



BERKELEY HEIGHTS

BE
Heard

We Want To Hear From You.

COMMUNICATION REGARDING WARREN PROPOSED DEVELOPMENT

During a public meeting on October 1, the Mayor and Council of our neighboring town of Warren informed its residents about the status of ongoing negotiations and a possible settlement with New Jersey’s Fair Share Housing Center. If approved by Warren, the settlement would require Warren to provide for approximately 1,048 newly constructed homes, including 362 affordable units and 616 market-rate units, over the next 7 years.

In order to partially satisfy this new obligation, Warren is proposing a residential development project located on property within the Emerson Lane neighborhood area, framed by Hillcrest Road to the west, Emerson Lane to the north, Rogers Avenue to the east and Route 78 to the south. This project, as proposed, would include 192 residential units, including 144 market-rate town homes and 48 affordable units. This project would be located entirely within the borders of Warren.

This development, as well as others that are proposed as part of Warren’s settlement with Fair Share Housing Center, are in response to the court-mandated affordable housing obligations of all municipalities in the State. Most towns in New Jersey – including our own – now face compliance through 2025.

The Warren Township Committee has not yet made a final decision on whether to approve the pending settlement with Fair Share Housing

Center or to pursue other remedies in court. The Warren Township Committee is holding a special public meeting on Wednesday, October 10 at 8 a.m. at the Warren Township Municipal Complex, 46 Mountain Boulevard, to vote on a resolution to approve the settlement with Fair Share Housing and incur the obligation to provide for over 1,000 additional residential units, including those to be located in the Emerson Lane neighborhood.

We understand the decisions Warren will have to make in the coming days, having settled our own litigation with Fair Share Housing Center in the fall of 2016. We also recognize that, because the Emerson Lane project is located entirely within Warren, it is the Warren Township Committee that will make all of the decisions on the location and density of the proposed project. Nonetheless, if Warren approves its settlement, and the Emerson Lane project proceeds, we will do everything in our power to best support and protect our residents who have homes in the Emerson Lane neighborhood, as we would in connection with any other project built on our border. At the same time, we will work closely and cooperatively with Warren in an effort to help our neighbor achieve their development goals.

The Mayor, Council and Township Administrator will continue to monitor the proceedings for our residents and provide regular updates. If Warren approves its settlement with Fair Share Housing Center, we will meet with Warren immediately thereafter to discuss the details of the Emerson Lane project and how the concerns of our residents can best be addressed.