

JUNE 11, 2025
ADOPTED JUNE 25, 2025



TOWNSHIP OF WARREN

MASTER PLAN HOUSING ELEMENT AND FAIR SHARE PLAN



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ACKNOWLEDGEMENTS

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*The original of this report was signed and sealed in
accordance with N.J.S.A. 45:14A-12.*

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01 INTRODUCTION

This document is presented in two parts; which include (i) the Township of Warren ("Township" or "Warren") Master Plan Housing Element and (ii) the Township of Warren Fair Share Plan. This Housing Element and Fair Share Plan addresses the Township's compliance with the Municipal Land Use Law ("MLUL"), relevant Department of Community Affairs ("DCA") regulations, relevant Uniform Housing Affordability Controls ("UHAC") regulations, and other applicable law. The Master Plan Housing Element will examine the Township's demographics, and employment characteristics, population and demographic characteristics of the Township of Warren, along with the housing stock and historic trends throughout the decades. A Housing Plan according to the Municipal Land Use Law C.40:55D-28b(3) must include, but is not limited to, residential standards and proposals for the construction and improvement of housing. The Housing Element shall contain at least the following:

- An inventory of the municipality's housing stock by age, condition, purchase or rental value, occupancy characteristics, and type, including the number of units affordable to low- and moderate income households and substandard housing capable of being rehabilitated, and in conducting this inventory the municipality shall have access, on a confidential basis for the sole purpose of conducting the inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;
- A projection of the municipality's housing stock, including the probable future construction of low and moderate housing, for the next ten years, taking into account, but not necessarily limited to, construction permits issued, approvals of applications for development and probable residential development of lands;
- An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
- An analysis of the existing and probable future employment characteristics of the municipality;
- A determination of the municipality's present and prospective fair share for low and moderate income housing and its capacity to accommodate its present and prospective housing needs, including its fair share for low and moderate income housing, as established pursuant to section 3 of P.L.2024. c.2 (C.52:27D-304.1);
- A consideration of the lands most appropriate for the construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.
- An analysis of the extent to which municipal ordinances and other local factors advance or detract from the goal of preserving multigenerational family continuity as expressed in the

recommendations of the Multigenerational Family Housing Continuity Commission, adopted pursuant to paragraph (1) of subsection f. of section 1 of *P.L.2021. c.273 (C.52:27D-329.20)*;

- For a municipality located within the jurisdiction of the Highlands Water Protection and Planning Council, established pursuant to section 4 of *P.L.2004. c.120 (C.13:20-4)*, an analysis of compliance of the housing element with the Highlands Regional Master Plan of lands in the Highlands Preservation Area, and lands in the Highlands Planning Area for Highlands-conforming municipalities. This analysis shall include consideration of the municipality's most recent Highlands Municipal Build Out Report, consideration of opportunities for redevelopment of existing developed lands into inclusionary or 100 percent affordable housing, or both, and opportunities for 100 percent affordable housing in both the Highlands Planning Area and Highlands Preservation Area that are consistent with the Highlands regional master plan; and
- An analysis of consistency with the State Development and Redevelopment Plan, including water, wastewater, stormwater, and multi-modal transportation based on guidance and technical assistance from the State Planning Commission.

The Fair Share Plan will address the plan to meet the Township of Warren's Fair Share Housing Obligation. The Fair Share Plan is part of the "Fourth Round" from 2025 to 2035, and will include the projects and strategies to address the Fourth Round affordable housing obligations.

02 FOURTH ROUND HOUSING ELEMENT

A. OVERVIEW

This 2025 Housing Element and Fair Share Plan was prepared in response to the Amendments to the Fair Housing Act (P.L. 2024, c.2) which established the requirements for the “Fourth Round”, and has been prepared in accordance with the Municipal Land Use Law (MLUL) at N.J.S.A. 40:55D-28b(3). The Housing Element and Fair Share Plan has also been prepared to comply with all requirements of the Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), Mount Laurel case law, and the NJ DCA Division of Local Planning Services Fair Housing Act Rules, Proposed New Rules (N.J.A.C. 5:99).

B. SUMMARY OF WARREN’S AFFORDABLE HOUSING HISTORY AND ACTIVITIES

The Township of Warren has had a long history of providing affordable housing with respect to its constitutional fair share obligations. The Township received substantive certification from the Council on Affordable Housing (“COAH”) during the First Round on March 7, 1988. Thereafter, the Township received substantive certification from COAH during the Second Round on January 10, 1996. A Housing Element and Fair Share plan was prepared in 1999 which calculated the Township’s affordable housing obligation utilizing the growth share methodology. That plan was adopted by the Planning Board and submitted to COAH for substantive certification. Due to court decisions invalidating the growth share methodology and other aspects of the regulations, that plan was not reviewed by COAH. Since that time the Township has adopted amendments to its zoning ordinance to provide for additional low and moderate income housing, which are documented in this HEFSP update.

In regards to the Third Round, the terms of an agreement regarding In The Matter of the Township of Warren for a Judgment of Compliance of Its Third Round Housing Element and Fair Share Plan Docket No. SOM-L-904-15,, between the Township of Warren and Fair Share Housing Center (FSHC) and the intervenors and interested parties - K. Hovnanian North Jersey Acquisitions, LLC; Premier Development; Chase Partners Warren, LLC and 284 King George Road LLC; North Hill Developers, Inc.; and American Properties at Mount Bethel Road, LLC – were outlined in a Settlement Agreement signed October 12, 2018. The Township received a Judgement of Compliance and Repose (“JOR”) on September 4, 2019.

In accordance with the MLUL, DCA’s updated rules, and other applicable law, the Township hereby presents this Housing Element and Fair Share Plan.

C. HOUSING, DEMOGRAPHIC AND EMPLOYMENT INFORMATION

The following detailed Housing, Demographic, and Employment background information regarding Warren helps to describe and create an inventory of characteristics in the Township of Warren that directly apply to current and future housing demand in the town and region. This analysis will include population demographics, housing characteristics, regional comparison, and recent trends.

1. Analysis of Population and Demographics

The following tables look to analyze the population trends in Warren from the decennial Census and American Community Survey data. An analysis of population demographics in a target area can help a community to understand and plan for the range of people that live and work within its borders. Also, local population demographics understood in the context of and compared to the larger regional area provides a unique opportunity to understand larger geographic implications of present conditions and future local and regional opportunities. This demographic profile was broken down into functional areas including: analyses of community population, housing stock, and employment data.

a. Population

Table 1 shows the population each decade from 1930 to 2020, based upon the Decennial Censuses. The table indicates that largest population growth occurred in the 1950s, when it increased by 62.4%. Preceding and subsequent decades in the 1930s, 1940s, and 1960s had lower, yet still significant increases of 50-60%. The population has experienced less drastic changes in recent decades, with population growth slowing in the 2000s and 2010s.

Table 1: Population 1930-2020, Township of Warren		
Year	Total Population	% change
1930	1,399	--
1940	2,139	52.9%
1950	3,316	55.0%
1960	5,386	62.4%
1970	8,592	59.5%
1980	9,805	14.1%
1990	10,830	10.4%
2000	14,259	31.6%
2010	15,311	7.4%
2020	15,923	4.0%
Source: U.S. Bureau of the Census, Decennial Censuses		

Table 2 shows the median age for the Township of Warren, the County of Somerset, the State of New Jersey, and the United States from 2000 through 2020. The median age in Warren has steadily increased in the past 2 decades, similar to the other geographic areas. Warren's median age has been higher than the USA as a whole each decade, and has also trended higher than both Somerset County and New Jersey. The age of residents is important because Warren will continue to need to plan for the appropriate age groups that it will be serving.

Table 2: Median Age in Warren (2000-2020)			
	2000	2010	2020
Warren	39.4	41.6	44.8
Somerset County	37.2	40.1	41.8
New Jersey	36.7	38.9	39.8
USA	35.6	37.1	37.9
<i>U.S. Bureau of the Census, Decennial Censuses</i>			

b. *Age Characteristics*

Understanding the age make up of a community is important when planning for new housing, resources, and the future of the Township as a whole. Looking at a further breakdown of population data by age and sex, it shows that the Township's population is concentrated in specific age cohorts.

Table 3 below demonstrates the Census documented changes in Warren's population by age since 2000. Overall, the population has steadily increased over the past 2 decades. The table indicates that the percentage of children under 5 has decreased as a proportion of the population since 2000, and have decreased in numbers over time. Three age cohorts – 20 to 24, 55 to 64, and 65 and over – have experienced both an increase in numbers and as a proportion of the overall population. The 35 to 44 age cohort is the only age group that has steadily declined. Other age cohorts have seen fluctuations of increases and decreases.

Table 3: Population by Age 2000-2020, Township of Warren								
Age	2000		2010		% Change from 2000	2020		% Change from 2010
	#	%	#	%		#	%	
Under 5	1,006	7.1	985	6.5	-0.6	644	4.0	-2.5
5 to 19	3,407	23.9	3,788	25.0	+1.1	3,138	19.8	-5.2
20 to 24	450	3.2	500	3.3	+0.1	959	6.0	+2.7
25 to 34	1,154	8.1	834	5.5	-1.6	1,155	7.3	+1.8
35 to 44	2,781	19.5	2,289	15.1	-4.4	1,650	10.4	-4.7
45 to 54	2,413	16.9	3,091	20.4	+3.5	2,438	15.4	-5.0
55 to 64	1,446	10.2	1,606	10.6	+0.4	2,806	17.7	+7.1
65 & Over	1,602	11.2	2,061	13.6	+2.4	3,133	19.6	+6.0
Total	14,259	100	15,154	100	+6.3	15,923*	100	+5.1
<i>Source: U.S. Decennial Censuss: 2000, 2010 and 2020 American Community Survey 5-Year Estimates*</i>								

The decreasing number of 35 to 44 year olds, as well as under 5 year olds, indicates that the number of young families has declined. Housing prices in Warren have increased in the past 5 years significantly, which may mean that younger families cannot afford to move here or are moving elsewhere where housing costs may be cheaper. Additionally, the increases in both of the oldest cohorts shows that the population is aging in Warren, and is likely aging in place. This may be due to rising housing costs and mortgage rates throughout the country, as well as older populations working longer and postponing retirement. Addressing the needs of the older members of the community will be of great importance to Warren, but the needs of other age ranges, nonetheless, will also be quite significant. The Township faces a future of substantial needs for senior services.

All of this information indicates that the population of Warren has an aging population, with the number of young families declining. Adolescents in their earlier twenties may be more likely to live at home, which may account for the growth in that age cohort in the last decade. Finally, combined with anecdotal knowledge of the Township, there appears to be a trend of “lifelong” residents seeking to remain in the Township, which has led to “aging in place” and overall growth of the senior population. The Township is experiencing some of the same trends as seen throughout the U.S. of an increasing median age and greater proportion of seniors.

c. *Race*

Table 4 shows the racial breakdown of the population according to responses from the 2020 Decennial Census. Over 90% of the population responded as “Not Hispanic or Latino: One Race,” with 96.1% of those respondents responding as White. The next largest racial group in Warren is Asian at 22.0%, followed by 1.9% responding as Black or African American and 3.8% responding as “two or more races”.

Table 4: Population by Race Township of Warren, NJ		
	#	%
Hispanic or Latino	1,156	7.3
Not Hispanic or Latino	14,767	92.7
One Race	14,200	96.1
White	10,529	71.3
Black or African American	277	1.9
American Indian/Alaska Native	6	0.04
Asian	3,249	22.0
Native Hawaiian/Other Pacific Islander	4	0.03
Some Other Race	95	6.4
Two or More Races	567	3.8
Total population	15,923	100.0
<i>Source: 2020 U.S. Decennial Census.</i>		

d. *Household Size and Characteristics*

In addition to population demographics, household size in relation to the population helps to characterize the Township. Using Decennial Census data from 2000 and 2010 and 2023 ACS data, Table 5 shows the average number of people per household and household size from 2000 and 2023. The table indicates that the average household size dropped steadily 2000 to 2023 from 3.05 to 2.90. Households of 1 person increased steadily every decade in number but not necessarily in proportion to the population. Households of 2 persons increased significantly between 2010 and 2023, with an over 10% increase over the decade. Households of 3 persons declined steadily from 2000 onward, and 4 or more persons declined by 7% between 2010 and 2023. These values for a decrease in larger household sizes and an increase in smaller household sizes support the trend of an overall decrease in average persons per household. Anecdotally, it should be noted that the Township is experiencing a higher frequency of building permits to create in-law suites for extended family. However, it is not anticipated that this will have a large impact on the overall decreasing family size exhibited by the Census data.

Table 5: Persons Per Household 2000-2023, Township of Warren						
Household Size	2000		2010		2023*	
	#	%	#	%	#	%
1 Person	563	12.1	617	12.7	654	12.0
2 Persons	1,397	30.2	1,384	28.5	2,119	38.8
3 Persons	930	20.1	947	19.5	930	17.0
4 or More Persons	1,739	37.6	1,904	39.2	1,756	32.2
Total	4,629	100	4,856	100	5,459	100
Average Persons Per Household	3.05		3.01		2.90	

Source: U.S. Decennial Censuses: 2000 and 2010, and 2023 American Community Survey 1-Year Estimates*

Table 6 below shows that the Average Household Size in Warren has steadily gotten smaller from 2000 to 2020, in conjunction with a steady increase in population and a similar fluctuation in the number of occupied housing units. Somerset County as a whole saw a slight fluctuation in the average household size from 2.69 to 2.71 to 2.61, while similarly experiencing an increase in both population and number of households like Warren. Overall, the shrinking household size in Warren comports with the age demographics, which indicate an aging population with less school-aged children.

Table 6: Households and Population 2000 to 2023, Township of Warren and Somerset County									
	2000			2010			2023*		
	HH Population	Total Households	Avg HH Size	HH Population	Total Households	Avg HH Size	HH Population	Total Households	Avg HH Size
Warren	14,259	4,634	3.05	15,204	5,059	3.01	15,962	5,459	2.90
Somerset County	297,490	109,070	2.69	319,474	115,913	2.71	348,842	132,047	2.61

Source: U.S. Decennial Census, 2023 ACS 5-Year Estimates
* 2000 and 2010 are Decennial Census, while these are ACS Estimates

The American Community Survey was utilized to evaluate Warren income characteristics compared to Somerset County as a whole. Table 7 demonstrates that the median household income in Warren of \$189,393 is higher than the County median household income of \$142,092, as well as higher than the State's median household income of \$99,781. The per capita income comparisons are similar, with the Township the highest amongst the State and County.

Table 7: Income Characteristics, Township of Warren and Somerset County			
	Township of Warren	Somerset County	State of New Jersey
Median Household Income	\$189,393	\$142,092	\$99,781
Mean Income	\$290,709	\$182,152	\$138,153
Per Capita Income	\$101,166	\$69,208	\$52,583

Source: Selected Economic Characteristics, 2023 American Community Survey 5-Year Estimates

The income limits in Table 8 were produced by the Affordable Housing Professionals of New Jersey in 2025 to set the Affordable Housing Regional Income Limits. The table shows the very low income, low income, and moderate-income thresholds for Region 3, including Somerset County, for each household size. Specific rows are for calculating the pricing for one and three-bedroom sale and rental units per N.J.A.C. 5:80-26.4(a).

Table 8: Affordable Housing Professionals of New Jersey, 2025 Affordable Housing Regional Income Limits Region 3 - Somerset County, New Jersey			
Household Size	Moderate Income	Low Income	Very Low Income
1 Person	\$85,920	\$53,700	\$32,220
1.5 Persons*	\$92,080	\$57,550	\$34,530
2 Persons	\$98,240	\$61,400	\$36,840
2.5 Persons	\$104,360	\$65,225	\$39,135
3 Persons	\$110,480	\$69,050	\$41,430
4 Persons	\$122,720	\$76,700	\$46,020
4.5 Persons*	\$127,640	\$79,775	\$47,865
5 Persons	\$132,560	\$82,850	\$49,710
6 Persons	\$142,400	\$89,000	\$53,400
7 Persons	\$152,240	\$95,150	\$57,090
8 Persons	\$162,000	\$101,250	\$60,750
Source: Affordable Housing Professionals of New Jersey, 2025 * These are for calculating the pricing for one and three-bedroom sale and rental units per N.J.A.C. 5:80-26.4(a)			

2. Analysis of Housing Characteristics

Warren is a substantially developed community. Population spikes in from the 1940s through 1960s were caused by a large increase in the number of houses being built during this time. From 1960 to 1979, 1,188 houses were built and then, from 1980 to 1999, another 2,066 houses were built. The vast majority of new housing beginning in the mid-80s is directly attributable to implementation (rezoning) of the Township's fair share housing obligation. From 1950 to 1990 there was an increase of about 7,500 people, which correlates to the spike in residential construction. The Township has continued to experience construction to a lesser extent through 2000 to present.

The continued steady population growth has occurred in conjunction with the construction of an additional 1,140 homes from 2000 onward. The population has begun to show signs of leveling off – there was 7.4% increase in population from 2000 to 2010, and a 4.0% increase in population from 2010 to 2020.

The age of housing in Warren and Somerset County as a whole are distributed in a very similar pattern. The proportion of housing built prior to 1979 is 41.3% for Warren Township, and 46.1% for the County. Additionally, 21% of Warren's housing has been built since 2000 and, comparatively, Somerset County has 17.8% in the same period. These slight differences indicate that development patterns in the County and Warren have trended similarly over the years.

Table 9: Age of Housing Township of Warren and Somerset County				
Year Housing Unit Built	Township of Warren		Somerset County	
	Number of Units	Percent	Number of Units	Percent
2020 or later	52	1.0	1,804	1.4
2010 – 2019	380	7.0	7,475	5.7
2000 – 2009	708	13.0	14,112	10.7
1980 – 1999	2,066	37.8	47,718	36.1
1960 – 1979	1,188	21.8	30,101	22.8
1940 – 1959	747	13.7	18,788	14.2
1939 or earlier	318	5.8	12,049	9.1
Total	5,6459	100%	132,047	100%
<i>Note: Figures may not add due to rounding</i>				
<i>Source: 2023 American Community Survey 5-Year Estimates</i>				

Table 10 show that the number of residential building permits from 2013 onward has fluctuated in the last decade. Data through 2021-2023 showed a large increase in residential development, with 391 building permits issued in that three year span alone compared to 278 in the eight years prior. Because this data includes both 1- and 2-family housing and multifamily housing, this is attributable to the increase in redevelopment and residential redevelopment from the Third Round projects.

Table 10: Residential Building Permits, 2013-2023 Township of Warren	
Year	Residential Building Permits
2013	40
2014	22
2015	45
2016	55
2017	30
2018	25
2019	23
2020	38
2021	176
2022	125
2023	90
Total	669
<i>Source: New Jersey Department of Labor and Workforce Development</i>	

Table 11 shows the housing size by the number of rooms, and compares Warren to Somerset County as a whole. In general, Warren has a larger number of occupied housing with more rooms, with

86.3% of housing have 6 or more rooms. Of that proportion, 63.5% is accounted for by 8 or more rooms. In comparison, Somerset County has 61.9% of occupied units with 6 or more rooms, with 34.8% comprised of 8 or more rooms. Somerset County as a whole has a more even distribution of housing sizes, but still has a large share of housing with multiple rooms with nearly 88% of housing having 4 or more rooms.

Table 11: Housing Size by Number of Rooms Township of Warren and Somerset County				
Number of Rooms	Township of Warren		Somerset County	
	Number of Units	Percent	Number of Units	Percent
1 Room	32	0.6	2,177	1.6
2 or 3 Rooms	136	2.5	13,866	10.5
4 or 5 Rooms	583	10.7	34,214	25.9
6 or 7 Rooms	1,242	22.8	35,795	27.1
8 or more Rooms	3,466	63.5	45,995	34.8
Total	5,459	100%	132,047	100%
<i>Source: 2023 American Community Survey 5-Year Estimates</i>				
<i>Note: Percentages May Not Add Due to Rounding</i>				

The vast majority of housing in Warren is owner-occupied, with 87.6% of all occupied housing as owner-occupied. Just under 13% of all occupied housing in Warren is renter occupied (Table 12). The 2023 ACS estimated that 270 units were vacant out of 5,614 total units. The vacancy rate for owner occupied is 1.2% while the renter vacancy while the renter vacancy rate is 4.7%.

Table 12: Tenure and Housing Vacancy Rates Township of Warren	
	Total
Total Housing Units	5,614
Occupied Units	5,274
Owner-occupied	4,874 (87.6%)
Renter-occupied	500 (12.4%)
Vacant Units	270
Homeowner Vacancy Rate	1.2
Rental Vacancy Rate	4.7
<i>Source: 2020 American Community Survey 5-Year Estimates</i>	

Table 13 shows the value of owner-occupied housing reported by the 2023 American Community Survey. Based on the data provided, the majority of the housing in Warren at 48.5%, is valued between \$500,000 and \$999,999. The next most common bracket for housing value is \$1,000,000 or more at 40.6%, meaning that over 89% of the housing in Warren is valued between \$500,000 and over \$1,000,000. The majority of housing located within Somerset County, or 45.4%, is valued between \$500,000 and \$999,999. Compared to Warren, the next most common bracket for housing value is \$300,000 to \$499,999 at 32.7%. This means that while 89.7% of the owner-occupied housing within Somerset County is valued over \$300,000, in Warren Township this bracket

is over 95%. Overall, housing values in the County are more evenly distributed, however, both Warren and Somerset County have only a small share of housing valued under \$300,000 at 4.4% and 10.4%, respectively.

Table 13: Value of Owner-Occupied Housing Township of Warren and Somerset County				
Housing Value	Township of Warren		Somerset County	
	Number of Units	Percent	Number of Units	Percent
Under \$50,000	21	0.4	1,017	1.0
\$50,000 to \$99,999	23	0.5	627	0.6
\$100,000 to \$149,999	79	1.6	1,451	1.5
\$150,000 to \$199,999	60	1.2	670	0.7
\$200,000 to \$299,999	34	0.7	6,446	6.6
\$300,000 to \$499,999	308	6.4	32,127	32.7
\$500,000 to \$999,999	2,338	48.5	44,655	45.4
\$1,000,000 or more	1,960	40.6	11,379	11.6
Total	4,823	100%	98,372	100%
<i>Note: Figures may not add due to rounding.</i>				
<i>Source: Value of Owner-occupied housing units, 2023 American Community Survey 5-Year Estimates</i>				

Table 14 depicts that the majority of rent levels in Warren were found to be between \$2,000 and \$2,499, with 46.2% reported falling in that range, followed by 26.4% reporting rents of \$1,500 to \$1,999. While there were not respondents who answered \$999 or less, this information does not seem to include affordable units that exist or were recently constructed that would fall into this bracket.

Table 14: Rent Levels, 2020 ACS Township of Warren		
Rent	Number of Units	Percent
Less than \$500	0	0.0
\$500 to \$999	0	0.0
\$1,000 to \$1,499	85	14.5
\$1,500 to \$1,999	155	26.4
\$2,000 to \$2,499	271	46.2
\$2,500 to 2,999	17	2.9
\$3,000 or more	59	10.1
Total Occupied Rental Units	587	100
Median Rent (Dollars)	\$2,099	
<i>Source: 2023 American Community Survey 5-Year Estimates</i>		

3. Analysis of Employment Characteristics

Historical employment data and trends for Warren Township are illustrated in Table 15, which shows employment status for citizens ages 16 and over. Comparing the Township and the County as a whole, the employment data is fairly similar, with 68.6% of the Township residents over the age of 16 in the labor force, and 69.9% for the County. There are similar rates of employment and unemployment for the labor force reported for both the County and Warren.

Table 15: Employment Status for Citizens of the Age of 16 and Over, Warren Township and Somerset County				
Employment Status	Warren Township		Somerset County	
	#	%	#	%
Employed	8,532	66.6	192,639	67.2
Unemployed	259	2.0	7,626	2.7
Total in Labor Force	8,791	68.6	200,372	69.9
Not in Labor Force	4,029	31.4	86,304	30.1
Total, 16 and over	12,820	100	286,676	100
<i>Source: 2023 American Community Survey 5-Year Estimates Data Profiles</i>				
<i>Note: Figures may not add due to rounding.</i>				

Based on the “Somerset County, NJ Community Economic and Demographic Profile”, prepared by the Greater Raritan Workforce Development Board, there are a number of major employers in the County with 500 employees or more. Table 16 provides the entities who employ over 500 people and it is not reflective of all of the businesses and employers within the County.

Table 16: Somerset County, Major Employers
Employer
Sanofi
Verizon Business
Executive Risk Indemnity Inc
Janssen Research & Devmnt LLC
Northwestern Pacific Indemnity
Pfizer Inc
Chubb Group of Insurance Co
Federal Insurance Co
Ortho Mcneil Pharmaceutical
Somerset Medical Ctr
Bloomberg LP
Ethicon Inc
Johnson & Johnson
Met Life
Memorial Sloan-Kettering
Ortho-Clinical Diagnostics Inc
Cellco Partnership
Lab Corp
Medicis
PVH Distribution Ctr
ADT Security Services LLC
VA Medical Ctr-Lyons
Carrier Clinic
Braun Research Inc
SHI International Corp
<i>Source: “Somerset County, NJ Community Economic and Demographic Profile”, prepared by the Greater Rartian Workforce Development Board</i>

The Township of Warren is highly educated, with over 67% of residents attaining a Bachelor's degree or higher, including over 33% having a graduate or professional degree. Table 17 provides the data from the 2023 ACS.

Table 17: Education and Employment Data for Warren	
For population 25 years and over	
Some college, no degree	1,730
Associate's degree	374
Bachelor's degree	3,666
Graduate or Professional school degree	3,658
<i>Source: 2023 American Community Survey-5 Year Estimates</i>	

Table 18 provides commuting characteristics of Warren Residents based on the 2023 American Community Survey estimates. About 53.5% of Warren residents worked in Somerset County, while 38.4% of residents commuted out of county and 8.1% commuted out of state for work. The mean travel time to work for Warren workers was 36 minutes – with majority of people utilizing a vehicle to drive alone at 59.2%. It should be noted that only about 70% of the respondents reported a means of travel, while just over 30% reported that they worked from home.

Table 18: Commuting Characteristics Township of Warren	
Place of Work	Estimates (%)
Worked in State	91.9
Worked in County of residence	53.5
Worked outside County of residence	38.4
Worked outside State of residence	8.1
Travel Time to Work	
Less than 10 minutes	8.3
10 to 14 minutes	8.0
15 to 19 minutes	9.4
20 to 24 minutes	10.0
25 to 29 minutes	6.8
30 to 34 minutes	16.8
35 to 44 minutes	10.6
45 to 59 minutes	10.8
60 or more minutes	19.4
Mean travel time to work	36.0
Means of Travel	
Car, truck, or van -- drove alone	59.2
Car, truck, or van -- carpooled	5.8
Public transportation (excluding taxicab)	3.7
Walked	0.3
Bicycle	0.0
Other Means	0.9
Worked from Home	30.1
<i>Source: Commuting to Work, 2023 American Community Survey-5 Year Estimates</i>	

According to the New Jersey Transportation Planning Authority, as of 2015, there was a population of 15,797 in the Township of Warren. By 2050, the NJTPA projects the population will grow to 16,790, or 0.2%, over the 35-year period.

Table 19: Population Projection Township of Warren			
Year	Population	Change (#)	Percent Change
2015	15,797	-	-
2050	16,790	993	0.2%
<i>Source: NJTPA Employment Forecast by County and Municipality 2015-2050</i>			

The same data retrieved from the New Jersey Transportation Planning Authority reported that in 2015 there were 13,632 jobs in the Township of Warren. By 2050, the Township is expected to have 14,434 jobs. This reflects an 802 job increase or 0.2% increase over current conditions. This is an increase of roughly 23 jobs per year.

Table 20: Employment Projection Township of Warren			
Year	Population	Change (#)	Percent Change
2015	13,632	-	-
2050	14,434	802	0.2%
<i>Source: NJTPA Employment Forecast by County and Municipality 2015-2050</i>			

4. Projection of Township Housing Stock

As per MLUL, specifically, N.J.S.A. 52:27D-310.b, a housing element must contain a projection of the municipality's housing stock, including a projection of future construction of low- and moderate-income housing for the next ten years, taking into account, but not limited to, construction permits issued, approvals of applications for development and probable residential development of lands.

The Department of Community Affairs' Division of Codes and Standards website provides data on Certificates of Occupancy and demolition permits for both residential and non-residential development. Within the Division of Codes and Standards website is the New Jersey Construction Reporter, which contains building permit, certificate of occupancy and demolition data that is submitted by the municipal construction officials within the State each month. The New Jersey Construction Reporter has information dating back to 2000, which can be used to show the Township's historic development trends. As shown in Table 21, 399 new housing units – including multi-family and 1- to 2- family units – were issued Certificates of Occupancy (CO) from 2013 to 2023. During the same 11-year period, 88 housing units were demolished. This yields a net gain of 311 housing units over the past 11 years, or an average of about 28 units per year.

Table 21: Historic Trend of Certificates of Occupancy and Demolition Permits, Township of Warren												
Type	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total
CO	27	12	6	37	9	18	25	28	21	97	119	399
Demo	5	7	5	1	1	9	11	12	15	7	15	88
Net	22	5	1	36	8	9	14	16	6	90	104	311
<i>Source: NJDCA Housing Units Certified and Demolition Permits Issued</i>												

Projecting into the future, the Township anticipates a large number of units that are part of this plan and currently under construction or commencing construction shortly.

Lastly, the Township projects 10 years out for residential development between the present and 2035. The projected development includes an extrapolation of the historic trend of residential certificates of occupancy (less anticipated multi-family housing from this Plan), and anticipated development through the projects in this Plan. Based on the data below, the Township anticipates residential certificates of Occupancy between now and the end of 2031, based upon the measures the Township is taking to implement its settlement agreement. *Table 22* below provides a loose approximation of the timing of residential development based upon this Plan intended to depict that units will be constructed over time in the next 10 years and is no way an exact prediction.

Table 22: 10-Year Projection of Residential Development, Township of Warren												
Type	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
1. Approved Development Applications	30	176	--	--	--	--	--	--	--	--	--	206
2. Approved Development Permits Issued	--	--	--	--	--	--	--	--	--	--	--	--
3. Projected Historic Trends	14	14	14	14	14	14	14	14	14	14	14	154
4. Other Projected Development	--	--	316	60	--	--	--	--	--	--	--	376
Total Projected Development	44	190	330	74	14	14	14	14	141	14	14	736

Of the 736 projected new residences between now and 2035, approximately 30% of the units are anticipated to be reserved for low- and moderate-income households in the Township (*Table 23*).

Table 23: 10-year Projection of Affordable Units Township of Warren												
Type	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Total
1. Approved Development Applications	22	54	--	--	--	--	--	--	--	--	--	76
2. Approved Development Permits Issued	--	--	--	--	--	--	--	--	--	--	--	--
3. Projected Historic Trends	--	--	--	--	--	--	--	--	--	--	--	--
4. Other Projected Development	--	--	90	60	--	--	--	--	--	--	--	150
Total Projected Development	22	54	90	60	--	--	--	--	--	--	--	226

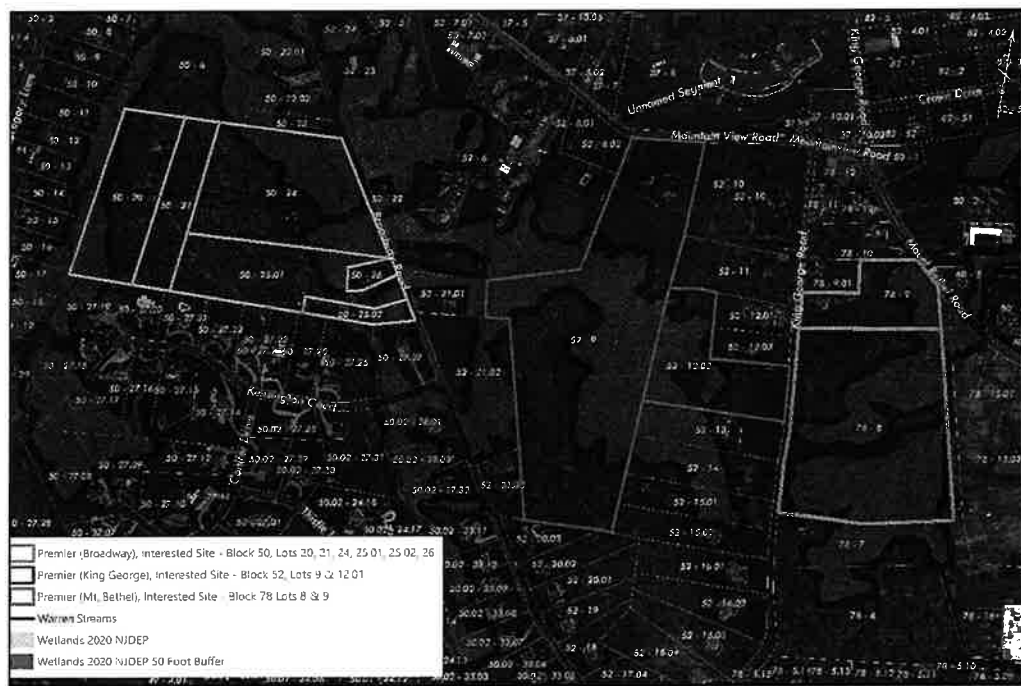
5. A Consideration of Lands of Developers Who Have Expressed a Commitment to Provide Affordable Housing

Pursuant to the Fair Housing Act (N.J.S.A.52:27D-310 (f)) and the Municipal Land Use Law C.40:55D-28b(3), a Housing Element must include “a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.” Thus, it is the Township’s responsibility to consider sites offered for affordable housing. However, the Township does not have an obligation to include every parcel a developer has proposed. The Township received letters of interest from representatives from seven (7) separate parties. An overview of each of these proposals is provided below. A full site suitability analysis for any sites included in the Fair Share Plan is provided in the later section of this document.

i. Premier Development

Block 78, Lots 8 & 9; Block 52, Lots 9 & 12.02; Block 50 Lots 20, 21, 24, 25.01, 25.02 & 26, Warren

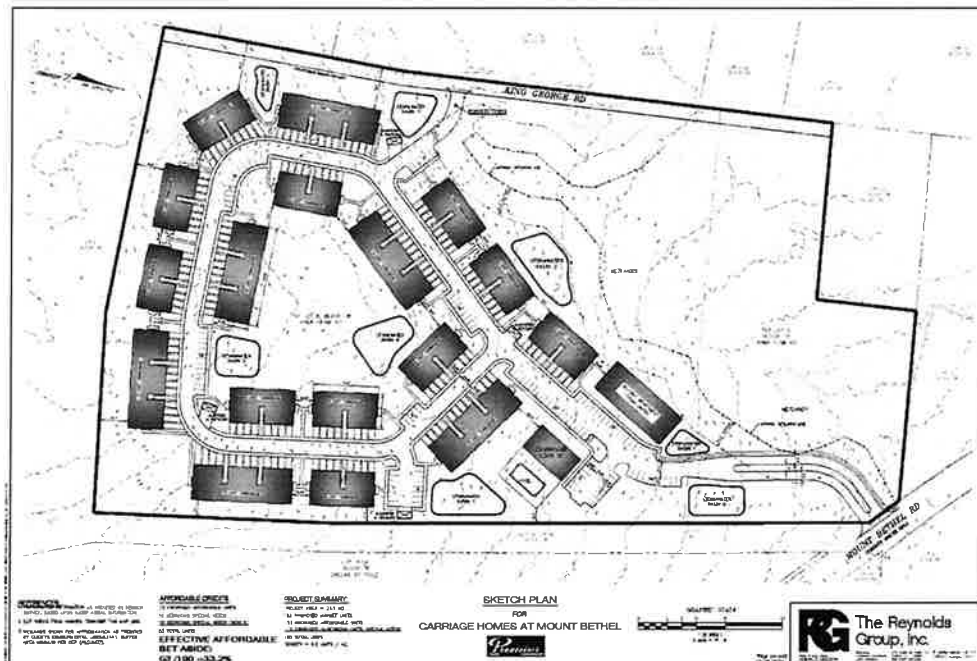
The property is identified as Block 78, Lots 8 & 9; Block 52, Lots 9 & 12.02; Block 50 Lots 20, 21, 24, 25.01, 25.02 & 26. The property owner’s legal representation sent a letter to the Township Attorney on October 14, 2024. A concept plan showing separate developments on 3 sections were provided for the following: “Carriage Homes at Mt. Bethel” (Block 78, Lots 8 & 9) with a total area of approximately 38.73 acres; “Enclave at King George” (Block 52, Lots 9 & 12.02) with a total area of approximately 22.98 acres; and “Broadway Villas” (Block 50 Lots 20, 21, 24, 25.01, 25.02 & 26) with a total area of approximately 35.72 acres. These are shown in orange, blue, and green, respectively, in the aerial map of the properties.

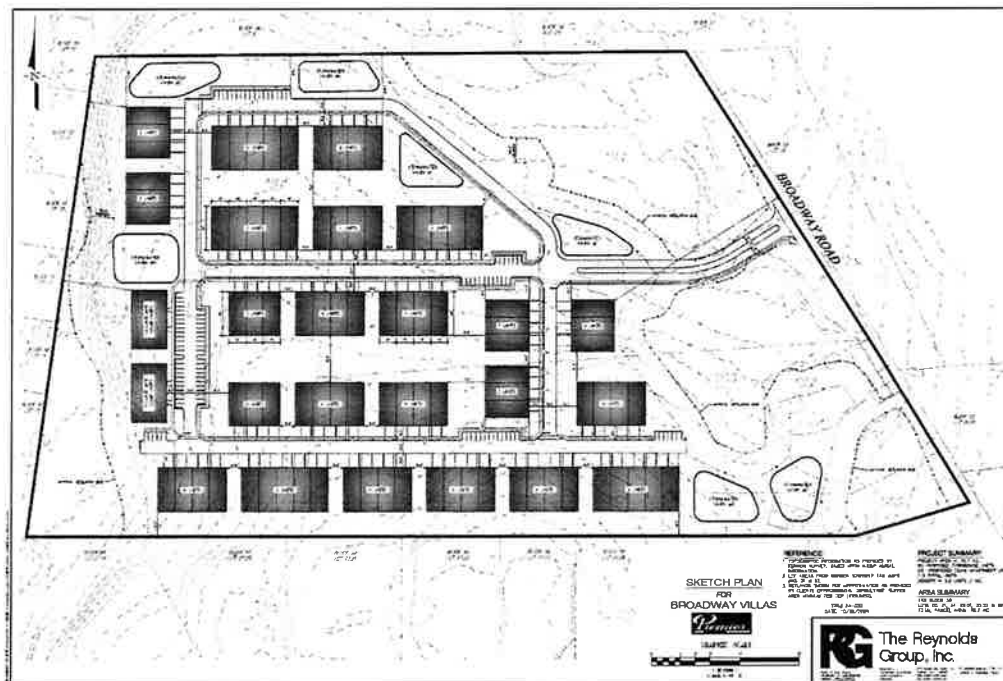
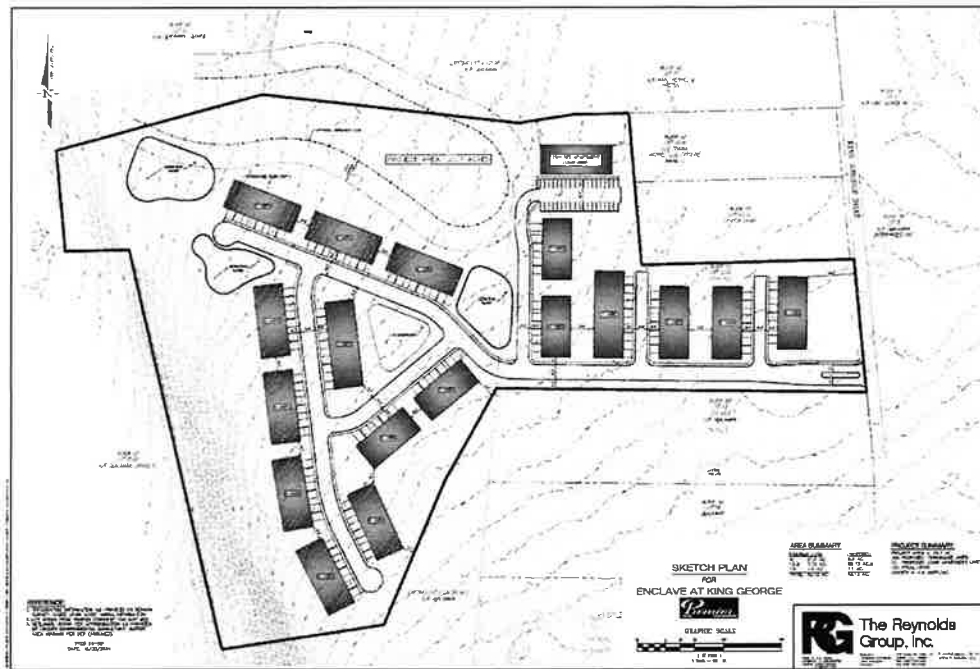


Publicly available data from the NJDEP shows the presence of extensive wetlands on the sites, as well as streams on the “Broadway” site. The concept plan provided by the property-owner shows an “approximate” wetlands line with a minimum 50-foot wetlands buffers, but no acknowledgement of the stream. It is unclear if an LOI was prepared with a true wetlands delineation. While the concept plans provide an idea of the density, the impact of the wetlands remains unknown. Overall, the Township has explored other mechanisms and crediting, as well as identified sites that have both larger proposed affordable set-asides and have better locations for housing based upon existing neighboring projects, traffic, environmental encumbrances, and other factors.

The concept plans provide for 190 total units on the “Carriage Homes at Mt. Bethel” site with a 20% set-aside comprised of 33 affordable units and 15 special needs beds; 125 total units on the “Enclave at King George” site with a 20% set-aside comprised of 25 affordable units; 113 total units on the “Broadway Villas” site with a 20% set-aside comprised of 23 affordable units.

Ultimately, due to the encumbrances on the site, along with the identification of sites that have both larger proposed affordable set-asides, the Township has explored other mechanisms and crediting that would have less impact on the neighboring areas and roadways. Finally, the Township has calculated the treatment sewer capacity for the sewer service area that these sites are located within. The Township's Fair Share Plan includes 2 other properties within the same sewer service area, of which all of the available capacity is being allocated to those inclusionary developments.

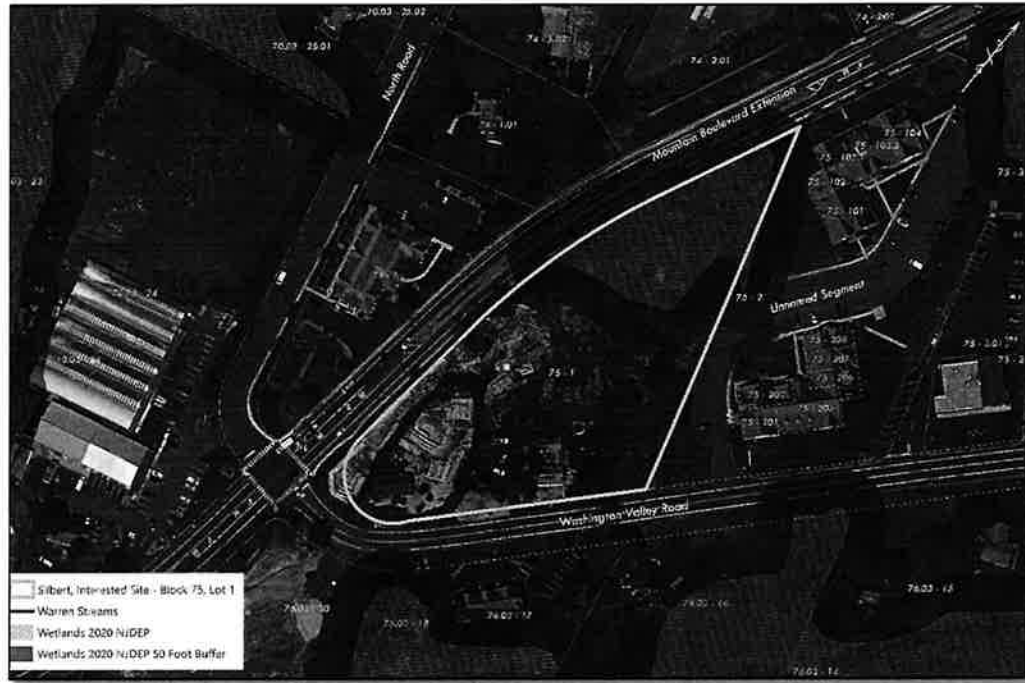




ii. **Silbert Realty**
155 Washington Valley Road - Block 75, Lot 1

The property is identified as Block 75, Lot1. The developer sent correspondence to the

Township Mayor and Committee Members on October 2, 2024 and February 19, 2025. The letter requests that the Township consider the approximately 3.08 acre site for 80 total units with a 20% set-aside. A concept plan was not provided with the letter.



Publicly available data from the NJDEP shows the presence of wetlands in the northern corner of the site, encumbering approximately 1/3 of the site. Additionally, the lot is a corner lot and irregularly shaped. Without a concept plan, it is unclear how 80 units would be accommodated on the site. The proposed density represents over 25 units an acre, and with consideration of the impact of the wetlands, the net density appears closer to 40 units per acre. As a result of the proposed density is out of character with the Township and does not represent sound planning principles encouraged by the Fair Housing Act. Finally, the Township has explored other mechanisms and crediting, as well as identified sites that have both larger proposed affordable set-asides and overall better represent the adequate density and intensity of uses for the Township.

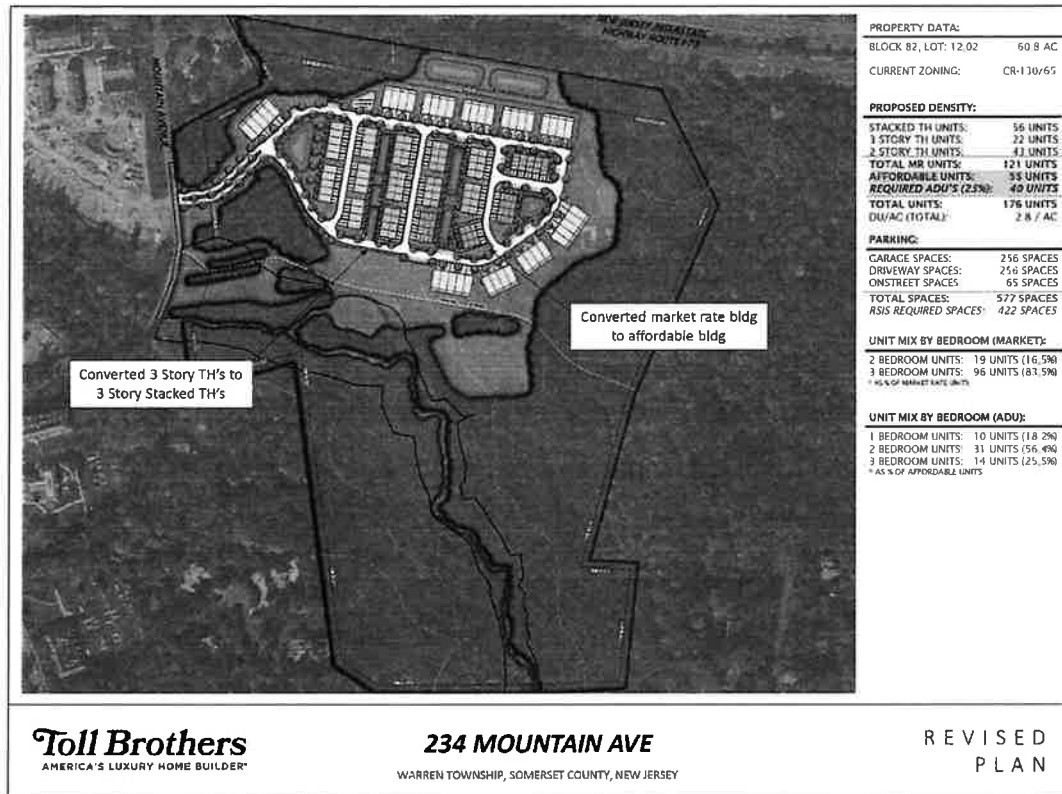
iii. **Toll Bros., Inc. / 234 Mountain Avenue
Block 82, Lot 12.02, Warren Township, NJ**

The property is identified as Block 82, Lot 12.02. The developer's legal representative sent correspondence to the Township Administrator on February 6, 2025 and April 4, 2025. The property is approximately 60 acres in area. Publicly available data from the NJDEP shows the presence of wetlands and streams throughout the property, encumbering approximately 50% of the site.

The initial letter provided a concept plan that proposed 184 townhouse units, with a 25% set-aside of 46 affordable for-sale units. The letter notes that the proposal was designed in consideration of the wetlands and flood hazard areas on the site. The April

letter amended the original proposal based upon a wetlands LOI and Flood Hazard Area verification from the NJDEP, and reduced the yield to 154 total townhouse units, with a 25% set-aside of 39 affordable for-sale units. The letter also proposed a dedication of open space and to contribute funding towards a Township-sponsored walking trail to connect Mountain Avenue to the Township-owned open space on the east side of the property; as well as a contribution towards the downstream sanitary sewer issues. As indicated by the proposal, there is limited sewer capacity in this area of the Township, which has been taxed by the recent neighboring developments to this site. The proposal to provide an off-site contribution towards sewer improvements was unique to this site and provided an additional benefit to including the site.





iv. **CRC Communities at Warren Crest LLC**
106, 108, and 110 Mount Bethel Road - Block 86.01, Lots 29.01, 31, and 32



The property is identified as Block 86.01, Lots 29.01, 31, and 32. The property owner's legal representation sent a letter to the Township Attorney on December 20, 2024 and February 11, 2025. The initial letter notes that Lot 29.01 is the unperfected Phase 2 of the "Hollows at Warren" subdivision, and that Lots 31 and 32 are deep "through" lots having frontage on both Mount Bethel Road and Countryside Lane. The aerial map below utilizes existing tax lot property lines, and therefore does not accurately depict Lot 29.01. Nevertheless, publicly available data from the NJDEP does show the presence of a stream and wetlands on a significant portion of the site on the eastern side.

The February 2025 letter more specifically proposes a total of 45 new units, with a set-aside of 19 units comprised of 11 new affordable units and 8 additional affordable units to be converted from the Ridge at Warren project. Neither letter was accompanied by a concept plan.

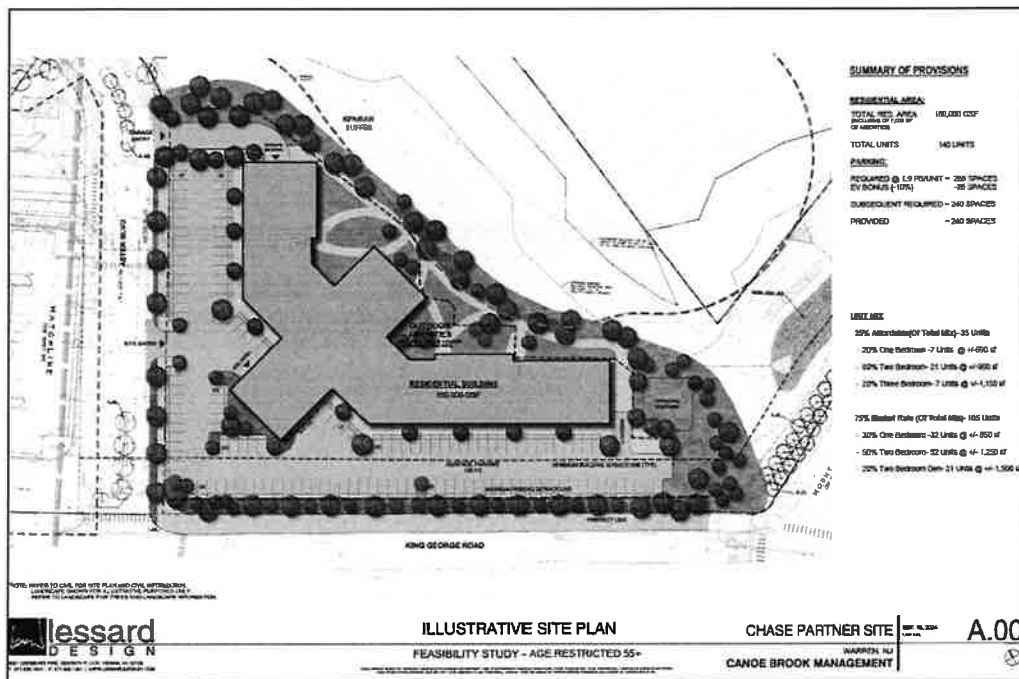
It is unclear what the overall density of the project would be because the total lot area of the unperfected Lot 29.01 was not provided. Additionally, the proposal does not acknowledge the potential environmental encumbrances on the property. Due to the lack of specificity, the property has not been included in the Plan at this time

**v. Chase Partners
Block 85.01, Lot 2**



aside of 35 age-restricted, affordable units. The property is the location of the formerly approved hotel site. Publicly available data from the NJDEP does show the presence of wetlands and a stream on the eastern side of the property. Additionally, the Concept Plan provided shows wetlands as verified by LOI and with a considered riparian buffer.

Based upon the proposal for age-restricted that are under the Township's available age-restricted cap, the provision of a 25% affordable set-aside, environmental factors that have been verified and delineated by the NJDEP, and the location of the site with a previously approved hotel contemplated, this site is included to help satisfy the Township's Fourth Round obligation. This project is included within the Township's Fair Share Plan under Section 03.E and a site suitability analysis is provided later in the Plan.



vi. **Bardy Farms**
Block 70.04, Lot 24 and 25.01

The property is identified as Block 70.04, Lot 24 and 25.01. The property owner sent correspondence to the Township Administrator on November 20, 2024. The letter requests that the Township consider the property for Affordable Housing units, and that they have been "given several letters of intent and contracts for review from local developers". A concept plan was not provided with the letter, nor were any specifics provided about a proposal for the property. It should be noted that publicly available data shows that the site does have potential environmental encumbrances, such as presence of streams, wetlands, and possibility Flood Hazard Area. Due to the unspecific nature of the interest letter, the property has not been included in the Plan at this time.



vii. **Sempre Property**
67A and 67B Mtn. Blvd. Ext., Warren, NJ 07059 – Block 74, Lots 2.01 and 3.01



The property owner sent correspondence to the Township Administrator on February 14, 2025, indicating interest in developing the property with multifamily units and an affordable housing component (for the property indicated in the map below). A concept plan was not provided with the letter, nor were any specifics provided about a proposal for the property.

In subsequent discussions with the property owner, the proposal for the property was altered with the property owner offering to add the adjacent site to be redeveloped and for the developer to provide a 100% affordable development of 60 units. The Township will provide zoning standards for the property, and a parallel redevelopment study will be undertaken for the office buildings. The Township has allocated a municipal contribution from the Affordable Housing Trust Fund Spending Plan to assist in the creation of very-low- and low-income units within this project. This project is included within the Township's Fair Share Plan under Section 03.E and a site suitability analysis is provided later in the Plan.

03 FOURTH ROUND FAIR SHARE PLAN

A. SUMMARY OF FAIR SHARE OBLIGATIONS

A municipality's affordable housing obligation is cumulative, and includes affordable housing need for the period 1987 to 2035. The affordable housing obligation consists of four components:

- Present Need/Rehabilitation Share (2024 DCA)
- Prior Round Obligation (1987-1999)
- Third Round Prospective Need (2000-2025)
- Fourth Round Prospective Need (2025-2035)

The Present Need/Rehabilitation Share is a measure of deficient housing that is occupied by low- and moderate-income households. Rehabilitation Share numbers from each prior round are replaced with the latest round number because the numbers are updated with each decennial census.

The following chart illustrates the Township's cumulative obligation. These numbers serve as the basis for establishing what fair share obligations the Township will be targeting in this Housing Element and Fair Share Plan.

Table A: Township of Warren Summary of Fair Share Obligations	
Present Need (Rehabilitation) Obligation	10
Prior Round Obligation (1987-1999)	543
Third Round Obligation (1999-2025)	890
Fourth Round Prospective Need (2025-2035)	262*
Total Prospective Need Obligation	1,695
* This is based upon the Decision and Order entered by the Honorable Judge William G. Mennen, JSC, on April 23, 2025, which was recommended by the Program Director Thomas Miller. The Township is appealing this decision based upon its report showing the information to support an obligation of 181.	

B. SATISFACTION OF REHABILITATION OBLIGATION

The Township has a 10-unit rehabilitation obligation pursuant to the DCA "Fair Share Housing Obligations for 2025-2035 (Fourth Round)". The Township previously applied 27 rehabilitated units towards the past obligations since 1990. The Township has rehabilitated 2 additional units through its ongoing Township-sponsored rehabilitation program. The Township of Warren will continue to dedicate \$80,000 as hard costs for the rehabilitation of up to 8 owner and rental occupied units through its rehabilitation program.

C. PRIOR ROUND COMPLIANCE

Warren's First and Second Round Housing Element and Fair Share Plans received substantive certification from COAH in 1988 and 1996. The following sections provide a detailed overview of Prior Round crediting.

1. Prior Round Rental Obligation

The prior round rental obligation is 25% of 543, or 136 units. The Township has at least ninety-one (91) family rental units, as well as nineteen (19) and forty-two (42) special needs rentals that are not prior-cycle credits, as provided under *Table B*.

2. Prior Round Age-Restricted Cap

COAH's Round 2 regulations permit a total of 25 percent of the new construction obligation (less the prior cycle credits and indigenous component and the transferred RCA units) to be satisfied with age-restricted housing. Based upon this, the Township is eligible for 25% of 331, for a total of 82 age-restricted housing units are permitted to be credited against the Prior Round obligation. Overall, the Township is applying nineteen (19) total age restricted units to the Prior Round, and is thus, well under the cap.

3. Prior Round Rental Bonus Credits

In accordance with N.J.A.C. 5:93-5.15(d), the Township is entitled to rental bonus credits generated by projects described below, up to the maximum of one-hundred and thirty-six (136) rental bonuses for which it is eligible based on 25% of its 543-unit Prior Round obligation. The Township is claiming a total of 136 bonus credits from the projects as outlined under *Table B*.

4. Satisfaction of Prior Round Obligation

The Township has satisfied the entirety of its Prior Round obligation. The Township's 543-unit Prior Round obligation is satisfied as follows:

Table B. Prior Round Affordable Housing Fulfillment Township of Warren, Somerset County, NJ						
1987-1999 Prior Round Obligation	543					
	Set-Aside Credits	VLI	Low	Mod	Bonus Credits	Total
RCA Credits	166	-	-	-	-	166
New Brunswick RCA	166	-	-	-	-	166
Inclusionary and 100% Affordable Rental	94	-	46	48	88	182
Liberty Village (Block 24.01, Lot 23)	28 (FR)	-	14	14	28	56
Whispering Hills (Block 88.03, Lots 1.01-1.60)	60 (FR)	-	30	30	60	120

	Set-Aside Credits	VLI	Low	Mod	Bonus Credits	Total
Town Center - Vincendese (Block 74, Lots 6.50, 6.51, 6.52)	3 (FR)	-	2	1	-	3
Town Center - Vincendese (Block 74, Lots 6.81, 6.82, 6.83)	3 (FR)	-	-	3	-	3
Inclusionary and 100% Affordable For-Sale	60	-	28	32	-	60
Woodland Acres (Block 114, Lot 1)	57 (FS)	-	27	30	-	57
Town Center – Ferruggia (Block 74, Lots 5.22-5.24)	3 (FS)	-	1	2	-	3
Age-Restricted	19	10	9	-	5	24
Cooperative Housing (Savo House) (Block 114.01, Lot 22.01)	5 (ARR)	5	-	-	5	10
Cooperative Housing (Warren Ridge) (Block 114.01, Lot 73)	5 (ARR)	5	-	-	-	5
Chelsea Assisted Living (Block 82, Lot 8.01)	9 (M)	-	9	-	-	9
Group Homes and Supportive Needs	45	45	-	-	42	87
Prior Cycle/ARC Warrenville Road Group Home (Block 77, Lot 12)	4 (GH)	4	-	-	4	8
Mt. Horeb Road Group Home (Block 1907, Lot 23)	3 (GH)	3	-	-	-	3
New Jersey Cerebral Palsy (Block 114, Lot 22.04)	6 (SNR)	6	-	-	6	12
Camp Jontoni/ARC (Block 86.01, Lot 13.05)	10 (SNR)	10	-	-	10	20
Mt. Bethel Village (Block 79, Lot 7.01)	22 (SNR)	22	-	-	22	44
COAH Substantial Compliance Bonus	-		-	-	-	24
TOTAL PRIOR ROUND CREDITS	384	55*	83*	81*	135	543
(FR) = Rental (FS) = For-Sale (ARR) = Age-Restricted Rental (GH) = Group Home (SNR) = Special Needs Rental (M) = Medicaid Certificate (RCA) = Regional Contribution Agreement (BC) = Bonus Credit						
* Does not include RCA Credits						

a. Detailed Summary of Prior Round Satisfaction

- a) **166 RCA Credits** from the Transfer to New Brunswick. The Township completed a 166-unit RCA with the City of New Brunswick. The township transferred 166 units at a cost of \$26,500 per unit for a total transfer of \$4,399,000.
- b) **Liberty Village (Block 24.01, Lot 23)** – twenty-eight (28) affordable family rental units from the Liberty Village 100% affordable development. The development includes 28 total family rental units. There are four (4) 1-bedroom, twelve (12) 2-bedroom, and twelve (12) 3-bedroom units. The effective date of the controls for the project began on August 15, 1995, with 20-year affordability controls.

Liberty Village 100% Affordable Affordable Unit Distribution			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Low Income	2	6	6
Moderate Income	2	6	6

- c) **Whispering Hills (Block 88.03, Lots 1.01-1.60)** – sixty (60) family rental units from the Whispering Hills 100% affordable development. The development includes 60 total family rental units.

Whispering Hills 100% Affordable Affordable Unit Distribution			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Low Income	9	16	5
Moderate Income	1	24	5

- d) **Woodland Acres (Block 114, Lot 1)** – fifty-seven (57) affordable family, for-sale units from the Woodland Acres development. The development includes 57 total family rental units. The effective date of the controls for the project began on February 14, 1992, with 30-year affordability controls. The Administrative Agent for the project is Housing Affordability Services (HAS).

Woodland Acres Affordable Unit Distribution			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Low Income	5	17	5
Moderate Income	8	17	5

- e) **Town Center – Ferruggia and Vincendese (Block 74, Lots 5.22-5.24, and 6.50, 6.51, 6.52, 6.62, 6.81, 6.82, 6.83)** – nine (9) affordable units from the Town Center Drive units. The project was completed in multiple sections, and includes 9 units set-aside as affordable. These units include three (3) total for-sale units

and six (6) rental units. The Declaration of Covenants was recorded on April 28, 1996 for the three (3) for-sale units from the Town Center “Ferruggia” project. The restriction recorded on November 2, 1998 for the six (6) rental units from the Town Center “Vincendese” units notes that “the restrictions contained herein shall be imposed on the Affordable Housing units as listed below for a period of 30 years beginning on October 15, 1998 and ending on October 15, 2028”.

Town Center Drive Affordable Unit Distribution			
Income Distribution	Bedroom Distribution		
	1	2 BR	3 BR
Low Income	-	3	-
Moderate Income	-	6	-

- f) **Cooperative Housing (Savo House) (Block 114, Lot 22.01) and Cooperative Housing (Warren Ridge) (Block 114.01, Lot 73)** – ten (10) total units – with five (5) units from the CHC (Savo House) senior, low-income units and five (5) units from the CHC (Warren Ridge) senior, low-income units. Minor subdivision and preliminary and final site plan approval was granted by the Township Planning Board on April 10, 2000, by Application #99-43 for construction of a senior citizen shared housing project. The site plan approval included two (2) buildings with each building containing five (5) dwelling units. The Declarations of Covenants, Conditions, and Restrictions, revised December 27, 2000, notes that the units are subject to 30-year controls, with the effective date of controls beginning on May 29, 1996. The unit list for these units provides that these are all 1-bedroom units, with 10 very-low income units.
- g) **ARC 503 Warrentown Road (Block 77, Lot 12)** – four (4) beds from the ARC Warrentown group home. The effective date of the controls is January 1, 1982, which are perpetual.
- h) **Mt. Horeb Road Group Home** – three (3) beds from the Mt. Horeb Road group home which was first occupied in February 1994. This is a three-bedroom group home restricted to developmentally disabled persons.
- i) **Chelsea Assisted Living (Block 82, Lot 8.01)** – nine (9) affordable Medicaid beds from the Chelsea assisting living facility. There are 94 total beds licensed in the facility. The effective date of the controls began on November 4, 1999.
- j) **New Jersey Cerebral Palsy (Block 114, Lot 22.04)** – six (6) affordable beds from this supportive needs home that serves adults with cerebral palsy. The effective date of the controls for the project began June 2, 2011.
- k) **Camp Jontoni (Block 86.01, Lot 13.05)** – ten (10) affordable beds from the supportive needs home for adults with intellectual and developmental disabilities. The Arc provided a letter in 2017 that noted the Arc of Somerset County partnered with the NJ DDD for funding in 1989.

- l) **Mt. Bethel Village (Block 79, Lot 7.01)** – twenty-two (22) of the fifty-three (53) total beds from the Mt. Bethel Village independent living facility. The facility has a total of 53 Medicaid beds, which was confirmed via letter from Mt. Bethel Village dated July 19, 2019. A follow-up letter on August 9, 2019 confirmed that the beds are in shared apartments, each with individual bedrooms. The Zoning Board Resolution, as part of the approval of the Chelsea II project, required 7 affordable units. These affordable units were transferred from the Chelsea II project to the Mt. Bethel Village project, since the owner of both projects is the same person (Herb Hefflich). There is a 30-year deed restriction on the property which was executed on July 29, 2010. The remaining thirty-one (31) special needs beds contribute towards the Third Round.

b. Prior Round Family Units Income and Bedroom Distribution

The following Table C demonstrates Prior Round compliance with the required bedroom and income distributions for family units. With a total of 154 family units attributed towards the Prior Round, the income distribution of the units is required to split 50% for each low- and moderate-income, and bedroom distribution is required to provide no more than 20% 1-bedroom units, at least 20% 2-bedroom units, and at least 20% 3-bedroom units. The Township shows a surplus of three (3) moderate income units and a deficiency of three (3) low-income units.

Table C. Prior Round Bedroom and Income Distribution for Family Units				
Income Distribution	Bedroom Distribution			Totals
	1 BR	2 BR	3 BR	
Low Income	16	42	16	74 (48.1%)
Moderate Income	11	53	16	80 (51.9%)
Totals	27 (17.5%)	96 (61.6%)	32 (20.7%)	154

D. THIRD ROUND COMPLIANCE

The Township fully satisfied the entirety of its Prior Round obligation. In regards to the Third Round, the terms of an agreement regarding In The Matter of the Township of Warren for a Judgment of Compliance of Its Third Round Housing Element and Fair Share Plan Docket No. SOM-L-904-15, between the Township of Warren and Fair Share Housing Center (FSHC) and the interested parties and intervenors were outlined in a Settlement Agreement signed by the Township on October 12, 2018. The Township received an Order of Judgement of Compliance and Repose ("JOR") on September 4, 2019 by the Honorable Thomas C. Miller.

1. Third Round Rental Obligation

COAH's Rules (at N.J.A.C. 5:93-1, et seq.) provide that at least 25 percent of the new construction component for Third Round must be satisfied with rental units. Therefore, based on the Township's obligation of 890, its rental obligation is 25 percent, or two-hundred and twenty-three (223) units. The rental units are provided under *Table E*, which include at least three-hundred and twenty-five (325) family rental units – not including special needs or age-restricted rental units. Overall, the Township satisfies and exceeds its Third Round rental requirement.

2. Third-Round Age-Restricted Housing

Applying COAH Second Round regulations, municipalities are permitted to age-restrict up to 25 percent of the Third Round obligation of 890, or two-hundred and twenty-two (222) units. The Township is applying fifty-seven (57) units from the projects as outlined under *Table E*. Therefore, the Township is under the 222-unit cap, with the ability to apply an additional 165 age-restricted units.

3. Third Round Very-Low Income Housing Obligation

As a result of the July 2008, amendments to the Fair Housing Act, all municipalities have an obligation to ensure that at least 13 percent of the affordable units being provided town wide, with the exception of units constructed as of July 1, 2008 and units subject to preliminary or final site plan approval as of July 1, 2008, are affordable to very-low income households (households that earn 30 percent or less of the median income). The Township will ensure that the 13% very-low income obligation is satisfied through any new projects, and that any very-low income units built after 2008 are inventoried and accounted for. Additionally, 50% of the very-low income (VLI) units shall be available to families. Currently, the proposed projects contribute 53 of the 166 total VLI are available to families.

Table D. Very-Low Income Requirement Warren Township, Somerset County, New Jersey				
Project Name	Status	Type	Affordable Units After 2008	13% VLI
NJ Cerebral Palsy	Constructed	Special Needs	6	6
Brightview Assisted Living	Constructed	Assisted Living	12	12
Mt. Bethel Village	Constructed	Special Needs	53	53
Woods at Warren	Constructed	Family Rental	80	19
Aster Grove (Chase)	Constructed	Family Rental	67	9

Project Name	Status	Type	Affordable Units After 2008	13% VLI
Hills at Warren (K Hov)	Constructed	Family Sale	48	6
Village at Warren (Pulte)	Constructed	Family Sale	8	2
Flag Plaza	Constructed	Family Rental	16	2
Diamond at Warren	Constructed	Family Rental	8	1
Heritage at Warren (Toll)	Constructed	Family Rental	25	4
Hillcrest Crossing	Approved	Family Rental	44	6
Wagner Farm	Zoned	Special Needs	32	32
North Hill/Washington Valley Group Home	Zoned	Special Needs	10	10
Mountain Blvd (2 Sites - AH-5 and AH-6 Zones)	Zoned	Family Rental	12	2
Mt. Horeb and Mt. Bethel Redevelopment	Zoned	Family Rental	12	2
Subtotal Family			320	53 (16.5%)
Subtotal Non-family			113	113 (100%)
Total Percentage VLI Including Family and Non-Family			433	166 (38.3%)

4. Third Round Rental Bonus Credits

In accordance with N.J.A.C. 5:93-5.15(d), the Township is entitled to rental bonus credits generated by projects described below, up to the maximum of two-hundred and twenty-two (222) rental bonuses for which it is eligible based on 25% of its 890-unit Third Round obligation. The Township seeks credit for bonus credits on two-hundred and twenty-two (222) units as provided under *Table E*. The Third Round Settlement Agreement noted 224 bonus credits.

5. Third Round Family Units

While not a specific requirement outlined under N.J.A.C. 5:93, the minimum number of Third Round Family Units has rather become a typical component included within Third Round Plans and Settlements. This minimum has typically been 50%, which represents 50% of the Third Round rental obligation and 50% of the very-low income unit obligation. Therefore, the Township would require a minimum of 50% of the total Third Round Obligation of 890 less the bonus credits of 224 – or 50% of 666, calculated to be 333 units.

The Township proposes to meet and exceed this obligation with three-hundred and twenty-five (325) family rental units and one-hundred and eighteen (118) family for-sale units as provided in *Table E*.

6. Third Round Credits to Address Obligation

a. Existing and Approved Units Addressing the Third Round Obligation

The following Table E outlines the existing credits being applied to the Township's Third Round obligation.

Table E. Units Addressing the Third Round Obligation Township of Warren, Somerset County, NJ						
Township Obligation	890					
	Set-Aside	VL	L	M	Bonus	Total
RCA	85	-	-	-	-	85
RCA Perth Amboy	85	-	-	-	-	85
Inclusionary and 100% Affordable Family Rental	315	47	124	144	222	537
Flag Plaza Redevelopment Plan (Block 88.04, Lot 15)	16 (FR)	2	6	8	16	32
Heritage at Warren/Toll-American Properties (Block 78, Lots 15.01 and 15.02)	25 (FR)	4	9	12	25	50
The Diamond at Warren (Block 89, Lot 4)	8 (FR)	1	3	4	8	16
Woods at Warren/Lindbergh Ave Twp Project (Block 114, Lot 22.03)	80 (FR)	19	30	31	80	160
Mountain Blvd Sites (AH-5 and AH-6 Zones) (Block 90, Lot 2; and Block 92, Lot 1)	12 (FR)	2	4	6	-	12
Mt. Horeb and Mt. Bethel Redevelopment Plan (Block 71, Lot 37.01)	12 (FR)	4	4	4	-	12
211 Mt. Horeb Road Accessory Apartment (Block 90, Lot 25.02)	1 (FR)	-	1	-	-	1
Aster Grove/Chase Partners (Block 85.01, Lot 1-4)	67 (FR)	9	25	33	67	134
Hillcrest Crossing (Block 205, Lots 58-61)	44 (FR)	6	17	21	26	70
Portion of Whispering Hills Extension of Controls (Block 88.03, Lots 1.01-1.60)	50 (FR)	-	25	25	-	49
Inclusionary Family Sale	113	8	48	57	-	113
Woodland Acres Extension of Controls (Block 114.01, Lots 68.01-68.49, 68.51, 68.53, 68.55, 68.57, 68.59, 68.61, 68.63, 68.65, 68.67)	57 (FS)	-	27	30	-	57
The Hills Warren (K. Hovnanian) (Block 208, Lots 4 and 10)	48 (FS)	6	18	24	-	48
Villages at Warren/Pulte Homes (Block 85.01, Lots 1-4)	8 (FS)	2	3	3	-	8
Age-Restricted Sale and Rental Projects	57	-	36	21	-	57
Four Seasons-Promenade (Block 70, Lots 19, 20.01, 20.03, 22.01, 22.02)	42 (ARS)	-	21	21	-	42
Cooperative Housing (CHC) (Block 114, Lots 22.01 and 22.02)	15 (ARR)	-	15	-	-	15
Group Homes / Supportive Needs Housing	98	98	-	-	-	98
Mt. Bethel Village (Block 79, Lot 7.01)	31 (SNR)	31	-	-	-	31
Wagner Farm (AH-3 Zone) (Block 83, Lot 4)	32 (SNR)	32	-	-	-	32

	Set-Aside	VL	L	M	Bonus	Total
North Hill/Washington Valley (Rezoned) (Block 69, Lot 8.01)	10 (SNR)	10	-	-	-	10
Additional Special Needs	25	25	-	-	-	25
TOTAL EXISTING OR APPROVED CREDITS	668	154	208	222*	222	890
(FR) = Family Rental (GH/SNR) = Group Home/Supportive Needs Rental (BC) = Bonus Credit (FS) = Family For-Sale (ARR) = Age-Restricted Rental (M) = Medicaid Certificate (ARS) = Age-Restricted For-Sale						
* Total income distribution does not include RCA Credits						

b. Detailed Summary of Third Round Satisfaction

The following outlines each of the projects that have been approved or constructed during the Third Round (2015 to 2025). Deed restrictions and crediting documents for new construction units not previously certified by COAH or the Court are provided under Appendix E.

1. 85 RCA Credits

- i. **85 RCA Credits** from the Transfer to Perth Amboy, as applied to the gap period from 1999-2015. The Township passed a resolution from the governing body (#95-266), adopted on December 7, 1995, authorizing a revised agreement between Warren and Perth Amboy for the transfer of 85 housing units.

2. 315 Units from the following Inclusionary and 100% affordable developments:

- i. **Flag Plaza Redevelopment Plan (Block 88.04, Lot 15)** – sixteen (16) family rental units from the Flag Plaza project. Ordinance No 17-20, established and adopted the Flag Plaza Redevelopment Plan, dated September 7, 2017. The site received Planning Board approval on May 13, 2019. The Third Round plan included 20 units, where 16 were constructed. The 4 units were added to the Mt. Horeb and Mt. Bethel project as described below. The deed restriction was recorded on August 24, 2021 for 16 affordable units, with 30-year affordability controls. The Administrative Agent for the project is CGP&H.

Flag Plaza Affordable Unit Distribution			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Very-Low Income	-	2	-
Low Income	-	5	1
Moderate Income	1	6	1

- ii. **Villas at Warren/Toll-American Properties (Block 78, Lots 15.03)** – twenty-five (25) affordable family, rental units from the Villas at Warren development (formerly in the 3rd Round Plan as “American Properties”). Ordinance No 17-21, established and adopted the Redevelopment Plan for the Mt. Bethel Redevelopment Area, dated September 7, 2017. The development has 106 total affordable units, of which 25 are set-aside as affordable. The site received

Planning Board approval on May 14, 2018. The effective date of the controls for the project began on August 8, 2022, with 30-year affordability controls. The Administrative Agent for the project is CGP&H.

Heritage at Warren Affordable Unit Distribution			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Very-Low Income	1	2	1
Low Income	1	6	2
Moderate Income	2	7	3

- iii. **The Diamond at Warren (Block 89, Lot 4)** – eight (8) family, rental units from the Diamond at Warren project (formerly in the 3rd Round Plan as “Mountain Blvd Sites”). This site was re-zoned by Ordinance No. 19-16 to create the AH-7 Zone, adopted March 14, 2019. The effective date of the controls for the project began on June 17, 2021, with 30-year affordability controls. The Administrative Agent for the project is CGP&H.

The Diamond at Warren Affordable Unit Distribution			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Very-Low Income	-	1	-
Low Income	1	1	1
Moderate Income	1	2	1

- iv. **Mountain Blvd Sites (Block 92, Lot 1 and Block 90, Lot 2)** – twelve (12) family, rental units from the remaining “Mountain Blvd Sites”. These 2 sites were re-zoned to permit multi-family, affordable housing via Ordinance No. 19-14 and 19-15 on March 14, 2019 to the AH-5 and AH-6 zones, respectively.
- v. **Woods at Warren/Lindbergh Ave Twp Project** – eighty (80) family, rental units from the 100% Affordable Woods at Warren project on Township-owned property (formerly in the 3rd Round Plan as “Linberg Ave Twp”). This property was designated as an area in need of redevelopment and the Lindbergh Avenue Redevelopment Plan was passed by Ordinance No. 17-18. The effective date of the controls for the project began on November 4, 2020, with 50-year affordability controls. The Administrative Agent for the project is Conifer.

Woods at Warren Affordable Unit Distribution			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Very-Low Income	4	4	11
Low Income	3	21	6
Moderate Income	6	22	3

- vi. **211 Mt. Horeb Road Accessory Apartment (Block 90, Lot 25.02)** – one (1) family, rental unit from accessory apartment at 211 Mt. Horeb Road. This is a 1 bedroom, moderate income unit. The effective date of the controls for the project began on January 15, 2024, with 30-year affordability controls. The Administrative Agent for the project is CGP&H.
- vii. **Aster Grove/Chase Partners (Block 85.01, Lot 1-4)** - sixty-seven (67) family, rental units from the Aster Grove project (formerly in the 3rd Round Plan as “Chase”). The site was re-zoned via Ordinance No. 19-13, creating the AH-4 Zone, adopted April 11, 2019. The project was approved via Planning Board Application No. PB 19-11, -12, and -13 for preliminary and final subdivision and major site plan to construct an inclusionary multifamily housing development consisting of 220 multifamily units, including 67 affordable rental units by resolution memorialized October 26, 2020. The effective date of the controls for the project began on September 30, 2022, with 30-year affordability controls. The Administrative Agent for the project is CGP&H.

Aster Grove Affordable Unit Distribution			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Very-Low Income	3	4	2
Low Income	4	16	5
Moderate Income	6	20	7

- viii. **Hillcrest Crossing (Block 205, Lots 58-61)** – forty-four (44) family rental units from the Hillcrest Crossing development. The project includes 176 total units, of which 44 are set-aside as affordable. The site was re-zoned via Ordinance No. 19-08, creating the AH-2 Zone, adopted February 28, 2019. The project has been approved via Planning Board Application No. PB 21-04 for preliminary and final major site plan to construct an inclusionary multifamily housing development consisting of 176 multifamily units, including 132 market-rate townhouse and apartment units, and 44 affordable rental units, by resolution dated October 24, 2022. The project has not yet been constructed. The following represents the anticipated bedroom and income distribution for the project:

Hillcrest Crossing Affordable Unit Distribution			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Very-Low Income	1	4	1
Low Income	3	10	4
Moderate Income	4	13	4

- ix. **Portion of Whispering Hills Extension of Controls (Block 88.03, Lots 1.01-1.60)** – fifty (50) of the sixty (60) total family rental units from the extension of the controls at the Whispering Hills 100% affordable development. The additional 10 extension of controls contribute to the Fourth Round as surplus. The

effective date of the extended controls for the project began on January 1, 2013, with 30-year affordability controls.

Whispering Hills 100% Affordable Extensions Affordable Unit Distribution			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Low Income	9 (7*)	16 (13*)	5 (3*)
Moderate Income	1 (1*)	24 (22*)	5 (4*)
*Third Round			

- x. **Mt. Horeb and Mt. Bethel Road Redevelopment Area/Ridge at Warren (Block 71, Lot 37.01)** – twelve (12) units from the proposed family units at the Mt. Horeb and Mt. Bethel site. The site was originally in the Third Round plan for 8 affordable units, and now has approval for 12 affordable housing units to account for the units reduced from Flag Plaza. The property was designated as an area in need of redevelopment in 2017 and the Mt. Horeb and Mt. Bethel Roads Redevelopment Plan was adopted by Ordinance No. 17-25 on December 14, 2017. The Redevelopment Plan permits 36 units, with an affordable set-aside of 12 units. The project has not yet been constructed.

3. 113 units from the following family, for-sale developments:

- i. **Woodland Acres Extension of Controls (Block 114.01, Lots 68.01-68.49, 68.51, 68.53, 68.55, 68.57, 68.59, 68.61, 68.63, 68.65, 68.67)** – fifty-seven (57) family, for-sale units extension of controls from the Woodland Acres development. The effective date of the extended controls for the project began on January 5, 2009, with 30-year affordability controls. The Administrative Agent for the project is Housing Affordability Services (HAS).

Woodland Acres Extensions Affordable Unit Distribution			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Low Income	5	17	5
Moderate Income	8	17	5

- ii. **Villages at Warren/Pulte Homes (Block 85.01, Lots 1-4)** – eight (8) family, for-sale units from the Villages at Warren Townhomes project (formerly in the 3rd Round Plan as the 8 for-sale units from “Chase”). The site was re-zoned via Ordinance No. 19-13, creating the AH-4 Zone, adopted April 11, 2019. The project was approved via Planning Board Application No. PB 19-11, -12, and -13 for preliminary and final subdivision and major site plan to construct an inclusionary multifamily housing development consisting of 115 townhouse units, including 8 affordable for-sale units by resolution memorialized October 26, 2020. The effective date of the controls for the project began in July 2023 for most of the units, with 30-year affordability controls on each. The Administrative Agent for the project is CGP&H.

Villages at Warren Affordable Unit Distribution			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Very-Low Income	-	1	-
Low Income	-	2	1
Moderate Income	1	2	1

- iii. **The Hills Warren/K. Hovnanian (Block 208, Lots 4 and 10)** - forty-eight (48) family, for-sale units from the Hills at Warren development (formerly in the 3rd Round Plan as "K. Hov"). The site was re-zoned via Ordinance No. 19-07, creating the AH-1 Zone, adopted February 28, 2019. The project has a total of 192 units, of which 48 are set-aside as affordable, for-sale units. The effective date of the controls for the project begins with the occupancy of each sale unit, with 30-year affordability controls on each. The Administrative Agent for the project is CGP&H.

The Hills at Warren Affordable Unit Distribution		
Income Distribution	Bedroom Distribution	
	2 BR	3 BR
Very-Low Income	4	2
Low Income	12	6
Moderate Income	16	8

4. 57 units from the following age-restricted developments:

- i. **Four Seasons-Promenade (Block 70, Lots 19, 20.01, 20.03, 22.01, 22.02)** – forty-two (42) age-restricted, for-sale units from the Four Seasons at the Promenade development. The property received Preliminary Major Site Plan approval via Application No. 2004-02 on March 22, 2004 by way of Resolution No. 2004-14; Preliminary Major Subdivision approval via Application No. 2004-08 on September 27, 2004 by way of Resolution No. 2004-19; Final Major Site Plan and Amended Preliminary and Final Subdivision approval via Application No. 2004-08 by way of Resolution No. 2004-31; Amended Preliminary and Final Site Plan approval and Amended Preliminary and Final Subdivision approval via Application No. 2005-02 on February 28, 2005 by way of Resolution No. 2005-11; and Amended Preliminary and Final Site Plan approval via Application No. 2004-08 on August 28, 2006 way of Resolution No. 2006-24. The development includes 208 total units, with 42 set-aside as age-restricted, for-sale affordable units.
- ii. **Cooperative Housing (CHC) (Block 114, Los 22.01 and 22.02)** – fifteen (15) additional units from the CHC expansion. Warren donated and conveyed to CHC the properties identified as Block 114.01, Lot 73; and Block, Lots 22.01 and 22.02 for the exclusive purpose of constructing homes on the Property in 1999. The homes on these lots were expanded in 2010 to provide for 15 additional units which were deed restricted on March 31, 2011. The unit list provides that these are all 1-bedroom units, with 8 very-low income, 2 low-income, and 5-moderate income for the additional units added.

5. 98 units from the following special needs and supportive housing projects:

- i. **Wagner Farm (AH-3 Zone) (Block 83, Lot 4)** – thirty-two (32) special needs beds from the Wagner Farm/Bergen County United Way project. The property was re-zoned as part of the Third Round to permit the project by way of Ordinance No. 19-12, creating the AH-3 Zone, adopted March 14, 2019. A Transfer and Development Agreement was executed between BCUW /Madeline Partners (the "Developer") and the Township on August 9, 2018, as authorized by Resolution No. 18-03 and a Ground Lease Agreement was executed between the Township and BCUW for a 50-year term via Ordinance No. 19-19 on April 11, 2019. The project has not yet been constructed.
- ii. **Mt. Bethel Village (Block 79, Lot 7.01)** – thirty-one (31) special needs beds from the Mt. Bethel Village independent living facility's total 53 beds. 22 beds were credited towards the Prior Round, as described in the earlier sections.
- iii. **North Hill/Washington Valley (Block 69, Lot 8.01)** – ten (10) special needs beds from the North Hill/Washington Valley project. The project is being developed in conjunction with the Hillcrest Crossing project. The site was re-zoned via Ordinance No. 19-17, creating the AH-8 Zone, dated March 14, 2019.
- iv. **Additional Supportive Needs Units** – twenty-five (25) additional special needs units. This provision was added to the Township's Third Round Settlement Agreement on top of the 865-unit obligation. No sites were specified and the terms generally included the additional 25 units. The Township will provide adequate funding within its Amended Spending Plan to help realize the creation of these units (see Appendix A).

c. Third Round Family Units Income and Bedroom Distribution

The following *Table F* demonstrates Third Round compliance with the required bedroom and income distributions for family units. With a total of 297 existing or approved family units attributed towards the Third Round (and not inclusive of extension of control units or additional family units that have not yet been approved), the income distribution of the units is required to be split 50% for low-income – inclusive of 13% very-low-income – and 50% moderate-income, and bedroom distribution is required to provide no more than 20% 1-bedroom units, at least 20% 2-bedroom units, and at least 20% 3-bedroom units. The units yet to be constructed that have only been re-zoned thus far will comply with the required bedroom and income distributions.

Table F. Third Round Bedroom and Income Distribution for Family Units				
Income Distribution	Bedroom Distribution			Totals
	1 BR	2 BR	3 BR	
Very-Low Income	9	22	17	48 (16.2%)
Low Income	12	73	26	111 (37.3%)
Moderate Income	22	88	28	138 (46.5%)
Subtotal Existing	43 (14.5%)	183 (61.6%)	71 (23.9%)	297

E. THE TOWNSHIP'S ALLOCATION OF THE FOURTH ROUND REGIONAL NEED

The Township has a Fourth Round Prospective Need Obligation of 262, based upon the Decision and Order entered by the Honorable Judge William G. Mennen, JSC, on April 23, 2025. The Township enters the Fourth Round with additional, existing credits which exceeded the Third Round obligation and have been applied to the Fourth Round obligation as established below. The Township is currently appealing this decision based upon its report showing the information to support an obligation of 181. The Township reserves the right to amend its plan in the case that any subsequent Order asserts the obligation to be any number lower than the 262.

1. Fourth Round Rental Obligation

Pursuant to NJ Rev Stat § 52:27D-311 (2024) provide that at least 25 percent of the new construction component must be satisfied with rental units. The rental obligation on the Fourth Round obligation is sixty-six (66). At least half of that number is required to be made available to families with children. *Table G* provides that at least one-hundred and fifteen (115) rental units will be available to families and thirty-five (35) will be age-restricted, for a total of one-hundred and fifty (150) total rental units. This fulfills and exceeds the Fourth Round rental obligation.

2. Fourth Round Age-Restricted Housing

Applying NJ Rev Stat § 52:27D-302 (2024), municipalities are permitted to age-restrict up to 30 percent of the Fourth Round obligation. The age-restricted cap on the full Fourth Round obligation is seventy-eight (78). The Township is proposing thirty-five (35) affordable age-restricted, rental units from the Chase Site (Block 85.01, Lot 2); nine (9) assisted living beds from the existing Mira Vie assisted living facility and twelve (12) assisted living beds from the existing Brightview assisted living facility; and ten (10) extension of controls on the CHC age-restricted senior units, for a total of sixty-six (66) age-restricted units. The Township likewise seeks 7 age-restricted bonus credits for the proposed Chase Site, bringing the total age-restricted contribution to 73 for the Fourth Round. Thus, the Township is 5 units under the 78-unit cap.

3. Fourth Round Very-low-Income Housing Obligation

As a result of the July 2008, amendments to the Fair Housing Act, all municipalities have an obligation to ensure that at least 13 percent of the affordable units being provided town wide, with the exception of units constructed as of July 1, 2008 and units subject to preliminary or final site plan approval as of July 1, 2008, are affordable to very-low income households (households that earn 30 percent or less of the median income). The Township will ensure that the 13% very-low income obligation is satisfied through any new projects, and that any very-low income units built after 2008 are inventoried and accounted for. Additionally, 50% of the very-low income (VLI) units shall be available to families. The Township anticipates that additional very-low-income units will be provided via future affordable housing projects.

4. Fourth Round Bonus Credits

In accordance with NJ Rev Stat § 52:27D-311 (2024), the Township will be entitled to bonus credits according to the maximum 25% cap permitted. Based upon the full Fourth Round obligation of 262, sixty-five (65) bonus credits are permitted. The Township seeks credit for sixty-five (65) bonus credits as outlined in *Table G*.

5. Fourth Round Family Units

Pursuant to NJ Rev Stat §52:27D-31, the minimum number of Fourth Round units that is required to address its prospective need affordable housing obligation through the creation of housing available to families with children is 50%. Therefore, the Township would require a minimum of 50% of the total Fourth Round Obligation of 262, less the total bonus credits of 65, or a 50% requirement of 99 units. As provided under Table G, the Township is meeting and exceeding this obligation with the projects listed.

6. Fourth Round Credits to Address Obligation

a. Addressing the Fourth Round Obligation

The following Table G outlines the credits being applied to the Township's Fourth Round obligation.

Table G. Mechanisms to Address Fourth Round Obligation Township of Warren, Somerset County, NJ						
Township Obligation	262					
	Set-Aside	VL	L	M	Bonus	Total
Inclusionary Family Projects	55	5	17	33	-	55
Toll Brothers Site <i>(Block 82, Lot 12.02)</i>	55 (FS)	5	17	33	-	55
100% Affordable Rental	60	8	22	30	58	118
Sempre/Caruso, 67A and 67B Mountain Blvd 100% Affordable <i>(Block 74, Lots 2.01 and 3.01)</i>	60 (FR)	8	22	30	58	118
Age-Restricted Rentals	56	26	13	17	7	63
Chase/Former Hotel <i>(Block 85.01, Lot 2)</i>	35 (ARR)	5	13	17	7	42
Mira Vie Assisted Living <i>(Block 82, Lot 8.01)</i>	9 (M/AL)	9	-	-	-	9
Brightview Assisted Living <i>(Block 74, Lot 7.01)</i>	12 (AL)	12	-	-	-	12
Age-Restricted Extension of Controls	10	-	10	-	-	10
Cooperative Housing Extension of Controls <i>(Block 114.01, Lot 22.01)</i>	5 (ARR)	-	5	-	-	5
Cooperative Housing Extension of Controls <i>(Block 114.01, Lot 73)</i>	5 (ARR)	-	5	-	-	5
Family Extension of Controls	16	-	8	8	-	16
Town Center - Vincendese <i>(Block 74, Lots 6.50, 6.51, 6.52)</i>	3 (FR)	-	2	1	-	3
Town Center - Ferruggia <i>(Block 74, Lots 5.22-5.24)</i>	3 (FS)	-	1	2	-	3
Existing Whispering Hills Extension of Controls <i>(Block 88.03, Lots 1.01-1.60)</i>	10 (FR)	-	5	5	-	10
TOTAL CREDITS	197	39	70	88	65	262
(FR) = Family Rental (FS) = Family For-Sale (ARS) = Age-Restricted Sale (GH/SN) = Group Home/Special Needs (ARR) = Age-Restricted Rental (BC) = Bonus Credit (M/AL) = Medicaid Certificate/Assisting Living						

b. Description of Mechanisms to Address Fourth Round Obligation:

1. 115 units from the following inclusionary and 100% affordable family, rental projects:

- i. **Toll Brothers (Block 82, Lot 12.02)** – fifty-five (55) family, for-sale units from the Toll Brothers' site. The Township proposes to re-zone the property to permit a total of 176 total units, with a 30% set-aside of 55 affordable for-sale units. The Township will rezone the property (see Appendix C). The following represents the proposed bedroom and income distribution for the project, with slight deviations from the UHAC in order to be able to provide the 31% affordable set-aside.

Toll Brothers (Broda Site) *PROPOSED*			
Affordable Unit Distribution			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Very-Low Income	1	3	1
Low Income	4	10	3
Moderate Income	5	18	10

- ii. **Sempre/Caruso 100% Affordable, 67A AND 67B Mountain Avenue (Block 74, Lots 2.01 and 3.01)** – sixty (60) family, affordable rental units from the 100% affordable project as part of a Redevelopment project at the former PSS building. The Township has entered into an agreement with the private property owner who has proposed to construct a 100% affordable project, with the Township providing a contribution from the Affordable Housing Trust Fund as part of the agreement. This will be a one hundred (100%) percent affordable project on private property, constructed by a private developer who is under contract to purchase the property. The Township will rezone the property as provided under the draft Ordinance (see Appendix D) and will subsequently undertake a Redevelopment Study for the 2 properties. The Township has allocated a municipal contribution from the Affordable Housing Trust Fund Spending Plan to assist in the creation of very-low- and low-income units within this project. The following represents the proposed bedroom and income distribution for the project, pursuant to UHAC requirements:

PSS Redevelopment *PROPOSED*			
Affordable Unit Distribution			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Very-Low Income	2	4	2
Low Income	4	14	4
Moderate Income	6	18	6

2. 56 units from the following existing and proposed age-restricted rental projects:

- i. **Chase Partners (Block 85.01, Lot 2)** – thirty-five (35) age-restricted, rental units from the Chase Partners' site. The Township proposes to re-zone the property to permit a total of 140 age-restricted rental units, with a 25% set-aside of 35

age-restricted affordable rental units. The Township will rezone the property (see Appendix D).

- ii. **Mira Vie Assisted Living Facility (Block 82, Lot 8.01)**— nine (9) Medicaid beds from the existing Mira Vie assisted living facility. There are 94 total beds licensed in the facility.
- iii. **Brightview (Block 74, Lot 7.01)** – twelve (12) assisted living beds from the existing Brightview assisted living facility. The facility is licensed for 120 beds, and 10% are set-aside as Medicaid beds, as provided for in the May 3, 2016 deed restriction.

3. 10 credits from the following proposed age-restricted unit extension of controls:

- i. **Cooperative Housing (Savo House) Extension of Controls (Block 114.01, Lot 22.01)** – There are five (5) affordable, age-restricted rental units within this project. The Declarations of Covenants, Conditions, and Restrictions, revised December 27, 2000, notes that the units are subject to 30-year controls, with the effective date of controls beginning on May 29, 1996. The Township proposes to extend the controls on these units pursuant to the requirements set forth in the Uniform Affordability Housing Controls (N.J.A.C. 5:80-26.3 and 26.28). The updated Spending Plan will demonstrate the required compensation for the extension of controls.
- ii. **Cooperative Housing (Warren Ridge) Extension of Controls (Block 114.01, Lot 73)** - There are five (5) affordable, age-restricted rental units within this project. The Declarations of Covenants, Conditions, and Restrictions, revised December 27, 2000, notes that the units are subject to 30-year controls, with the effective date of controls beginning on May 29, 1996. The Township proposes to extend the controls on these units pursuant to the requirements set forth in the Uniform Affordability Housing Controls (N.J.A.C. 5:80-26.3 and 26.28). The updated Spending Plan will demonstrate the required compensation for the extension of controls.

4. 6 credits from the following proposed family unit extension of controls:

- m) **Town Center (Block 74, Lots 6.50- 6.52, and 5.22-5.24)** – six (6) units from the Town Center Drive development, which include three (3) for-sale units from the Ferruggia portion and three (3) rental units from the Vincendese portion. The Declaration of Covenants, Conditions, and Restrictions Affordable Housing Agreement was recorded on April 28, 1996 for the three (3) for-sale units from the Town Center “Ferruggia” project. The Declaration of Covenants restriction recorded on November 2, 1998 for the three (3) rental units from the Town Center “Vincendese” project and notes that “the restrictions contained herein shall be imposed on the Affordable Housing units as listed below for a period of 30 years beginning on October 15, 1998 and ending on October 15, 2028”.

The Township proposes to extend the controls on these units pursuant to the requirements set forth in the Uniform Affordability Housing Controls (N.J.A.C.

5:80-26.3 and 26.28). The updated Spending Plan will demonstrate the required compensation for the extension of controls.

5. 12 credits from the following existing extension of controls (surplus from the Third Round):

- i. **Surplus Whispering Hills Extension of Controls (Block 88.03, Lots 1.01-1.60)** – ten (10) of the sixty (60) total family rental units from the extension of the controls at the Whispering Hills 100% affordable development. The other 50 extension of controls contribute to the Third Round. The effective date of the extended controls for the project began on January 1, 2013, with 30-year affordability controls.

Surplus Whispering Hills 100% Affordable Extensions Affordable Unit Distribution			
Income Distribution	Bedroom Distribution		
	1 BR	2 BR	3 BR
Low Income	9 (2*)	16 (3*)	5 (2*)
Moderate Income	1 (0*)	24 (2*)	5 (1*)
*Fourth Round			

c. Fourth Round Family Units Income and Bedroom Distribution

The following *Table I* demonstrates Fourth Round compliance with the required bedroom and income distributions for family units. With a total of one-hundred and fifteen (115) proposed family units attributed towards the Fourth Round, the income distribution of the units is required to be split 50% for low-income – inclusive of 13% very-low-income – and 50% moderate-income, and bedroom distribution is required to provide no more than 20% 1-bedroom units, at least 20% 2-bedroom units, and at least 20% 3-bedroom units.

Table I. Fourth Round Bedroom and Income Distribution for Family Units				
Income Distribution	Bedroom Distribution			Totals
	1 BR	2 BR	3 BR	
Very-Low Income	3	7	3	13 (11.3%)
Low Income	8	24	7	39 (33.9 %)
Moderate Income	11	36	16	63 (54.7 %)
Subtotal Existing	22 (19.1%)	67 (58.3%)	26 (22.6%)	115

F. AFFORDABLE HOUSING ORDINANCE AND AFFIRMATIVE MARKETING PLAN

The Township adopted an Affordable Housing Ordinance and Affirmative Marketing Plan that is applicable to all new and existing affordable housing units created within Warren as part of its Third Round HEFSP, which is still valid. Once the Uniform Housing Affordability Controls (UHAC) regulations are finalized by the State, any required changes to these Ordinances will be revised and adopted.

G. DEVELOPMENT FEE ORDINANCE AND SPENDING PLAN

The Township has an existing amended Development Fee Ordinance. The Township has prepared an Amended Spending Plan (See Appendix A). The Spending Plan outlines the anticipated collection and distribution of mandatory development fees and in lieu contributions, and the Township's proposals for spending the money that comes into the Affordable Housing Trust Fund.

H. SITE SUITABILITY

Pursuant to N.J.A.C. 5:93-1.1, 5.3 and 5.6, all sites included in this plan are required to be available, approvable, developable, and suitable. The following analyses provide a site suitability test of the one (1) proposed site for new construction to meet the Township's Fourth Round adjusted obligation.

1. CHASE PARTNERS SITE (BLOCK 85.01, LOT 2)



- a) There are no known title encumbrances that would prohibit or otherwise impact the proposed development of the property in general.
- b) The site has access to appropriate streets. This Lot has direct access to King George Road.
- c) There is adequate water infrastructure and capacity to serve the site.
- d) The site is located in the Township's Stage IV sewer service area. The Stage IV sewer service area is at or near capacity, and any future capacity would be reserved for this project.
- e) Per NJDEP mapping, there are no C-1 streams on-site.

- f) There are no slopes that have been identified that are greater than 15 percent on the site. The disturbance should be limited if slopes are identified.
- g) The site location is consistent with the draft State Development and Redevelopment Plan. The site is located in Planning Area 2, known as the Suburban Planning Area, in which compact growth is encouraged. The SDRP notes that "provide for a portion of the state's future growth in compact development and redevelopment in Centers and other appropriate areas".
- h) Per NJDEP, the site is not on the Known Contaminated Sites List.
- i) The site does not appear to be of exceptional cultural or historic value.
- j) There are wetlands and riparian buffers to the east of the site that have minimal impact on the property, as mapped by publicly available GIS data and provided by LOI from the property owner.

2. TOLL BROTHERS SITE (BLOCK 82, LOT 12.02)



- a) There are no known title encumbrances that would prohibit or otherwise impact the proposed development of the property in general.
- b) The site has access to appropriate streets. This Lot has direct access to Mountain Avenue.
- c) There is adequate water infrastructure and capacity to serve the site.

- d) The site is located in the Township's Stage IV sewer service area. The Stage IV sewer service area is at or near capacity, and any future capacity would be reserved for this project. The developer's interest letter includes a proposal for an off-tract contribution to assist in any required sewer upgrades that the Township needs to complete.
 - e) Per NJDEP mapping, there are no C-1 streams on-site.
 - f) There are no slopes that have been identified that are greater than 15 percent on the site. The disturbance should be limited if slopes are identified.
 - g) The site location is consistent with the draft State Development and Redevelopment Plan. The site is located in Planning Area 2, known as the Suburban Planning Area, in which compact growth is encouraged. The SDRP notes that "provide for a portion of the state's future growth in compact development and redevelopment in Centers and other appropriate areas".
 - h) Per NJDEP, the site is not on the Known Contaminated Sites List.
 - i) The site does not appear to be of exceptional cultural or historic value.
 - j) There are wetlands and riparian buffers on the property, as mapped by publicly available GIS data and provided by LOI from the property owner.
3. **67A AND 67B MOUNTAIN BOULEVARD (BLOCK 74, LOTS 2.01 AND 3.01)**

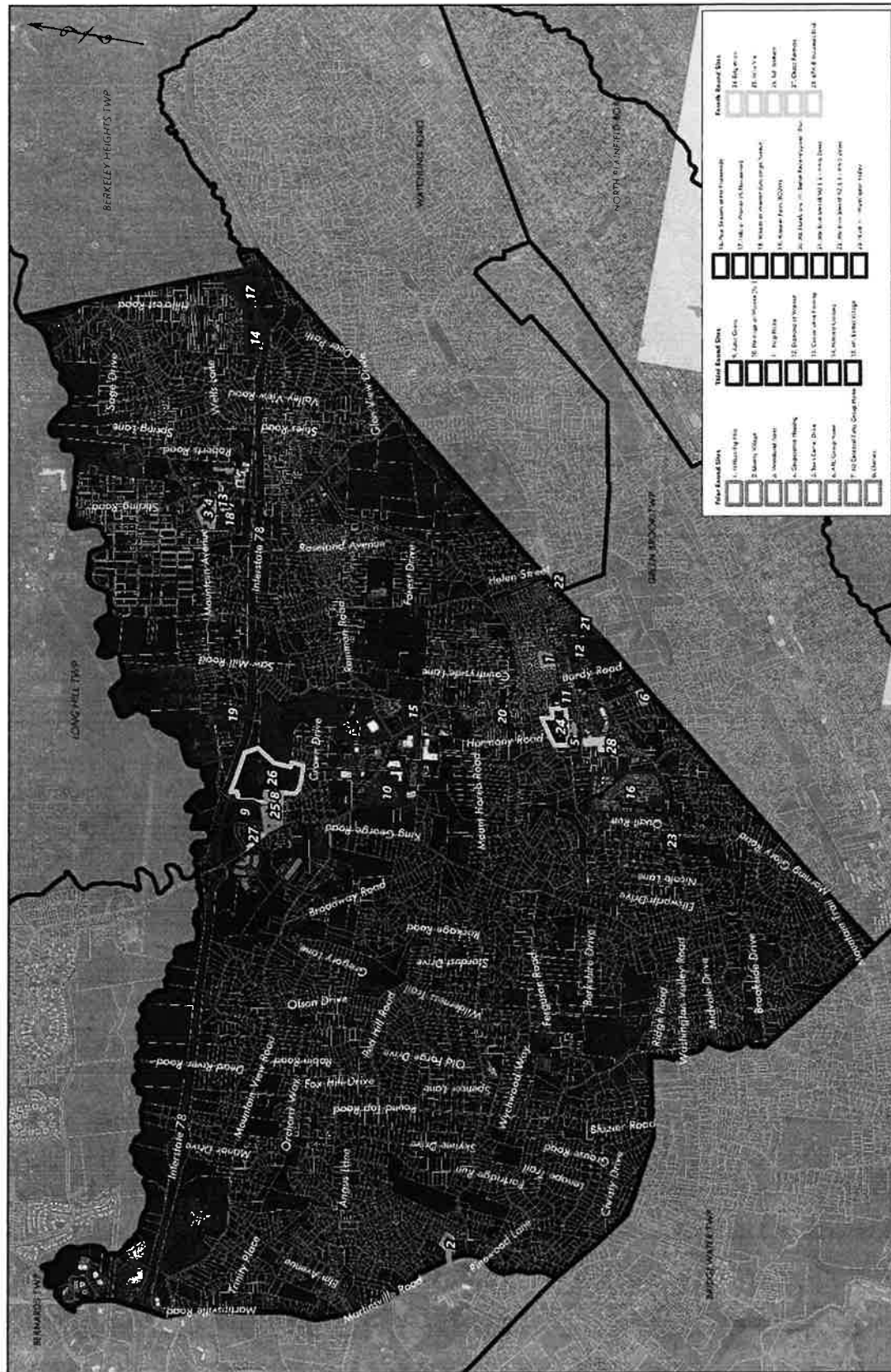


- a) There are no known title encumbrances that would prohibit or otherwise impact the proposed development of the property in general.

- b) The site has access to appropriate streets. This Lot has direct access to Mountain Boulevard.
- c) There is adequate water infrastructure and capacity to serve the site.
- d) The site is located in a sewer service area, and there is adequate sewer infrastructure and sewer capacity to serve the site.
- e) Per NJDEP mapping, there are no C-1 streams on-site.
- f) There are no slopes that have been identified that are greater than 15 percent on the site. The disturbance should be limited if slopes are identified.
- g) The site location is consistent with the draft State Development and Redevelopment Plan. The site is located in Planning Area 2, known as the Suburban Planning Area, in which compact growth is encouraged. The SDRP notes that “provide for a portion of the state’s future growth in compact development and redevelopment in Centers and other appropriate areas”.
- h) Per NJDEP, the site is not on the Known Contaminated Sites List.
- i) The site does not appear to be of exceptional cultural or historic value.
- j) There are no known wetlands and riparian buffers on the property.

I. MAP OF AFFORDABLE HOUSING SITES

The following map provides an overview of the housing sites included within this plan. Symbols utilized in the map delineate the round the sites contribute to and are numbered with a corresponding legend, and give a visual overview of the Township’s Fair Share Plan (*Appendix F*).



04 CONSISTENCY WITH THE STATE PLAN

The New Jersey State Development and Redevelopment Plan (“SDRP” or “State Plan”) was last updated in 2001. Presently, the State Plan is in the process of being updated. The update is overseen by the Office of Planning Advocacy (OPA) staff and the State Planning Commission (SPC). The SPC approved the Preliminary State Development and Redevelopment Plan, or Preliminary State Plan, on December 4, 2024 and it was released on December 6, 2024. The 2024 State Plan has identified ten (10) aspirational goals to achieve the 2050 vision.

As it relates to the Housing Element and Fair Share Plan, these draft Policy Objectives include Land Use goals to “Plan and zone to promote a variety of land uses that create balanced communities; Guide development and redevelopment in or near appropriately located Centers, and Nodes to accommodate growth based on smart growth principles; Encourage densities that support public transit, where appropriate; and to Preserve the character of agricultural land, prime soils, open space, and environmentally sensitive areas, with appropriate scaling of public facilities and services, without compromising the planning area’s capacity to accommodate future growth”. Policy goals related to Housing are outlined as follows: “Provide a full range of housing choices to accommodate projected growth; Development should occur primarily in or near Centers and at Appropriate Densities through new construction, redevelopment, and adaptive reuse; Provide an adequate supply of diverse housing types particularly for affordable units, senior citizen developments, accessory dwelling units, for residents with special needs, and cohousing and that wherever feasible, it is developed with maximum access to a full range of commercial, cultural, educational, recreational, health, and transportation services and facilities; Any housing outside the Center should be planned to maintain or enhance the existing character; Location of any type of housing in vulnerable areas is not consistent with the State Development and Redevelopment Plan”. Overall, the Township’s Housing Element and Fair Share Plan seeks to provide affordable housing opportunities via inclusionary projects through the Redevelopment of previously disturbed sites and to keep existing affordable units under deed restriction controls to maintain affordable housing stock and alleviate additional development pressures. These mechanisms capture many of the draft policy goals of the State Plan and are thus consistent.

The Draft State Plan Policy Map also sets forth Planning Areas, which are lands that share certain characteristics and are the subject of strategic planning intentions. Each Planning Area identifies the unique natural and built infrastructure in specific areas in New Jersey. Additionally, the SPP Map includes Centers/Nodes, which are central places of activity within Planning Areas where growth should either be focused or contained as well as identifies the scale, location, and design of livable communities and natural landscapes.

The Township of Warren includes a number of different Planning Area designations, including PA 2 (Suburban) and PA 5 (Environmentally Sensitive). The following map shows the areas of the Township and the designated Planning Area associated with it.



This HEFSP proposes all sites within the PA2 portion to satisfy the Fourth Round adjusted obligation. According to the draft SDRP, "in the Suburban Planning Area, the intention of the State Plan is to provide for a portion of the state's future growth in compact development and redevelopment in Centers and other appropriate areas" Overall, the Township's HEFSP is consistent with the draft State Plan overarching policy objectives, as well as the intent of the designated planning areas within the Township on the policy map.