with the Stakeholder recommendation form. The Stakeholder Form requires two letters of support; I have attached a letter of support that you can send in with your individual support letter.

The nomination window closes on August 28th, 2026 at 11:59 pm.

At a September 2026 Council meeting a Resolution will be placed on the Agenda for Common Council's consideration.

Thank you for supporting our 2026 opportunity zone 2.0 designation.

Additional Resources

Opportunity Zone Webpage

[NJ Department of Community Affairs](#)

2026 Opportunity Zone 2.0 Stakeholder Map Tool

https://experience.arcgis.com/experience/04ee42e25a9d4f48bb3a270acfa44a4e#data_s=id%3AdataSource_1-19f859e01b8-layer-6%3A178

Phone Number 609-386-0200 / Website: www.burlingtonnj.us

Department of Community Affairs Community Asset Map

<https://experience.arcgis.com/experience/1f30e2e9dc954b6eaafb510c170a3234>

Opportunity Zone 2.0 Stakeholder Recommendation Form

<https://survey123.arcgis.com/share/d996f660178145fda93e8191c6f02134?portalUrl=https://nj.dca.maps.arcgis.com>

IRS Federal Opportunity Information

[Opportunity zones | Internal Revenue Service](#)



City of Burlington

525 HIGH STREET
BURLINGTON, NEW JERSEY 08016-4503

BARRY W. CONAWAY
MAYOR

JOHANNA S. CONYER
BUSINESS ADMINISTRATOR

August 19, 2026

The Honorable Governor Mikie Sherrill:

As the Mayor of the City of Burlington, New Jersey, I am aware of census tracts in our community that are eligible to be designated as 2.0 Qualified Opportunity Zones under the current federal tax law. I understand that this program may potentially steer investment opportunities to projects and initiatives our community has already developed for these neighborhoods. I respectfully request that you give due consideration to using your powers under the current federal tax law to designate the following census tracts as 2.0 Qualified Opportunity Zones for confirmation by the Secretary of the Treasury:

- 7012.3
- 7012.4

I am aware that an application process may be developed by your office for this designation, however I feel strongly that the aforementioned neighborhoods stand out as unique opportunities for strong investment, and I wanted to bring the need and the opportunity for investment in the City of Burlington directly to your attention.

Census Tract 7012.4 (Yorkshire / New Yorkshire Neighborhoods) was created in 2018. As a result of this Tract, Peron Development Group was able to construct a two building, 184 new apartment complex that became an anchor for the downtown. Central Shore Holdings has also redeveloped several homes in this census tract, mainly in Yorkshire / New Yorkshire, including a 10 unit building set to open this fall. Hagin Industries has plans to develop a 50-unit market rate rental apartment on the site of the former waterworks site on E. Pearl Street.

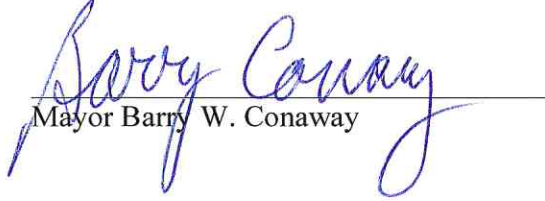
The new census tract 7012.3 (East Burlington / Columbus Park & Lynnfield Neighborhoods) includes the former US Pipe foundry and Andrew McNeal Mansion. This site was designated as a NJ DEP Brownfield Development Area (BDA) in 2025. The designation has helped provide critical resources and technical expertise to environmentally remediate the site for redevelopment. Burlington City is working with Peron Development Group on a multi-phase mixed use development to support up to 600 housing units. A remedial action work plan should be ready by September 2026 to start cleanup and new housing. See this link attached - [Revitalization of the U.S. Pipe Site | USA Architects](#).

Further, our community is willing and able to support this program working alongside future Opportunity Funders to steer investment towards these neighborhoods, and through making public investments in these neighborhoods to support private investment. Burlington has invested in its water and sewer services to support this new development.

Burlington City is also a NJ DOT Transit Oriented Village with north /south light rail and bus service between Trenton and Camden and East / West bus service between Burlington to Philadelphia, PA.

Should you desire to have more detailed conversation about these neighborhoods, our eligibility, or our capacity to support and to advertise new opportunities created by this program, I stand ready to discuss these issues at your convenience.

Sincerely,



Mayor Barry W. Conaway

Introduction to Opportunity Zones



Opportunity Zone Overview

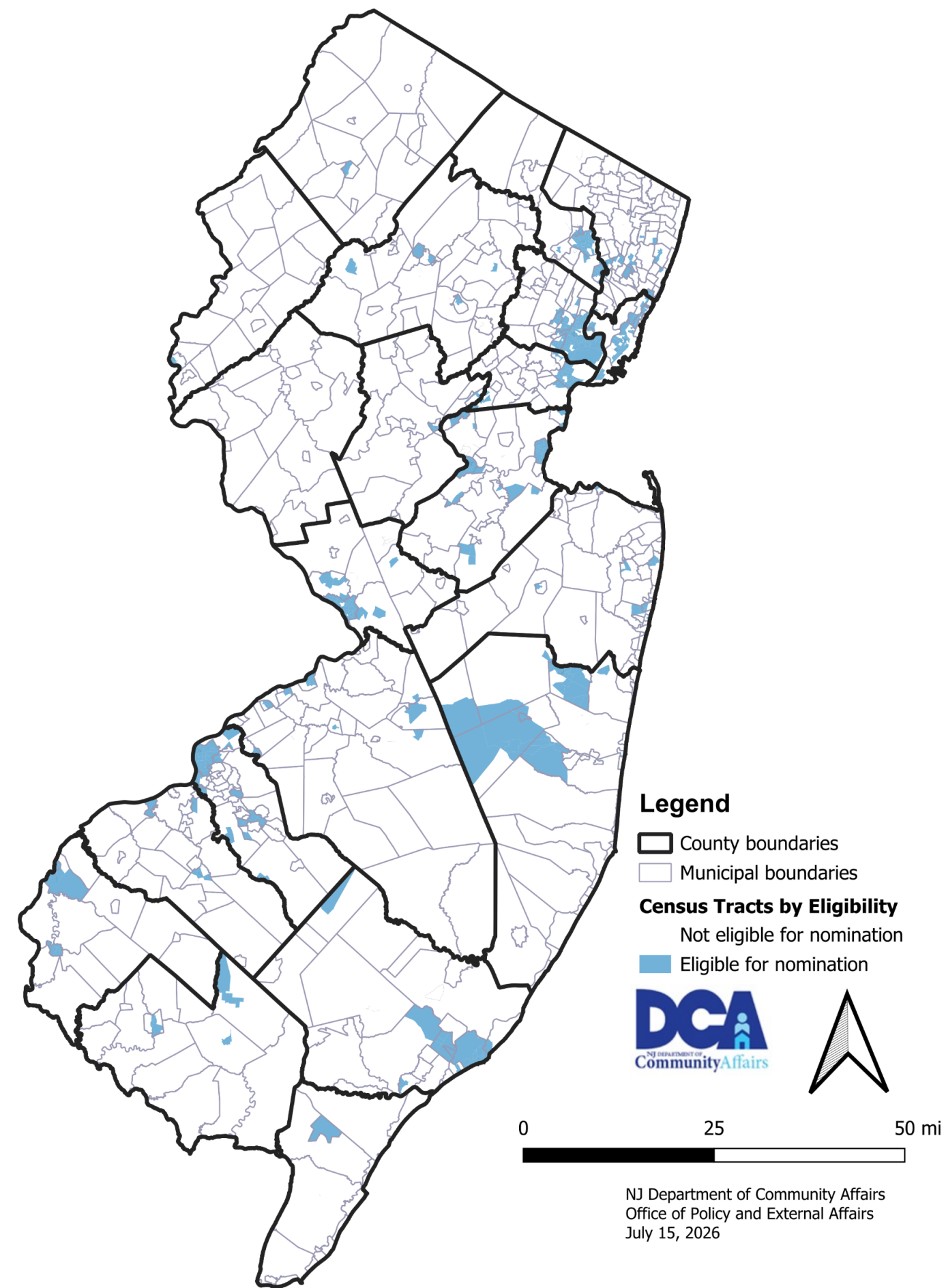
- Opportunity Zones (OZs) were created by the 2017 Tax Cuts and Jobs Act and made permanent by Congress in 2025.
- The program incentivizes long-term capital investments into real estate and operating businesses in low-income areas.
- Investors who reinvest eligible capital gains into Qualified Opportunity Funds (QOFs) receive federal capital gains tax benefits for investments made within designated Zones.
- Governor Sherrill asked DCA and EDA to solicit broad public engagement around which of the qualifying low-income census tracts offer the greatest potential to attract investment to further state and local economic development priorities

Introduction from the Governor's Office

Opportunity Zones 2.0

- Congress made the Opportunity Zone program permanent and established a new Opportunity Zone designation cycle every 10 years.
- Governors may designate up to 25% of eligible census tracts as Opportunity Zones.
- In New Jersey, 516 census tracts are eligible, and Governor Sherrill may designate up to 129 Opportunity Zones (169 were designated in 2018).
- Eligible tracts generally must have a poverty rate of at least 20% or a median family income of no more than 70% of the applicable area median income, subject to statutory exceptions.
- Every county except Hunterdon contains at least one eligible census tract.

Eligible Census Tracts



Designation Timeline

July 1, 2026

**Nomination window opens,
90 days to submit nominations.**

**July–August 28
2026**

Stakeholder process.

**September 29,
2026**

**Deadline for submitting nominations to
US Treasury. 30-day extension can be
requested.**

**October 29,
2026**

Nomination extension window closes

**January 1,
2027**

**Certified OZs take effect and remain
through December 31, 2036**

How Opportunity Zones Can help advance State and Local Priorities

- 
- Unlock private capital for communities that need investment.
 - Encourage housing production and redevelopment.
 - Support economic growth and job creation.
 - Complement local redevelopment plans and infrastructure investments.
 - Strengthen downtowns, commercial corridors, and neighborhood business districts.
 - Create long-term partnerships between investors and communities through patient capital.

Stakeholder Recommendation Detail

- The State is seeking recommendations from municipalities and other interested stakeholders regarding **Opportunity Zone 2.0** designations.
- **The DCA Opportunity Zone webpage provides:**
 - An interactive map of the current Opportunity Zones and eligible Opportunity Zone 2.0 census tracts.
 - A stakeholder recommendation form.
 - Additional information on the nomination process and timeline.
- Stakeholder recommendations will be considered, together with technical analysis, as part of the **Governor's Opportunity Zone nomination** process.
- Recommendations should describe why the proposed tract is well-positioned for investment and how it aligns with the **State's Opportunity Zone priorities**.
- Recommendations must include two letters of support.

How tracts will be selected

- NJ will select Opportunity Zones based on a combination of stakeholder input and technical analysis.
- Selections will prioritize census tracts that offer the greatest potential to further housing and economic development, advance local priorities, and align with available evidence on the most effective uses of Opportunity Zone incentives. Selections will also ensure that zones are distributed throughout the state.
- Recommended tracts should reflect the following priorities (as described above):
 - Economic Opportunity and Investment Potential
 - Housing Development
 - Economic Need and Community Engagement

OZ nomination best practices

Position Opportunity Zones as a strategic economic development tool that aligns private investment with housing, transit, innovation, and inclusive economic growth.

Align nominations with Governor Sherrill's priorities by advancing statewide and local economic development objectives—not solely maximizing a federal tax incentive.

Build upon New Jersey's existing Opportunity Zone framework using data-driven selection criteria and established best practices.

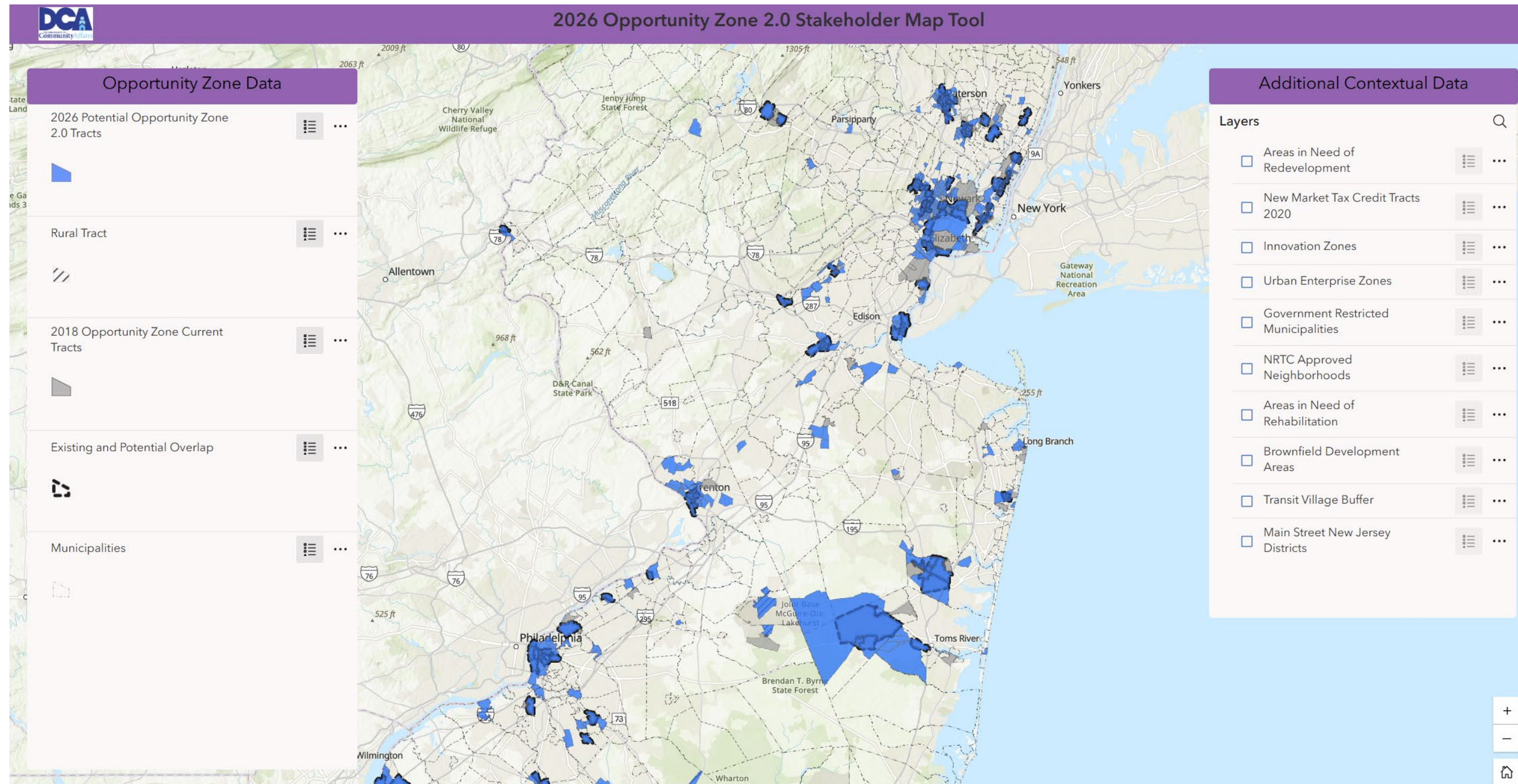
Prioritize investment-ready communities with strong redevelopment potential, municipal support, and catalytic projects.

Coordinate with existing NJEDA and State programs to layer incentives and maximize public and private investment.

Measure success by community impact, including housing production, job creation, business growth, and long-term neighborhood revitalization—not just investment dollars.

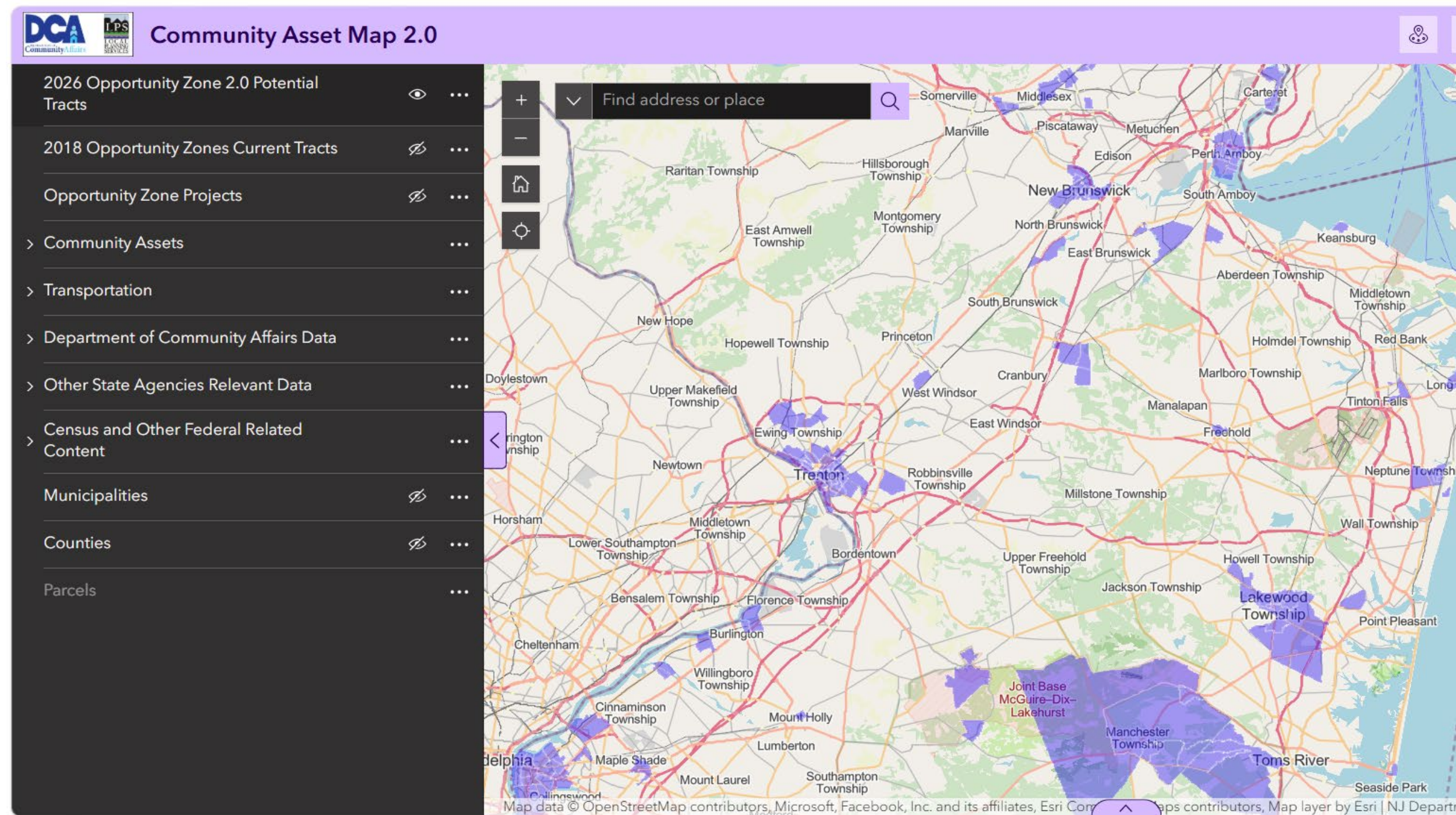
2026 Opportunity Zone Stakeholder Map Tool

Tracts eligible for nomination are also viewable on the 2026 Opportunity Zone Stakeholder Map Tool



DCA Community Asset Map

Tracts eligible for nomination are viewable on DCA's Community Asset Map by turning on the "2026 Opportunity Zone 2.0 Potential Tracts" layer



THANK YOU

Follow DCA on Social Media



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