

On Wednesday, October 10, 2018, at 8 o'clock in the morning, the Warren Township Committee held a special public meeting to consider adopting a resolution approving an affordable housing settlement agreement with Fair Share Housing Center and various developers. More than 100 residents attended the special meeting. The Township Committee limited the public comment period at the meeting to 3 minutes per person and 30 minutes in total. Upon the closing of the public comment period, the Township Committee adopted a resolution approving the affordable housing settlement agreement. The Township Committee did not make the resolution or the affordable housing settlement agreement available to the public for review and comment under the Litigation exemption of OPMA until after the resolution was adopted and the affordable housing settlement agreement executed.

The affordable housing settlement agreement obligates Warren to re-zone multiple sites for residential redevelopment, including the site referred to in the affordable housing settlement agreement as the K. Hovnanian site, located on Emerson Lane and Hillcrest Road and the site referred to in the affordable housing settlement agreement as the Hillcrest Crossing/North Hill (Premier Sites), located on Hillcrest Road between Rt. 78 and Bellwood Dr. The K. Hov site will include 192 town home units in three-story buildings, of which 48 units will be affordable units. The Premier site will include 176 residential rental units, of which 44 units will be affordable units. Both the K. Hov site and the Premier site will need to be re-zoned to accommodate the density required by the affordable housing settlement agreement. The re-zoning process will take place at one or more public meetings of the Warren Township planning board and the Warren Township Committee.

We will continue to provide you with information with respect to these planned developments, including the dates and times of any public meetings, as such information becomes available.

In the meantime, the resolution, the affordable housing settlement agreement and a map showing the location of 1,048 total residential units, can all be found here: <https://warrennj.org/affordable-housing/>