

RESOLUTION**RESOLUTION ADOPTING THE
2025 FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN****KNOWLTON TOWNSHIP LAND USE BOARD, WARREN COUNTY, NEW JERSEY**

WHEREAS, on March 20, 2024, Governor Murphy signed P.L.2024, c.2. into law, establishing a new framework for determining and enforcing municipalities' affordable housing obligations under the New Jersey Supreme Court's Mount Laurel doctrine and the New Jersey Fair Housing Act (the "FHA") (N.J.S.A. 52:27D-301 et al.); and

WHEREAS, pursuant to N.J.S.A. 52:27D-304.1(f)(1)(b), each municipality must adopt a binding resolution no later than January 31, 2025 determining its present and prospective fair share obligation for the Fourth Round; and

WHEREAS, pursuant to Administrative Directive #14-24 issued by the Administrative Office of the Courts on December 13, 2024, "[a] municipality seeking a certification of compliance with the [Fair Housing Act] shall file an action in the form of a declaratory judgment complaint and Civil Case Information Statement (Civil CIS) in the county in which the municipality is located" within 48 hours of adopting the municipal resolution of fair share obligations; and

WHEREAS, the Knowlton Township Committee (the "Committee") adopted Resolution No. 2025-22 on January 27, 2025 identifying its present and prospective fair share obligation for the Fourth Round: as follows:

Present Need: 4

Prospective Need: 32; and

WHEREAS, Knowlton Township (the "Township") filed a Complaint for Declaratory Judgement, captioned *IMO Knowlton Township*, Docket No. WRN-L-52-25 on January 28, 2025 identifying its present and prospective fair share obligation for the Fourth Round as set forth above and committing to adopting and submitting a fourth round housing element and fair share plan as required by the FHA; and

WHEREAS, the FHA now requires, among other actions, that municipalities submit an adopted housing element in fair share plan on or before June 30, 2025; and

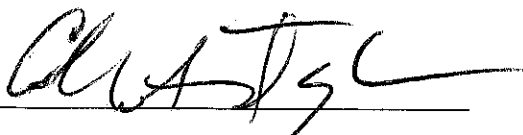
WHEREAS, on March 25, 2025, the Hon. William G. Mennen, J.S.C. issued an order confirming the Township's identified affordable housing obligations and authorizing the Township to proceed with preparation and adoption of a fourth round housing plan by June 30, 2025; and

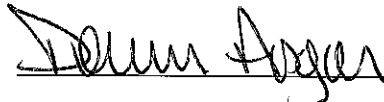
WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Knowlton Township Land Use Board (the "Board") held a public hearing on the 2025 Fourth Round Housing Element and Fair Share Plan ("HEFSP") on June 24, 2025 during which the Fourth Round Affordable Housing Plan was presented to the public and Board, and opportunity for comments and questions were provided; and

WHEREAS, upon the conclusion of the public hearing, the Board determined that the proposed 2025 Fourth Round Housing Plan Element and Fair Share Plan is consistent with the goals and objectives of the Master Plan of the Township of Knowlton, will guide the use of lands in the municipality in a manner which protects public health and safety and promotes the general welfare in accordance with N.J.S.A. 40:55D-28, and is designed to access to affordable housing to meet present and prospective housing needs in accordance with N.J.S.A. 52:27D-310;

NOW, THEREFORE, BE IT RESOLVED, by the Knowlton Township Land Use Board as follows:

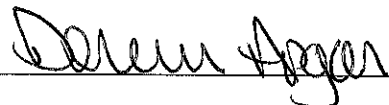
1. The Board hereby approves and adopts the Fourth Round Housing Element and Fair Share Plan ("HEFSP") in substantially the same form as attached hereto.
2. The Township Planner and Township Attorney are authorized to correct any typographical or grammatical errors in the HEFSP.
3. The Board Secretary shall publish notice of the adoption of this resolution and the HEFSP in the official newspaper of the Board.
4. The Board Secretary shall also transmit a copy of this resolution and the adopted plan to the Township Clerk and Committee.
5. The Board Secretary shall provide a copy of this resolution and the adopted plan to the Warren County Planning Board and New Jersey Office of Planning Advocacy, in accordance with N.J.S.A. 40:55D-13.
6. The Township Attorney is authorized to take all actions required by the FHA, including filing a copy of this Resolution and adopted HEFSP with the Superior Court.



Clayton Taylor, Chairman

Doreen Apgar, Secretary

I hereby certify the above to be a true copy of the Resolution adopted by the Knowlton Township Land Use Board at its regular meeting on June 24, 2025, and further certify that same is a true memorialization of the Official Action taken by the said Board at its regular meeting on June 24, 2025.



Doreen Apgar, Secretary



Engineering
& Design

Fourth Round Housing Element & Fair Share Plan

Township of Knowlton

June 13, 2025

Prepared for:

Township of Knowlton
Warren County, New Jersey

Prepared by:

A handwritten signature in black ink, reading "Daniel N. Bloch".

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Fourth Round Housing Element & Fair Share Plan

Township of Knowlton

Warren County, New Jersey

Adopted by the Land Use Board: **June 24, 2025**

Endorsed by the Township Committee: _____



The original of this report was signed and sealed in accordance with NJSA 45:14A-12.

KNL072

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I. Introduction

According to the New Jersey Fair Housing Act of 1985 (L. 1985, c. 222, s. 1, eff. July 2, 1985), a Housing Plan Element shall be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low- and moderate-income housing.

This report is the Township of Knowlton's Housing Element and Fair Share Plan ("HEFSP") for the period between 2025 and 2035 (known as the Fourth Round). Knowlton Township seeks to voluntarily comply with its constitutional obligation to provide a realistic opportunity for affordable housing. This HEFSP is prepared utilizing the Prior Round Rules¹, Third Round Rules² (as applicable), and the amendments implemented in P.L. 2024, c.2. Each municipality in the State has a four-part obligation:

1. Rehabilitation Obligation
2. Prior (First and Second Round) Obligations (1987-1999)
3. Third Round Obligation (1999-2025)
4. Fourth Round Obligation (2025-2035)

Affordable Housing History

Mount Laurel Doctrine

Affordable housing planning in New Jersey dates back to 1975, when the New Jersey Supreme Court ruled in Southern Burlington County NAACP v. the Township of Mount Laurel, 67 N.J. 151 (1975), 336 (Mount Laurel I), that each municipality within New Jersey has a constitutional obligation to provide a realistic opportunity for the construction of their fair share of affordable housing. Mount Laurel I is the landmark decision that created what is commonly referred to as the "Mount Laurel Doctrine". The Supreme Court found that Mount Laurel Township's zoning ordinance only permitted one type of housing—single-family detached dwellings, while all other types of multi-family housing, such as garden apartments, townhomes, or mobile home parks, were prohibited, which the court determined resulted in economic discrimination and exclusion of substantial segments of the area population, and therefore the zoning ordinance was unconstitutional and invalid.

In 1983, the New Jersey Supreme Court issued Southern Burlington County NAACP v. Township of Mount Laurel, 92 N.J. 158 (1983), another monumental decision which became known as the "Mount Laurel II" decision. In this case, the Supreme Court upheld and expanded upon the Mount Laurel I decision. Mount Laurel II clarified that the constitutional obligation applies to all municipalities, not just the "developing" municipalities as referenced in Mount Laurel I. Each municipality is required to establish zoning that provides a realistic opportunity for the construction of affordable housing to comply with the municipality's fair share obligation. Mount Laurel II established the "Builder's Remedy" as a judicial mechanism to enforce the Mount Laurel Doctrine. A Builder's Remedy lawsuit allows a plaintiff (typically a developer) to challenge a municipality's zoning ordinance if it fails to create a realistic opportunity to provide affordable housing units to meet the constitutional fair share obligation.

¹ NJAC 5:91 (Procedural) and NJAC 5:93 (Substantive) Rules. They can be found at: [New Jersey Department of Community Affairs | Second Round Regulations](#)

² NJAC 5:96 (Procedural) and NJAC 5:97 (Substantive) Rules, which can be found at: <https://nj.gov/dca/dlps/hss/thirdroundregs.shtml>

In 1985, the Fair Housing Act ("FHA") was enacted in response to the court decisions, which provided an administrative process for municipal compliance. The FHA also created the New Jersey Council on Affordable Housing ("COAH"), which was the governmental agency responsible for promulgating municipal obligations, adopting regulations, and administering the compliance process.

Prior Rounds (1993-1999)

Under COAH, the First Round of affordable housing spanned from 1987 to 1993, followed by the Second Round from 1993 to 1999. The First Round Substantive Rules were enacted under N.J.A.C. 5:92 and the Second Round Substantive Rules were enacted under N.J.A.C. 5:93.

Knowlton Township's Prior Round Compliance

Knowlton Township petitioned COAH for second round substantive certification on May 11, 2000. On January 8, 2003, Knowlton Township received second round substantive certification from COAH, which expired on January 8, 2009.

Third Round (1999-2025)

The Third Round of affordable housing commenced in 1999, which was supposed to end in 2018; however, due to numerous legal challenges and court orders, the Third Round was ultimately extended through 2025.

The first version of COAH's Third Round Substantive Rules was enacted under N.J.A.C. 5:94 in 2004. This version of the rules was challenged and in January 2007 the Appellate Court issued a decision requiring COAH to revise its rules.

In October 2008, COAH adopted numerous amendments to its substantive and procedural regulations to address the Third Round fair housing requirements. The Third Round methodology, adopted in September 2008, required that a municipality's fair share consist of three elements: the 1) rehabilitation share, 2) any remaining Prior Round obligation that was not provided for, and 3) the Growth Share or Third Round, which is based upon one affordable housing unit for every four market-rate units built and one affordable unit for every 16 new jobs created. In addition to these new rules, COAH assigned new rehabilitation, Prior Round and Third Round obligation numbers to each municipality. Additionally, the State legislature passed Assembly Bill A-500 (now P.L. 2008), which made significant changes to COAH's rules.

In 2009, appeals were filed regarding the new Third Round Rules' growth share methodology. The case worked its way through the Appellate Division and finally went before the Supreme Court. The Supreme Court issued a decision on September 26, 2013, finding that the key set of rules establishing the growth share methodology as the mechanism for calculating "fair shares" was inconsistent with the FHA and the Mount Laurel Doctrine. The Supreme Court instructed COAH "to adopt new third round rules that use a methodology for determining prospective need similar to the methodologies used in the first and second rounds," within five months, which was later extended to November 2014.

In July 2014, COAH proposed new Third Round under N.J.A.C. 5:98 and 5:99. However, the new rules were never formally adopted by COAH.

After COAH failed to promulgate its revised rules by the November 2014 deadline, the Supreme Court made a ruling on March 10, 2015 entitled In re Adoption of N.J.A.C. 5:96 & 5:97 by the N.J.

Council on Affordable Housing, 221 N.J. 1 (2015) (Mount Laurel IV), which allows for judicial review for constitutional compliance, as was the case before the FHA was enacted. The ruling allowed low- and moderate-income families and their advocates to challenge exclusionary zoning in court, rather than having to wait for COAH to issue rules that may never come. The process provided a municipality that had sought to use the FHA's mechanisms the opportunity to demonstrate constitutional compliance to a court's satisfaction before being declared noncompliant and then being subjected to the remedies available through exclusionary zoning litigation, including a builder's remedy.

The transitional process created by the Supreme Court tracked the FHA procedures for compliance. In this regard, the process permitted municipalities to file a Declaratory Judgment Action during a 30-day window between June 8 and July 8, 2015 that sought an adjudication as to their fair share. This would enable the municipality to comply voluntarily with its constitutional obligation to provide a realistic opportunity for the construction of its fair share of the regions' low- and moderate-income households.

On January 18, 2017, the Supreme Court decided In Re Declaratory Judgment Actions Filed by Various Municipalities, County of Ocean, Pursuant to The Supreme Court's Decision In In re Adoption of N.J.A.C. 5:96, 221 N.J. 1 (2015) ("Mount Laurel V"), which held that municipalities are responsible for obligations accruing during the so-called "gap period," the period between 1999 and 2015. However, the Court stated that the gap obligation should be calculated as a never-before calculated component of Present Need (also referred to as Rehabilitation Obligation), which would serve to capture Gap Period households that were presently in need of affordable housing as of the date of the Present Need calculation (i.e. that were still income eligible, were not captured as part of traditional present need, were still living in New Jersey and otherwise represented a Present affordable housing need).

Between 2015 and 2024, municipalities that elected to voluntarily comply with their constitutional obligation participated in mediation sessions, reached settlement agreements, adopted Third Round Housing Element and Fair Share Plans, and most municipalities concluded the process with a Third Round Judgment of Compliance and Repose ("Third Round JOR") from the courts. As a result of COAH's inability to function, the Third Round period spanned from 1999 to 2025, a 26-year long period as opposed to the 6-year periods for the first and second rounds. The Third Round is set to expire on June 30, 2025.

Knowlton Township's Third Round Compliance

Knowlton Township adopted a Housing Element & Fair Share Plan on April 24, 2007 to address a Rehabilitation Obligation (1999-2014) of 6 units, Prior Round obligation (1987-1999) of 10 units, and a Third Round Growth Share obligation of 16 units. On January 10, 2007, Knowlton Township petitioned COAH for third round substantive certification pursuant to N.J.A.C. 5:94. COAH never granted third round substantive certification due to challenges to the growth share methodology.

On December 31, 2008, Knowlton Township again petitioned COAH for Third Round Substantive Certification, this time pursuant to N.J.A.C. 5:96 and N.J.A.C. 5:97. The petition for substantive certification was deemed complete on February 24, 2009. At that time, as determined by COAH, the Township had a rehabilitation obligation for 1999-2014 of 14 units, a 1987-1999 Prior Round Obligation of 14 units, and a Third Round Growth Share obligation of 60 units.

Knowlton's 2008 HEFSP addressed its 14-unit rehabilitation obligation through 3 credits for rehabilitated units, 6 units through the Warren County rehabilitation program, and a 5-unit municipal rehabilitation program. The 14-unit Prior Round obligation was addressed with 6 post-1986 credits from the ARC of Warren County group home and 4 post-1986 credits and 4 rental bonuses from Fred Bauer apartments. The 60-unit projected Growth Share obligation was addressed by 10 family rental units and 10 rental bonuses in a market to affordable program, 10 family rental units in an accessory apartment program, 11 family rental units and 5 rental bonuses in a gut rehabilitation program, and 14 units of proposed supportive and special needs housing. COAH granted Third Round substantive certification on October 14, 2009, which provided immunity through December 31, 2018.

Pursuant to the Mount Laurel IV Supreme Court decision, Knowlton Township filed a motion with the court on July 1, 2015 seeking a Declaratory Judgement that the municipality has fulfilled its constitutional obligation to provide affordable housing.

On December 5, 2016, the Township entered into a Settlement Agreement with the Fair Share Housing Center ("FSHC") to memorialize the terms of settlement of the Township's affordable housing obligations. The Settlement Agreement outlined Knowlton's affordable housing obligations as follows:

- Rehabilitation Share (1999-2025): 10 units
- Prior Round Obligation (1987-1999): 14 units
- Third Round Prospective Need (1999-2025): 32 units

The Township adopted a Housing Element & Fair Share Plan on June 25, 2017 to address the affordable housing obligations. At a Fairness Hearing on May 19, 2017, the Superior Court found the Settlement Agreement to be fair and deemed it to be preliminarily in compliance with the Township's affordable housing fair share obligation.

On September 25, 2018, the Knowlton Planning Board adopted an amended HEFSP, which addressed 14-unit rehabilitation obligation through the Warren County rehabilitation program and the municipal rehabilitation program. The 14-unit Prior Round obligation was addressed with 6 post-1986 credits from the ARC of Warren County group home and 4 post-1986 credits and 4 rental bonuses from Fred Bauer apartments. The 32-unit Third Round prospective need obligation was addressed obligation with a total of 24 units and 8 rental bonuses. The units include 9 market-to-affordable units, 1 existing 100% affordable rental unit at 60 Knowlton Road, 6 units from a gut rehabilitation project, 4 units through an accessory apartment program, and 4 special needs bedrooms.

On June 25, 2019, the Knowlton Planning Board adopted an amended HEFSP, to address issues with two of the third round mechanisms. The market-to-affordable program was modified to remove 6 Clinton Street and replace it with conversion apartments in the VR Zone; and the proposed 4-bedroom Arc of Warren County group home was replaced with 4 additional proposed accessory apartment units.

The Township has not yet had a Final Compliance Hearing and, therefore, no Final Order of Judgment of Compliance and Repose ("JOR") has been issued of the Third Round.

Fourth Round (2025-2035)

On March 20, 2024, Governor Murphy signed legislation that dramatically modified the State's affordable housing regulations. The 75-page bill, known as A4, abolished COAH, modified the process of affordable housing compliance, amended bonus credits, and, among other changes, set forth several important deadlines. P.L. 2024, c.2 ("Amended FHA") charged the Department of Community Affairs ("DCA") with the preparation of Fourth Round obligations and set forth aggressive timelines for compliance. In October 2024, DCA published a report on its calculations of regional need and municipal present need (Rehabilitation Obligation) and prospective fair share obligations (Fourth Round Obligation). The report is entitled "Affordable Housing Obligation of 2025-2035 (Fourth Round) Methodology and Background".

The DCA calculated Knowlton Township's present need obligation as 4 units and its Fourth Round prospective need obligation as 32 units. Municipalities were required to adopt a binding resolution outlining their present and prospective fair share obligations by January 31, 2025. On January 27, 2025, the Township Committee adopted Resolution 2025-22 accepting the DCA's calculations of the Township's present need of 4 units and prospective need obligation of 32 units.

The Township also filed a "Complaint for a Declaratory of Compliance with the Fair Housing Act" as part of the compliance certification process outlined in the Director of the Administrative Office of the Courts Directive #14-24.

During the 30-day challenge window, Knowlton Township did not receive any challenge to the obligations. The Honorable Judge William G. Mennen, J.S.C. issued an order on March 25, 2025 ordering that Knowlton Township's present need shall be 4 units and the prospective need for the Fourth Round housing cycle shall be 32 units (Docket No. WRN-L-52-25).

Municipal Summary

The Township of Knowlton contains approximately 25.4 square miles (16,253 acres) and is situated in the northwestern part of Warren County New Jersey. Knowlton is adjacent to the Townships of Hardwick, Blairstown, Hope, and White. Additionally, the Borough of Portland and Upper Mount Bethel Township in Northampton County, Pennsylvania are located to the west, across the Delaware River, of Knowlton Township. Interstate 80 bisects the Knowlton in the middle of the Township, dividing it into a northern and southern section. US Route 46 traverses the Township in a north-south direction along the Delaware River. Additionally, State Route 94 traverses the Township in the northern section. All three of these roads intersect at the Columbia-Portland Interchange in the Columbia section of the Township. Knowlton does not have access to any public transportation.

Knowlton is a rural community with predominately single-family detached housing units and farm properties. Most of the commercial properties are located along US Route 46 and State Route 94. However, there are other commercial properties scattered throughout the Township. The Worthington State Forest and Paulinskill Valley Trail are both partially located in Knowlton, as are State-designated fishing access points and Wildlife Management Areas.

Knowlton has an estimated population of 2,907 residents according to the 2023 American Community Survey ("ACS") and 630 jobs according to the New Jersey Department of Labor and Workforce Development 2023 municipal report. The Township has very limited public sewer service with only approximately 122 acres within the Township's commercial district serviced by the Knowlton Wastewater Treatment Plant. There is no public water service in the Township.

According to the 2001 State Development and Redevelopment Plan (“SDRP”) Policy Map, Knowlton contains 4,411 acres within the Rural Planning Area (PA4), 6,110 acres within the Rural/Environmentally Sensitive Planning Area (PA4B), and 3,587 acres within the Environmentally Sensitive Planning Area (PA5). The SDRP also designates 1,818 acres as Parks and Natural Areas.

Affordable Housing Goals

It is the overall goal of the HEFSP, in combination with the Land Use Plan, to provide the planning context in which access to low and moderate income housing can be provided in accordance with the requirements of the Fair Housing Act and the laws of the State of New Jersey, while respecting the character and density of Knowlton Township.

According to the Knowlton Township 2020 Master Plan Reexamination Report, two of the overarching goals of the Master Plan are to “Preserve and enhance the rural character of Knowlton Township” and to “Provide a wide range of housing opportunities for current and prospective residents of the Township.” These two goals are critical in the preparation of this Housing Element and Fair Share Plan. While Knowlton Township is a strong proponent of affordable housing, at the same time the Township seeks to maintain its rural atmosphere.

Affordable Housing Obligation

Knowlton Township’s four-part affordable housing obligation is as follows:

1. Present Need (Rehabilitation Obligation): 4 units
2. Prior Round (1987-1999) Obligation: 14 units
3. Third Round (1999-2025) Obligation: 32 units
4. Fourth Round (2025-2035) Obligation: 32 units

HOUSING ELEMENT

II. Required Content of Housing Element

The Amended Fair Housing Act requires that “the housing element be designed to achieve the goal of access to affordable housing to meet present and prospective housing needs, with particular attention to low and moderate income housing”. As per the Municipal Land Use Law (“MLUL”), specifically N.J.S.A. 52:27D-310, a housing element must contain at least the following items:

- a. 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 conducting this inventory, to all necessary property tax assessment records and information in the assessor's office, including but not limited to the property record cards;
- b. A projection of the municipality's housing stock, including the probable future construction of low and moderate income 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;
- c. An analysis of the municipality's demographic characteristics, including but not necessarily limited to, household size, income level and age;
- d. An analysis of the existing and probable future employment characteristics of the municipality;
- e. 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);
- f. A consideration of the lands that are most appropriate for 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;
- g. 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.52D-329.20);
- h. 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

- i. 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.

III. Population Demographics

Population Growth

Knowlton Township's population has grown steadily from 1940 through 2010, with an average of about 280 new residents per year over the 70 year period. The periods that saw the greatest growth was 1980 to 1990 (23 percent) and 1960 to 1970 (21 percent). As of the 2020 Census, the population of Knowlton Township was 2,894, which is 161 residents less than its peak of 3,055 in 2010. As of the 2023 American Community Survey ("ACS"), the Knowlton Township's population was 2,907.

Population Growth

Year	Population	Change	Percent
1940	1,084	--	--
1950	1,260	176	16.2%
1960	1,442	182	14.4%
1970	1,738	296	20.5%
1980	2,074	336	19.3%
1990	2,543	469	22.6%
2000	2,977	434	17.1%
2010	3,055	78	2.6%
2020	2,894	-161	-5.3%

Source: 2010 & 2020 Census Table P1; New Jersey Population Trends, 1790 to 2000,
<https://www.nj.gov/labor/labormarketinformation/assets/PDFs/census/2kpub/njsdcp3.pdf>

The North Jersey Transportation Planning Authority ("NJTPA") projects that the Township's population will grow to 3,222 residents by 2050 from their baseline 2015 population of 2,993. This represents an increase of 229 residents, or an average increase of approximately 7 residents annually over 35 years. However, as noted above, the Township's estimated population according to the 2023 ACS is 2,907, which is 86 less than the 2015 baseline population used by NJTPA. This translates to an average annual increase of approximately 12 residents over the next 27 years.

Population Projection

Year	Population	Change	Percent
2015	2,993	---	---
2020	2,894	-99	-3.3%
2050	3,222	328	11.3%

Source: NJTPA Plan 2050, Appendix E, 2050 Demographic Forecasts,
<https://www.njtpa.org/plan2050>; 2020 Census Table P1

Age Distribution of Population

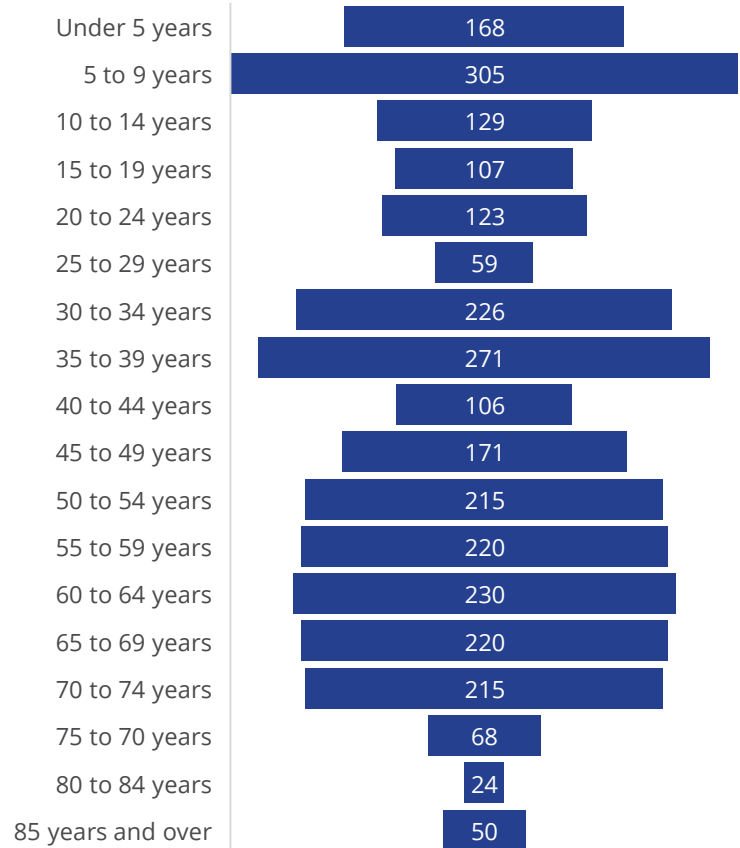
The 2023 ACS estimates 24.4 percent of Knowlton Township's population was 19 years or younger, while 19.8 percent of the population was 65 years or older. The largest age cohort was estimated to be those aged 5 to 9 years, which comprised 10.5 percent (305) of the Township's population. Residents aged 35 to 39 years comprised the second-largest age cohort at 9.3 percent (271) of the population, followed by those aged 60 to 64 years at 7.9 percent (230) of the population. The median age was estimated at 42.9 years in the 2023 ACS. See the table and chart below for further details.

Population by Age Cohort

Age	Total	Percent
Under 5 years	168	5.8%
5 to 9 years	305	10.5%
10 to 14 years	129	4.4%
15 to 19 years	107	3.7%
20 to 24 years	123	4.2%
25 to 29 years	59	2.0%
30 to 34 years	226	7.8%
35 to 39 years	271	9.3%
40 to 44 years	106	3.6%
45 to 49 years	171	5.9%
50 to 54 years	215	7.4%
55 to 59 years	220	7.6%
60 to 64 years	230	7.9%
65 to 69 years	220	7.6%
70 to 74 years	215	7.4%
75 to 79 years	68	2.3%
80 to 84 years	24	0.8%
85 years and over	50	1.7%
Total	2,907	100%

Source: 2023 ACS Table S0101

Population by Age Cohort



Household Size & Type

According to the 2023 ACS, Knowlton Township had 1,088 households of various types. A majority were married-couple households, which comprised just over 59.5 percent of all households. Of those, 249 had children under 18 years old. Male householders with no spouse present comprised 12.6 percent of all households, while female householders with no spouse present comprised 18.6 percent. Of all households with no spouse present, 52 had children under the age of 18 (4.8 percent), while 160 were living alone (14.7 percent).

Household Type

Type	Number	Percent
Married-couple	647	59.5%
with children under 18	249	22.9%
Cohabiting couple	102	9.4%
with children under 18	15	1.4%
Male householder, no spouse	137	12.6%
with children under 18	31	2.8%
living alone	47	4.3%
Female householder, no spouse	202	18.6%
with children under 18	21	1.9%
living alone	113	10.4%
Total	1,088	100%

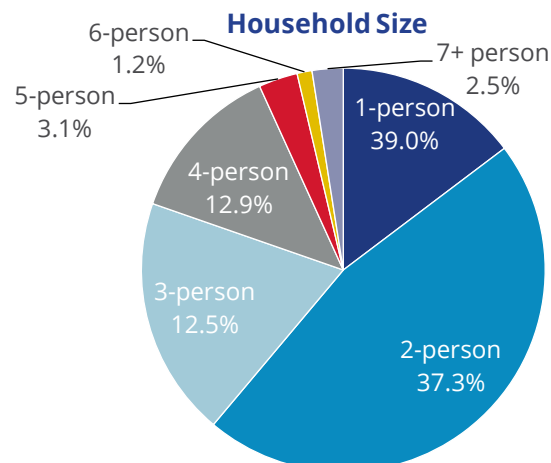
Source: 2023 ACS Table DP02

The most common household size in Knowlton Township was estimated to be two-person households, which comprised 46 percent of households in 2023. Three-person households comprised the second-largest number of households at just over 19 percent. Finally, one-person households comprised just over 15 percent of the 1,088 households in Knowlton Township. The table and pie chart below graphically illustrate the household size composition in Knowlton Township. Additionally, the 2023 ACS estimated the average household size at 2.63 persons, which is less than reported in the 2010 Census (2.75 persons).

Household Size

Size	Total	Percent
1-person	160	14.7%
2-person	505	46.4%
3-person	209	19.2%
4-person	140	12.9%
5-person	34	3.1%
6-person	13	1.2%
7+ person	27	2.5%
Total	1,088	100%

Source: 2023 ACS Table B11016



Income & Poverty Status

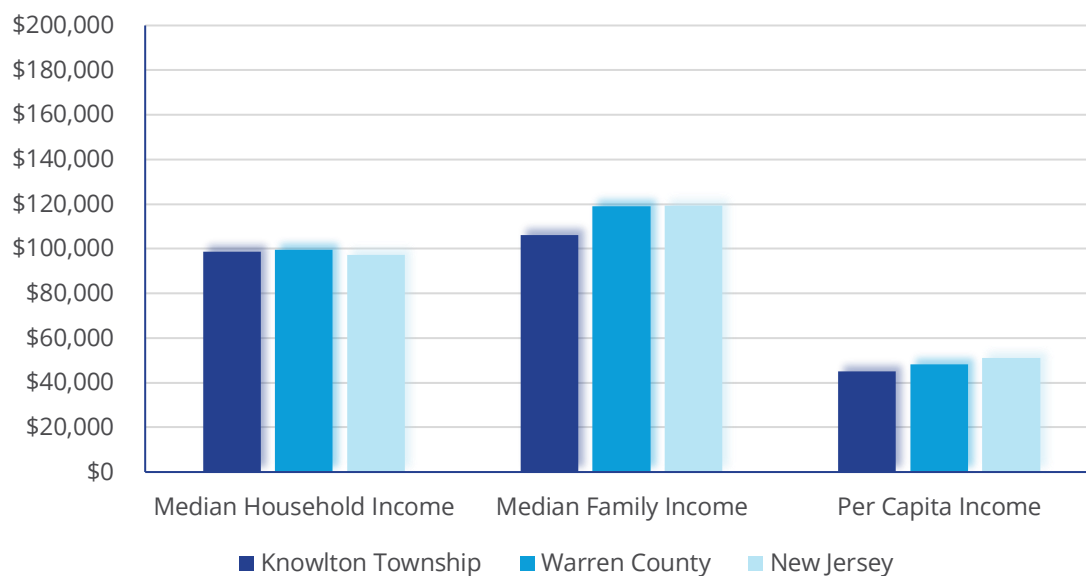
The 2023 ACS estimated the median household income for the Knowlton Township to be \$98,750, which is over \$800 less than Warren County's and a little over \$1,500 more than the State's. Similarly, the median family income for Knowlton Township was estimated at \$106,161, which is over \$12,000 below the County's and \$13,000 below the State's. Finally, the Township's per capita income was estimated at \$45,050, which is less than the County's and the State's. Based on this data, residents of Knowlton Township are close to the averages of Warren County and the State's median incomes. This is reflected in the poverty rates of individuals and families estimated in the 2023 ACS. Knowlton Township's poverty rate for individuals was estimated at 4.1 percent, which is less State's by 5 percent and more than the County's by only 0.3 percent. The Township's poverty rate for families was estimated at 2.3 percent, which is the same as the County's and less than the State's by 4.6 percent. The table and bar chart below provide a comparison between income and poverty characteristics.

Income and Poverty Characteristics

Income Type	Knowlton Township	Warren County	New Jersey
Median Household Income	\$98,750	\$99,596	\$97,126
Median Family Income	\$106,161	\$118,994	\$119,240
Per Capita Income	\$45,050	\$48,232	\$50,995
Poverty Status (Percent of People)	4.1%	3.8%	9.7%
Poverty Status (Percent of Families)	2.3%	2.3%	6.9%

Source: 2023 ACS Table DP03

Income Characteristics



According to the 2023 ACS, 12.4 percent (135) of households in Knowlton Township earn over \$200,000 annually. Household earning \$100,000 or more annually were estimated to include 532 households or 48.9 percent of all households in Knowlton Township. Over 49 percent of household in Warren County earned at least \$100,000 annually, including 13.7 percent earning more than \$200,000. Households in New Jersey earning \$100,000 or more according to the 2023 ACS included 48.8 percent of households. Almost 14 percent of households in Knowlton Township earned less than \$50,000 per year. See the table below for additional details.

Household Income

Income Range	Knowlton Township		Warren County		New Jersey	
	Total	Percent	Total	Percent	Total	Percent
Less than \$10,000	10	0.9%	1,650	3.7%	139,920	4.1%
\$10,000 to \$14,999	6	0.6%	954	2.1%	102,608	3.0%
\$15,000 to \$24,999	22	2.0%	2,402	5.3%	185,476	5.4%
\$25,000 to \$34,999	46	4.2%	2,270	5.1%	196,998	5.7%
\$35,000 to \$49,999	63	5.8%	3,230	7.2%	281,264	8.2%
\$50,000 to \$74,999	226	20.8%	6,714	14.9%	455,543	13.2%
\$75,000 to \$99,999	183	16.8%	5,349	11.9%	397,730	11.6%
\$100,000 to \$149,999	280	25.7%	10,482	23.3%	620,335	18.0%
\$150,000 to \$199,999	117	10.8%	5,733	12.8%	396,837	11.5%
\$200,000 or more	135	12.4%	6,159	13.7%	661,451	19.2%
Total	1,088	100%	44,943	100%	3,438,162	100%

Source: 2023 ACS Table DP03

IV. Housing Demographics

Housing Type

The 2023 ACS estimated the Township's housing stock at 1,155 units, which contains a variety of residential dwellings. Single-family, detached dwellings comprised a majority of the housing stock with 1,060 units or 91.8 percent of all dwellings. One-unit, attached dwellings (i.e. townhomes) comprised 27 units (2.3 percent), while two-family dwellings comprised only 8 units (0.7 percent) of the housing stock. The Township contains only 6 multi-family units (0.5 percent), which are buildings containing three or more dwelling units. It should be noted that the 2023 ACS estimated 48 dwellings to be mobile homes. See the table below for details.

Housing Units in Structure

Structure	Number of Units	Percent
1-unit, detached	1,060	91.8%
1-unit, attached	27	2.3%
2 units	8	0.7%
3 or 4 units	6	0.5%
5 to 9 units	0	0.0%
10 to 19 units	6	0.5%
20 or more units	0	0.0%
Mobile Home	48	4.2%
Other (boat, RV, van, etc.)	0	0.0%
Total	1,155	100%

Source: 2023 ACS Table DP04

Occupancy Status

Of the 1,155 residential units, 1,088 units, or 94 percent of the housing stock, was occupied. This includes 949 owner-occupied units and 139 rental units. A total of 67 units were identified as vacant, 52 units were classified "other" vacant units and 15 classified as seasonal vacant units. See the table on the following page for details.

The 2023 ACS estimated the average household size in Knowlton Township was 2.63 persons, while the average family size was 2.89 persons. Comparing tenure, the average owner-occupied household was 2.72, while the average renter-occupied household was 1.99 persons.

Occupancy Status

Status	Units	Percent
Occupied Total	1,088	94.2%
Owner Occupied	949	87.2%
Renter Occupied	139	12.8%
Vacant Total	67	5.8%
For rent	0	0.0%
For Sale	0	0.0%
Seasonal	15	22.4%
For migrant workers	0	0.0%
Other	52	77.6%
Total	1,155	100%

Source: 2023 ACS Tables DP04 & B25004

Value & Rent of Housing Stock

The 2023 ACS provided estimates for owner-occupied housing units in Knowlton Township. According to the data, a plurality of homes in the Township were valued between \$300,000 and \$499,999 (41 percent). Homes worth between \$200,000 and \$299,999 comprised 22.7 percent of the owner-occupied housing units, while only 14.5 percent of homes were estimated to be worth between \$100,000 and \$199,999. An estimated 13.5 percent of homes (128 units) were valued between \$500,000 and \$999,999, while only 4 homes were estimated to be worth more than \$1 million. The median home value estimated in the 2023 ACS was \$320,400. See the table below and chart on the following page for details.

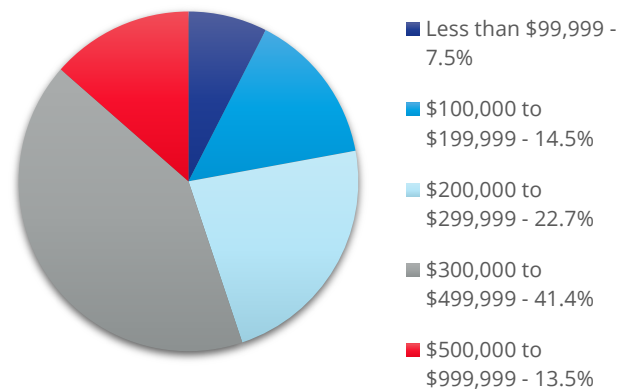
Value of Owner Occupied Units

Value	Number of Units	Percent
Less than \$99,999	71	7.5%
\$100,000 to \$199,999	138	14.5%
\$200,000 to \$299,999	215	22.7%
\$300,000 to \$499,999	393	41.4%
\$500,000 to \$999,999	128	13.5%
\$1,000,000 or more	4	0.4%
Total	949	100%

Median Value \$320,400

Source: 2023 ACS Table DP04

Value of Owner Occupied Units

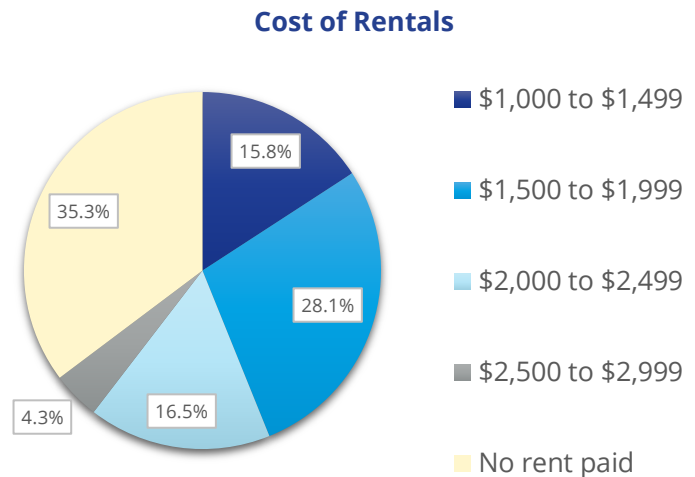


The median rent in the Township was estimated at \$1,795 per the 2023 ACS. Looking at the rent ranges, over 35 percent of the Township's rental units had no rent paid (49 units). Units that cost between \$1,500 and \$1,999 comprised 28 percent of rentals (39 units), while 16.5 percent (23 units) cost between \$2,000 and \$2,499 per month.

Cost of Rentals

Cost	Number of Units	Percent
Less than \$1,000	0	0.0%
\$1,000 to \$1,499	22	15.8%
\$1,500 to \$1,999	39	28.1%
\$2,000 to \$2,499	23	16.5%
\$2,500 to \$2,999	6	4.3%
\$3,000 or more	0	0.0%
No rent paid	49	35.3%
Total	139	100%
Median (in dollars)	\$1,795	

Source: 2023 ACS Table DP04



Condition of Housing Stock

The Census does not classify housing units as standard or substandard, but it can provide an estimate of the substandard housing units that are occupied by low and moderate income households. The Appellate Division upheld COAH's use of three indicators to determine substandard housing in the State. Those three indicators are:

- Houses built before 1970, and which are overcrowded with more than one person per room;
- Homes lacking complete plumbing;
- Homes lacking kitchen facilities.

Most of the Census indicators available at the municipal level indicate a sound housing stock. All homes had complete plumbing and kitchen facilities, while only 11 homes within the Township lack adequate heat.

Condition of Housing Stock

Condition	Number of Units	Percent
Lack of complete plumbing	0	0.00%
Lack of complete kitchen	0	0.00%
Lack of telephone service	0	0.0%
Lack of adequate heat	11	1.0%
Total Occupied Housing Units	1,088	1.01%

Source: 2023 ACS Table DP04

Housing with 1.01 or more persons per room is an index of overcrowding as defined by the U.S. Department of Housing and Urban Development. According to the 2023 ACS, all of the Township's 1,088 occupied housing units contained 1.00 or less persons per room.

Occupants Per Room

Occupants	Number of Units	Percent
1.00 or less	1,088	100.0%
1.01 to 1.50	0	0.0%
1.51 or more	0	0.0%
Total	1,088	100%

Source: 2023 ACS Table DP04

Research has demonstrated that units built 50 or more years ago (i.e. 1975 or earlier) are much more likely to be in substandard condition. Included in the rehabilitation calculation are overcrowded units and dilapidated housing as discussed above.

The table below and bar graph on the following page provide the 2023 ACS estimates for the age of housing units in Knowlton Township. An estimated 439 units, or 38 percent, of the Township's housing stock were constructed prior to 1970 with over 24.8 percent being constructed prior to 1940. Residential development in Knowlton Township boomed during the 1980s and 1990s as an estimated 41.1 percent of the Township's housing stock was constructed during this era. Since 2000, approximately 106 homes have been constructed. See the table and chart below and on the following page for more details.

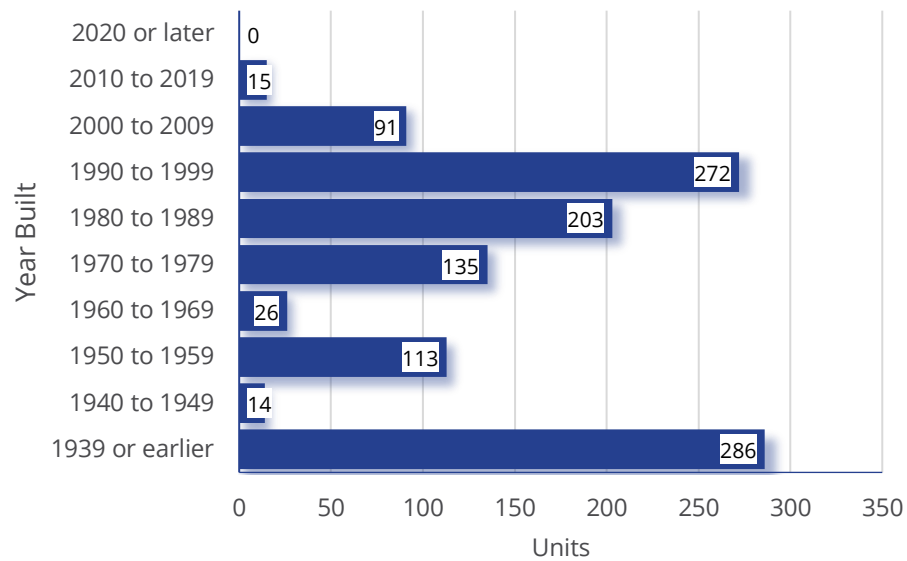
It should be noted that the "2020 or later" line item may be inaccurate. The New Jersey Department of Community Affairs' ("DCA"), Division of Codes and Standards website provides data on building permits, certificates of occupancy, and demolition permits for both residential and non-residential development. We have reviewed the data from the State for 2020 through 2024 and 8 certificates of occupancy have been issued for new residential units since the beginning of 2020. See the tables on page 25 for additional details.

Age of Housing Stock

Year Built	14	Percent
1939 or earlier	286	24.8%
1940 to 1949	14	1.2%
1950 to 1959	113	9.8%
1960 to 1969	26	2.3%
1970 to 1979	135	11.7%
1980 to 1989	203	17.6%
1990 to 1999	272	23.5%
2000 to 2009	91	7.9%
2010 to 2019	15	1.3%
2020 or later	0	0.0%
Total	1,155	100%

Source: 2023 ACS Table DP04

Age of Housing Stock



V. Employment Demographics

The 2023 ACS estimated that Knowlton Township had 1,386 residents over the age of 16 in the workforce. Of those, 1,304 (94.1 percent) were employed, which translates to a 5.9 percent unemployment rate. A majority of workers were private wage and salary worker (70 percent). However, almost 14 percent were workers employed by the government and 10.3 percent were self-employed.

Class of Workers

Class	Workers	Percent
Private wage and salary workers	973	70.2%
Government workers	188	13.6%
Self-employed workers	143	10.3%
Unpaid family workers	0	0.0%
Total employed residents	1,304	94.1%
Total unemployed residents	82	5.9%
Total residents in workforce	1,386	100%

Source: 2023 ACS Table DP03

Occupational Characteristics

The 2023 ACS estimated 507 workers were employed in management, business, arts, & sciences which represents 39 percent of the Township's employed residents. Workers in sales and office fields totaled 21 percent of employed residents, while 15 percent were employed in service jobs.

Occupation of Employed Population

Occupation	Workers	Percent
Management, business, science, & arts	507	38.9%
Service	200	15.3%
Sales & office	269	20.6%
Natural resources, construction, & maintenance	152	11.7%
Production, transportation, & material moving	176	13.5%
Total	1,304	100%

Source: 2023 ACS Table DP03

Employment Projections

NJTPA's Plan 2050 estimates that the number of available jobs in Knowlton Township will decrease from 807 reported in 2015 to 779 in 2050. This represents a decrease of 28 jobs, or an average annual loss of 0.8 jobs annually. However, as detailed in the following section, the New Jersey Department of Labor and Workforce Development estimated a total of 550 jobs in Knowlton

Township in 2023, which is 229 less than projected by NJTPA. Utilizing this number, roughly 8 new jobs would need to be created within the Township each year for the next 27 years.

Employment Projection

Year	Jobs	Change	Percent
2015	807	---	---
2050	779	-28	-3.5%

Source: NJTPA Plan 2050, Appendix E, 2050 Demographic Forecasts,
<https://www.njtpa.org/plan2050>

In-Place Employment by Industry

New Jersey's Department of Labor and Workforce Development ("NJDLWD") is the entity that reports on employment and wages within the State of New Jersey through the Quarterly Census of Employment and Wages ("QCEW"). The latest Municipal Report was completed in 2023. According to the data, there were no private sector jobs within the Township. It should be noted that the Municipal Report redacted data from multiple private-sector industries for not meeting publication standards (construction, manufacturing, retail trade, etc.) The "Private Sector Total" row in the table on the following page provides the totals for the reported data only. However, the 2023 QCEW reported that Knowlton Township had an average of 550 private-sector jobs provided by 71 employers, including the redacted data. Additionally, the QCEW data reflects employment within Knowlton Township, regardless of where the employee lives.

Based on the 2023 QCEW data provided, the health/social industry contained the largest number of jobs in the Borough with an average of 94 jobs (27%). These jobs were provided by 14 employers, which is the largest industry of employers in Knowlton. The accommodations/food industry had seven employers and an average of 84 jobs (24 percent), making it the second largest industry. In the public sector, the 2023 QCEW Municipal Report indicated that there were three federal government employers, which had an average of only ten employees, one state employer with an average of only five jobs, and two local government employers, which had an average of 65 jobs. This included one local government education employer providing an average of 48 jobs. See the table on the following page for data on each industry sector.

Private and Public Sector Employment (2023)

Industry	Establishments		Employees		Annual Wages
	Total	Percent	Total	Percent	
Construction	11	14.3%	60	9.5%	\$71,035
Manufacturing	-	-	-	-	-
Wholesale Trade	-	-	-	-	-
Retail Trade	-	-	-	-	-
Transportation/Warehousing	-	-	-	-	-
Information	-	-	-	-	-
Finance/Insurance	-	-	-	-	-
Real Estate	-	-	-	-	-
Professional/Technical	-	-	-	-	-
Admin/Waste Remediation	-	-	-	-	-
Health/Social	14	18.2%	94	14.9%	\$53,873
Accommodations/Food	7	9.1%	84	13.3%	\$17,956
Other Services	6	7.8%	27	4.3%	\$22,175
Unclassified	3	3.9%	2	0.3%	\$26,791
Private Sector Total	71	92%	550	87%	\$51,220
Federal Government	3	3.9%	10	1.6%	\$68,162
State Government	1	1.3%	5	0.8%	\$84,574
Local Government	2	2.6%	65	10.3%	\$49,032
Local Government Education	1	1.3%	48	7.6%	\$56,766
Public Sector Total	6	8%	80	13%	\$64,634

Source: The table values above are sourced from the NJDLWD's QCEW 2023 Municipal Report. It is noted that this Report has redacted multiple private sector industries for not meeting the publication standard.

Travel Time to Work

The 2023 ACS collected data regarding employed resident's commute time. The most common commute time was between 60 and 64 minutes, which was made by 168 workers (15.3 percent). A commute between 45 and 59 minutes followed with 158 workers (14.4 percent). Rounding off the top three was a commute of 30 to 34 minutes, which was reported by 134 workers (12.2 percent). The mean travel time was estimated at 35.2 minutes. It should be noted that 43 workers (3.9 percent) reported a commute of more than one and a half hours. Additionally, 144 workers, or 11.5 percent of the Township's employed residents, reported working from home. See the table below for additional details.

Commute Time

Travel Time (minutes)	Workers	Percent
Less than 5	19	1.7%
5 to 9	52	4.7%
10 to 14	106	9.7%
15 to 19	133	12.1%
20 to 24	92	8.4%
25 to 29	84	7.7%
30 to 34	134	12.2%
35 to 39	28	2.6%
40 to 44	81	7.4%
45 to 59	158	14.4%
60 to 89	168	15.3%
90 or more	43	3.9%
Total	1,098	100.0%

Source: 2023 ACS Table B08303

VI. Projection of Housing Stock

As per the MLUL, specifically N.J.S.A. 52:27D-310, a housing element must contain a projection of the municipality's housing stock, including the probable future construction of low- and moderate-income 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.

The DCA Division of Codes and Standards website provides data on building permits, certificates of occupancy, and demolition permits for both residential and non-residential development through the New Jersey Construction Reporter. This database contains permit and certificate of occupancy information that is submitted by municipal construction officials across the State each month. The Construction Reporter has information dating back to 2000, which can be used to show the Township's historic development trends. However, data from 2013 and onward was reviewed to determine more recent trends.

As shown in the table below, the issuance of residential certificates of varies from year to year in the Knowlton Township. From 2013 to 2016, eight certificates of occupancy were issued, while none were issued between 2017 and 2018. From 2019 to 2022, nine certificates of occupancy were issued. From 2023 to 2024, it is estimated that only 2 certificates were issued. Since 2013, a total of 15 demolition permits were issued, which equates to a net development of 4 residential units.

Historic Trend of Residential Certificates of Occupancy & Demolition Permits (2013-2024)

	'13	'14	'15	'16	'17	'18	'19	'20	'21	'22	'23	'24	Total
COs Issued	1	2	2	3	0	0	3	2	2	2	0	2	19
Demolitions	2	0	3	2	1	1	3	1	0	0	0	2	15
Net Development	-1	2	-1	1	-1	-1	0	1	2	2	0	NR	4

Source: NJDCA, Construction Reporter - Housing Units Certified and Demolition Permits, Yearly Summary Data

Projecting into the future for the Fourth Round period, the Township anticipates minimal residential development in continuation of the historic trends. Approximately one new unit every four years can be expected.

VII. Capacity for Fair Share

This chapter of the HEFSP provides the following information as required:

- The Township's capacity to accommodate its housing needs.
- A consideration of the lands that are most appropriate for 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.
- Lands of developers who have expressed a commitment to provide low and moderate income housing.
- The location and capacities of existing and proposed water and sewer lines and facilities relevant to the proposed affordable housing sites.

Land Capacity

The ability to accommodate Knowlton Township's present and prospective affordable housing needs is determined by three components – available land, water capacity and sewer capacity. Land development is limited by environmental constraints, such as wetlands, flood plains, easements (conservation, sewer, water, power utility, etc.), parcel size and municipal regulations.

Knowlton Township conducted a vacant land analysis to identify vacant and developable properties remaining in the Township that may be suitable for affordable housing development. The study found that there are no developable lands within the sewer service area that could be developed with inclusionary housing projects to produce affordable housing.

Due to the rural and environmentally sensitive nature of the Township, no other suitable lands have been identified as having a realistic development potential to provide affordable housing due to the lack of public water and wastewater services, as discussed below.

Utility Capacity

Wastewater

The Knowlton Township Wastewater Management Plan was adopted by NJDEP on May 22, 2009. The Township subsequently prepared a Future Wastewater Service Area Map, pursuant to P.L.2011, c. 203, which was adopted by NJDEP on December 17, 2013. The Township submitted a draft WMP to NJDEP in May 2016, which has not yet been adopted.

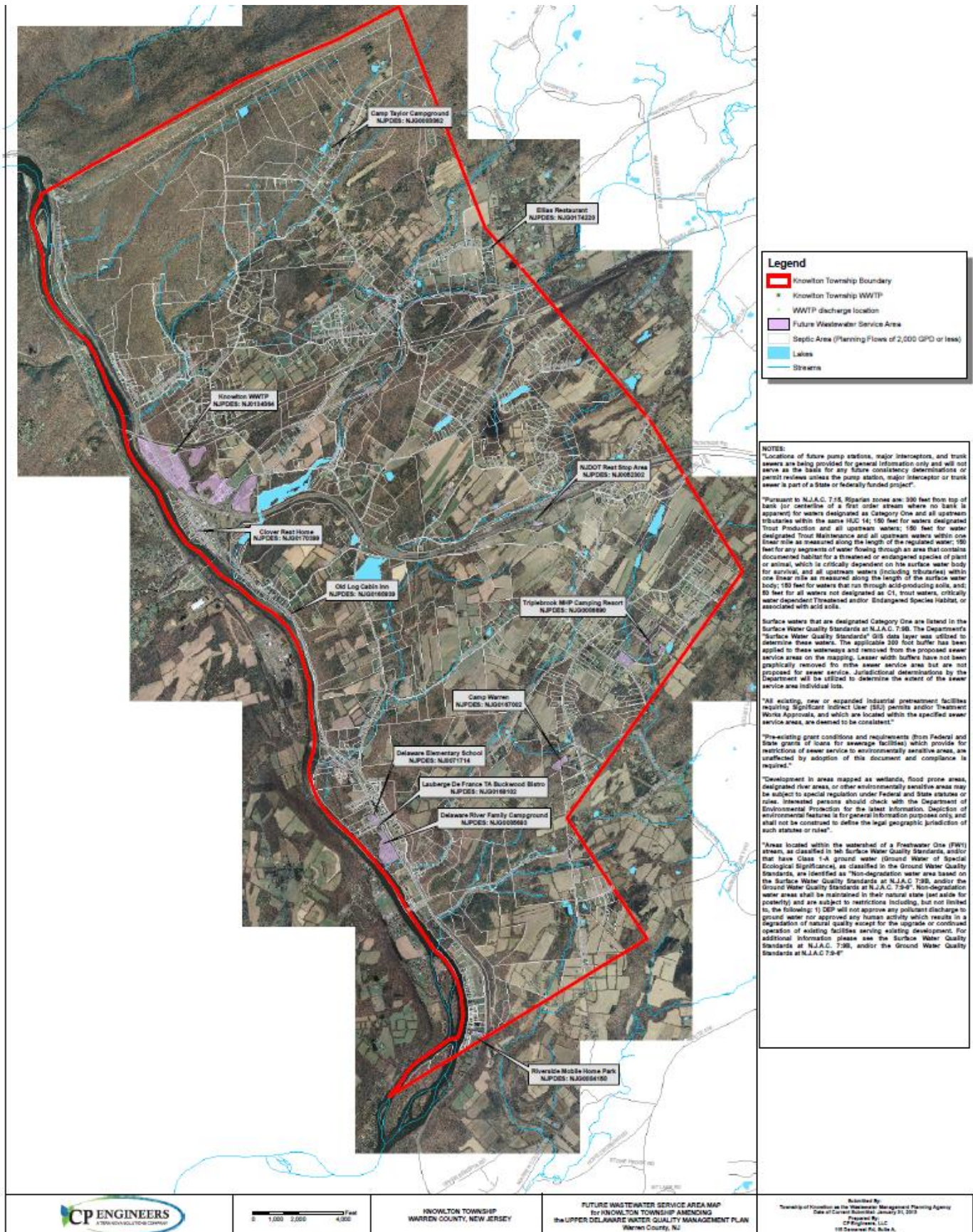
The Township of Knowlton is unique in that the sewer service areas within the Township are mainly onsite discharges to groundwater with their own permitted flows. There is a treatment plant on the western side of township named, "Knowlton Township Wastewater Treatment Plant (WTP)". The wastewater facility was approved in 1999 to supply up to 100,000 GPD of capacity to be built in two phases of 50,000 GPD each and was built to serve Knowlton's commercial/industrial development zone, which was experiencing failing septic systems at the pre-existing truck stop and adjacent food service businesses. The treatment plant discharges to ground water with a permitted flow of 0.14 million gallons per day (MGD). The plant is intended to support the C-2 Commercial District and Planned Commercial Development along Interstate 80. The 2016 draft WMP indicates that the Knowlton WTP would need to expand to accommodate 2.06 MGD in additional wastewater flow that could result from potential commercial development at full build-out of the C-2 District. Residential uses are not permitted to connect to the Knowlton WTP.

Other sewer service areas are onsite septic systems that discharge more than 2,000 gallons per day, regulated by the NJDEP under the New Jersey Pollution Discharge Elimination System (NJPDES). These onsite septic systems are for restaurants, schools, and campsites.

The vast majority of properties in Knowlton Township, including many properties within the sewer service area, are served by on-site septic systems. Pursuant to the NJDEP Wastewater Management Planning Rules (N.J.A.C. 7:15), where individual subsurface sewage disposal systems will be utilized, the proposed development must not exceed the 2.0 mg/L nitrate planning standard. NJDEP estimates indicate that the residential density required to comply with the 2.0 mg/L standard in Knowlton Township would be between 4.7 and 4.9 acres per dwelling unit, depending on the watershed area in which the parcel is located. These densities are not suitable to support multi-family housing developments.

Water

There is no public water service in Knowlton Township. Properties are served by individual wells.



Appropriate Locations for Affordable Housing

There are no vacant and developable properties within the sewer service area that could be suitable or appropriate for the construction of low- and moderate-income.

Existing structures appropriate for conversion to affordable housing may include ranch-style homes, which may be cost effective to buy and convert to an alternative living arrangement. As for structures suitable for rehabilitation, according to the Rehabilitation Obligation, 100 homes within the Township are in need of a major system repair (e.g. roof, electric, plumbing, etc.).

Potential Affordable Housing Developers

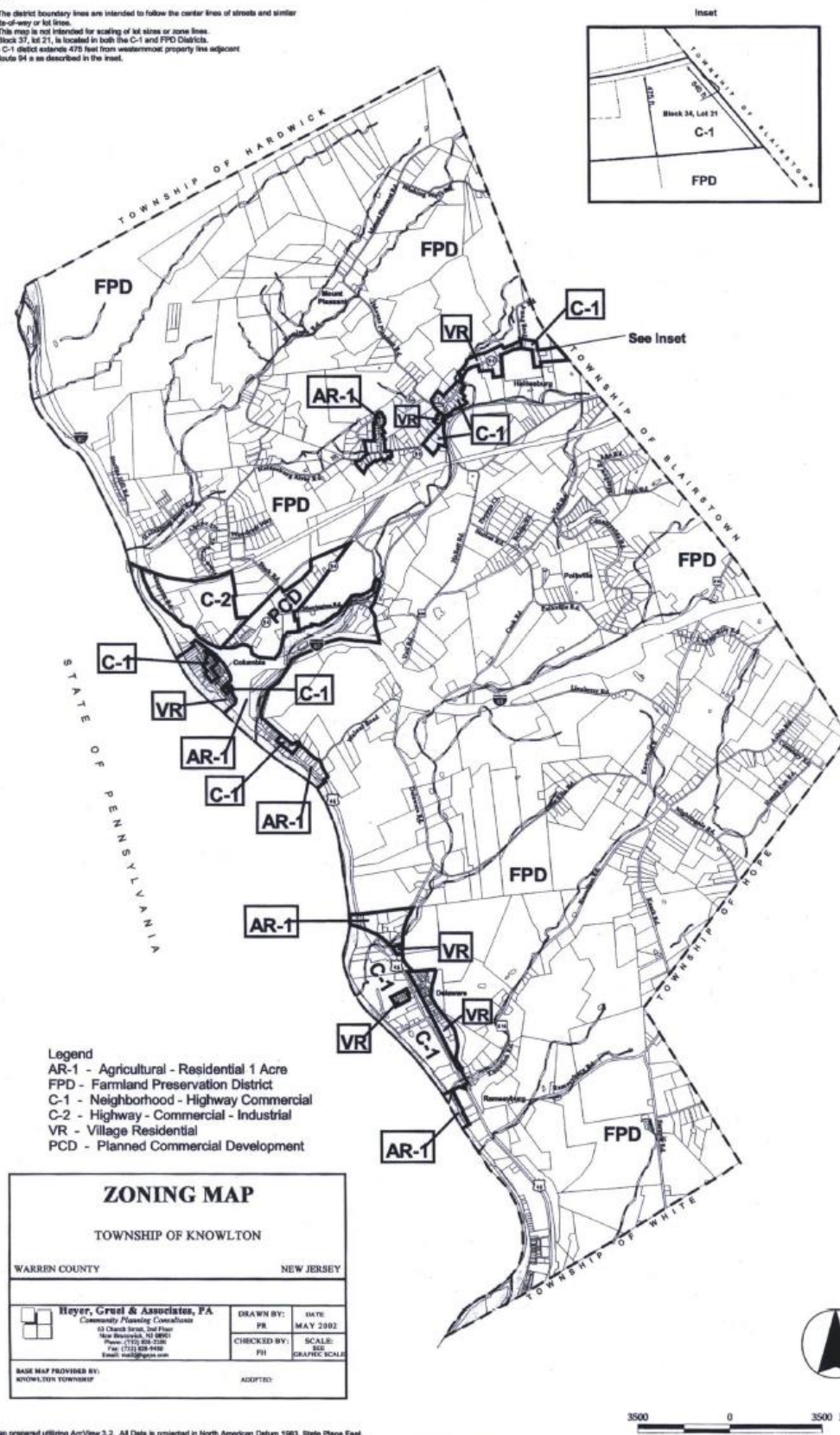
No developers have expressed an interest to provide affordable housing in Knowlton Township.

Anticipated Development Patterns

Development patterns within Knowlton Township are anticipated to follow the established zoning. (See the Zoning Map below)

Notes:

1. The district boundary lines are intended to follow the center lines of streets and similar rights-of-way or lot lines.
2. This map is not intended for scaling of lot sizes or zone lines.
3. Block 37, lot 21, is located in both the C-1 and FPD Districts. The C-1 district extends 470 feet from westernmost property line adjacent to Route 94 as described in the inset.



State Development & Redevelopment Plan Consistency

P.L. 2024, c.2 amended the Fair Housing Act to include a new requirement for housing elements. NJSA 52:27D-310i. reads "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 Draft State Development and Redevelopment Plan was approved by the State Planning Commission ("SPC") on December 4, 2024, and was released on December 6, 2024. The Office of Planning Advocacy ("OPA") conducted public hearings in each of New Jersey's 21 Counties between February 12, 2025 and April 16, 2025. Municipalities are tasked with completing Cross-Acceptance Response Template forms to determine a municipality's consistency with the Draft State Plan. The OPA anticipates collecting all Cross-Acceptance Response Template forms in the Summer of 2025. During this time, the OPA is accepting comments on the Draft Plan. The OPA anticipates releasing a Final Draft Plan and holding six additional public hearings in the Summer/Fall of 2025. The expected adoption of the Final Plan by the SPC is anticipated to be in the Winter of 2025.

As the document is draft, the Township cannot opine on consistency until the final version is adopted. Knowlton Township has not received guidance from the State Planning Commission concerning water, wastewater, or multi-modal transportation.

Multigenerational Family Continuity Evaluation

P.L. 2024, c.2 amended various aspects of the Fair Housing Act. These amendments modified the mandatory components of a municipality's housing element. NJSA 52:27D-310g. has been added, which states "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)"

P.L. 2021, c.273 took effect on November 8, 2021. The law established the Multigenerational Family Housing Continuity Commission, which consists of a body of nine members. The duties of the Commission include the preparation and adoption of recommendations on how State government, local government, community organizations, private entities, and community members may most effectively advance the goal of enabling senior citizens to reside at the homes of their extended families, thereby preserving and enhancing multigenerational family continuity, through the modification of State and local laws and policies in the areas of housing, land use planning, parking and streetscape planning, and other relevant areas. The Law requires the Commission to report annually to the Governor on its activities, findings, and recommendations, if any, for State and local government. The Department of Community Affairs ("DCA") is required to provide staff services as may be needed for the Commission to carry out its responsibilities, including assembly of necessary information and statistics, and preparation of draft reports, analyses, and recommendations.

The State of New Jersey's website was reviewed on March 18, 2025. A search of the website revealed no webpage for the Multigenerational Family Housing Continuity Commission. As DCA is required to provide staff and research for the Commission, DCA's website was reviewed on March 18, 2025. DCA's website is silent regarding the Commission, its annual required reports, studies, and/or recommendations. Without recommendations from the Commission, Knowlton Township is unable to conduct an analysis of its ordinances and other local factors. Despite the absence of

recommendations, it should be noted that there is nothing in Knowlton Township's zoning ordinance that prohibits senior citizens from residing at the home of their extended families.

FAIR SHARE PLAN

VIII. Required Content of Fair Share Plan

The Fair Share Plan contains the following information:

- Description of existing credits intended to satisfy the obligation;
- Description of mechanisms that will be used to meet any outstanding obligation; and
- An implementation schedule that sets forth a detailed timetable for units to be provided.

In adopting its housing element, a municipality may provide for its fair share of low- and moderate-income housing by means of any technique or combination of techniques that provide a realistic opportunity for the provision of the fair share. As per N.J.A.C. 5:93, these potential techniques include but are not limited to:

- Rehabilitation of existing substandard housing units;
- ECHO units (as a Rehabilitation credit);
- Municipally-sponsored and 100% affordable developments;
- Zoning for inclusionary development;
- Alternative living arrangements;
- Accessory apartment program;
- Purchase of existing homes;
- Write-down/buy-down programs; and
- Assisted living residences.

Regional Income Limits

Dwelling units are affordable to low and moderate income households if the maximum sales price or rental cost is within their ability to pay such costs, based on a specific formula. The State historically provided income limits based upon the median gross household income of the affordable housing region in which the household is located. A moderate income household is one with a gross household income equal to or more than 50 percent, but less than 80 percent, of the median gross regional household income. A low income household is one with a gross household income equal to 50 percent or less of the median gross regional household income. Very-low income households are those with a gross household income equal to 30 percent or less of the median gross household income. Knowlton Township is located in Region 2, which contains Essex, Morris, Union, and Warren Counties.

Using the Affordable Housing Professionals of New Jersey's latest chart on the regional income limits for Housing Region 2 in 2024, a four-person moderate income household is capped at \$103,533. Two-person moderate income households are capped at \$82,826, while two-person households could make up to \$51,766 to be considered a low-income household. The table on the following page provides the median, moderate, low, and very-low income limits for one-, two-, three-, and four-person households in Region 2.³

³ In October 2018, Judge Miller signed a vicinage wide income limits order applying to all of the 60 or so municipalities with cases in Somerset, Hunterdon, and Warren Counties. All of these municipalities can now utilize the most current income limits available as it applies both to towns that have settled and those that have not and reserves all rights on the methodology.

2024 Regional Income Limits (Region 2)

Income	Household Size			
	1 Person	2 Person	3 Person	4 Person
Median	\$90,591	\$103,533	\$116,475	\$129,416
Moderate	\$72,473	\$82,826	\$93,180	\$103,533
Low	\$45,296	\$51,766	\$58,237	\$64,708
Very-Low	\$27,177	\$31,060	\$34,942	\$38,825

Source: https://ahpnj.org/member_docs/Income_Limits_2024_FINAL.pdf

IX. Affordable Housing Obligation

This chapter outlines the four-part affordable housing obligation Knowlton has been assigned.

Present Need (Rehabilitation Obligation) | 4 units

Knowlton Township accepted DCA's rehabilitation obligation of 4 units for the Fourth Round.

Prior Round Obligation | 14 units

The Mount Laurel IV Supreme Court decision directed municipalities to use the Prior Round Obligation that COAH established in 1993, which was 14 units for Knowlton Township.

Third Round Obligation | 32 units

In accordance with the Settlement Agreement with the Fair Share Housing Center, Knowlton Township has a Third Round Obligation of 32 affordable units to be addressed. This obligation was calculated by David N. Kinsey, PhD, FAICP, P.P. in his July 22, 2016 report "New Jersey Fair Share Housing Obligations for 1999-2025 (Third Round) Under Mount Laurel IV," prepared on behalf of the FSHC.

Fourth Round Obligation | 32 units

As indicated in the March 25, 2025 Court Order setting the Fourth Round obligations, Knowlton Township's Fourth Round prospective need obligation is 32 units.

X. Mechanisms & Credits

This chapter provides the existing and proposed mechanisms and credits for each of the four affordable housing obligations.

Rehabilitation Credits

Rehabilitation must occur within the affordable housing round to count for credit. Since the Fourth Round period has not commenced, there are no existing units from WCHRP eligible for credits during the 2025 to 2035 period.

1. Warren County Housing Rehabilitation Program (“WCHRP”)

Warren County has a Housing Rehabilitation Program (“WCHRP”) for qualified low and moderate-income households that gives homeowners money to fix major systems (such as roofs, heating, structural, well, septic, etc.) of their home. In return for the rehabilitation money, the house must have a lien with 99-year affordability controls placed on the property. Knowlton Township has historically participated in the WCHRP, and the Township also has its own rehabilitation program funded through a Small Cities grant.

Knowlton Township intends to continue to encourage residents to utilize the existing Warren County Housing Program to rehabilitate homes.

In the case of a shortfall of funds for rehabilitation, Knowlton Township will apply for a Small Cities/CBDG Grant, available through the NJ Department of Community Affairs. The grant’s purpose is to rehabilitate homes and encourage the construction of affordable housing. Other eligible costs include activities that support an affordable housing development, such as site assemblage, engineering, infrastructure improvements, and utilities hook ups.

2. Knowlton Township Housing Rehabilitation Program

The Township currently has an active rehabilitation program funded through a Small Cities grant. Through this program and continued partnership in the Warren County program, the Township will meet its remaining 4-unit obligation. The rehabilitation program is administered in accordance with NJAC 5:94-4.3.

Prior Round Credits

The Township proposes to address its 14-unit Prior Round obligation through the application of existing credits. All of the Prior Round credits are non-age restricted rental units as shown in the table below:

PRIOR ROUND CREDITS						
Project Name /Development	Year	Type of Affordable Unit	# Units / Bedrooms	Bonus Type	Bonus Credits	Total Credits
Fred Bauer Apts. 116 Hainesburg Road	2006	Family Rental	4	Rental	4	8
ARC of Warren County	2007	S/SN Housing	6		0	6
Totals			10		4	14

Third Round Credits

Knowlton Township plans to address its 32-unit Third Round obligation with a total of 24 units and 8 rental bonuses. The units include 9 proposed market-to-affordable units, 1 existing 100% affordable rental unit at 60 Knowlton Road, 6 units from a gut rehabilitation project, and 8 units through an accessory apartment program.

Existing Credits

1. *60 Knowlton Road:*

A municipally sponsored single (1) rental unit available to families, with 10-year affordability controls becoming initially effective on April 4, 2003.

Proposed Credits

2. *Market-to-Affordable Program:*

The Township proposes to create a total of nine (9) units through its market to affordable program. This program was approved by COAH for 10 units through its certification of the Township's 2008 Third Round Plan. The Township must complete the agreements with the owners prior to securing credit for these specific units. The sites proposed for this program include:

- 8 Clinton Street: Proposed in the Settlement Agreement for four (4) units. The site was also identified in the 2008 HEFSP as a candidate for the market-to-affordable program.
- 468 Route 94: Proposed in the Settlement Agreement as a one (1) unit market-to-affordable site. It was not previously identified in the 2008 HEFSP.
- Conversion Apartments in the VR Zone: The Township intends to permit the creation of dwelling units within already existing structures. The Township will utilize the market-to-affordable program to fulfill the remaining four (4) credits.

3. *Gut Rehabilitation Program:*

The Township proposes to create 6 new family-rental units through continued operation of its municipal gut-rehabilitation program.

4. *Accessory Apartment Program:*

The Township proposes to continue to operate its accessory apartment program to create 8 affordable accessory apartment units. The program was proposed in the COAH-certified 2008 HEFSP.

THIRD ROUND MECHANISMS					
Project	Type	Status	Units	Bonus	Total
60 Knowlton Road – Family Rental	100% Affordable	Existing	1	1	2
Gut Rehabilitation – Family Rental	Gut Rehabilitation	Proposed	6	2	8
468 Route 94 – Family Rental	Market to Affordable	Proposed	1	1	2
8 Clinton Street – Family Rental	Market to Affordable	Proposed	4	4	8
VR Conversions	Market to Affordable	Proposed	4	0	4
Accessory Apartments – Family Rental	Accessory Apartments	Proposed	8	0	8
TOTAL			24	8	32

Fourth Round Mechanisms & Credits

The Township of Knowlton does not have any existing or proposed mechanism that would provide a realistic opportunity to produce affordable housing units during the Fourth Round period from 2025 to 2035.

Durational Adjustment – Lack of Water and Sewer

The Amended Fair Housing Act (N.J.S.A. 52:27D-307(c)(2)g), and COAH's Second Round rules (N.J.A.C. 5:93-4.3) permit a municipality to seek a "Durational Adjustment" to have all or part of its affordable housing obligation deferred if it can demonstrate a lack of appropriate water or sewer infrastructure to serve the new housing units that would be required.

As discussed in Chapter VII, the Township is a rural community with very low density development patterns and no public utility infrastructure. There is a small sewer service area serving the commercial development at the I-80 interchange. Otherwise, the only option is to treat wastewater on site either through subsurface septic disposal systems or through NJPDES permits to discharge to groundwater greater than 2,000 GPD. There is also no public water system in Knowlton Township.

As discussed in greater detail in Chapter X, Knowlton Township only has 14 existing credits towards the Prior Round obligation and 1 existing credit towards the Third Round obligation, for a total of 15 existing credits. The Township planned to meet the remainder of the Third Round obligation with a proposed market-to-affordable program, a gut rehabilitation program, and an accessory apartment program. However, to date, none of those programs have yielded any credits. Therefore, the Township of Knowlton has 15 units of credit available to apply to its cumulative Prospective Need obligation of 78 units (14 Prior Round + 32 Third Round + 32 Fourth Round = 78). The remaining 63 units remain unanswered at this time.

As permitted by N.J.A.C. 5:93-4.3, when a community has sufficient land, but insufficient water and/or sewer to support inclusionary development, each possible site for inclusionary development shall be reviewed to determine if it is realistic for the site to receive the required water and/or sewer during the period of substantive certification. If a site is likely to receive water and/or sewer during the period of substantive certification, it shall be required to be rezoned for inclusionary development. Any site that is unlikely to receive water and/or sewer during the period of substantive certification, shall not require inclusionary zoning, but may require overlay zoning requiring inclusionary development (if water and sewer become available) and/or the imposition of a

development fee consistent with N.J.A.C. 5:93-8. Since Knowlton Township does not have a regional water system or wastewater treatment plant suitable or capable of servicing an affordable housing development, the Township does not believe there are any sites that would realistically receive public water and sewer services within the Fourth Round period.

The lack of adequate capacity, in and of itself, shall constitute a durational adjustment of the municipal housing obligation. The requirement to address the municipal housing obligation shall be deferred until adequate water and/or sewer are made available. In order to provide water and/or sewer on sites that are realistic for inclusionary development, Knowlton Township agrees to adhere to the following:

1. Notwithstanding the lack of adequate water and/or sewer at the time a municipality petitions for substantive certification, the municipality shall reserve and set aside new water and/or sewer capacity, when it becomes available, for low and moderate income housing, on a priority basis.
2. Municipal officials shall endorse all applications to the DEP or its agent to provide water and/or sewer capacity.
3. Where the DEP or its designated agent approves a proposal to provide infrastructure to a site for the development of low and moderate income housing identified in the housing element, the municipality shall permit such development.
4. Where a municipality has designated sites for low and moderate income housing that lack adequate water and/or sewer and where the DEP or its designated agent approves a proposal to provide water and/or sewer to a site other than those designated for the development of low and moderate income housing in the housing element, the municipality shall amend its Housing Element & Fair Share Housing Ordinance to permit development of such site for low- and moderate-income housing. The amended ordinance shall be submitted to the DCA and/or the Court within 90 days of the site's approval by the DEP. These requirements may be waived when it determines that the municipality has a plan that will provide water and/or sewer to sufficient sites to address the municipal housing obligation within the substantive certification period.

In conclusion, the Township currently has a lack of public sanitary sewer and water infrastructure to create a realistic opportunity for the development of affordable housing. With a total of 15 existing credits and bonuses available towards the cumulative Prospective Need obligation of 78 units Knowlton Township is seeking Court approval for a durational adjustment of its remaining cumulative Prospective Need obligation of 63 units.

XI. Appendix

FILED

March 25, 2025

HUNTERDON COUNTY SUPERIOR COURT

WILLIAM G. MENNEN, J.S.C.

PREPARED BY THE COURT:

**IN THE MATTER OF THE
DECLARATORY JUDGMENT
ACTION OF THE TOWNSHIP
OF KNOWLTON, WARREN
COUNTY PURSUANT TO P.L.
2024, CHAPTER 2**

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION – CIVIL PART
WARREN COUNTY
DOCKET NO. WRN-L-52-25

Civil Action

**ORDER FIXING MUNICIPAL
OBLIGATIONS FOR “PRESENT NEED”
AND “PROSPECTIVE NEED” FOR THE
FOURTH ROUND HOUSING CYCLE**

THIS MATTER, having come before the Court on its own motion, *sua sponte*, on the Complaint for Declaratory Judgment filed on January 28, 2025 (“DJ Complaint”) by the Petitioner, **TOWNSHIP OF KNOWLTON** (“Petitioner” or “Municipality”), pursuant to N.J.S.A. 52:27D-304.2, -304.3, and -304.1(f)(1)(c) of the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301, *et seq.* (collectively, the “FHA”), and in accordance with Section II.A of Administrative Directive #14-24 (“Directive #14-24”) of the Affordable Housing Dispute Resolution Program (the “Program”), seeking a certification of compliance with the FHA;

AND IT APPEARING, that on October 18, 2024, pursuant to the FHA (as amended), the New Jersey Department of Community Affairs (“DCA”) issued its report entitled *Affordable Housing Obligations for 2025-2035 (Fourth Round)*,¹ therein setting forth the present need and prospective need obligations of all New Jersey municipalities for the Fourth Round housing cycle (the “DCA’s Fourth Round Report”);

¹ See https://nj.gov/dca/dlps/pdf/FourthRoundCalculation_Methodology.pdf

AND IT APPEARING that, pursuant to the DCA's Fourth Round Report, the **present** need obligation of the Petitioner has been calculated and reported as **4** affordable units, and its **prospective need** obligation of the Petitioner has been calculated and reported as **32** affordable units, and which calculations have been deemed presumptively valid for purposes of the FHA;

AND THE COURT, having determined that no interested party has filed a challenge to the Petitioner's DJ Complaint by way of an Answer thereto as provided for and in accordance with Section II.B of Directive #14-24 of the Program;

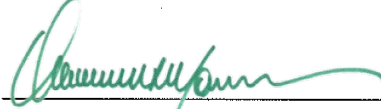
AND THE COURT, having found and determined, therefore, that the present need and prospective need affordable housing obligations of the Petitioner for the Fourth Round housing cycle as calculated and reported in the DCA's Fourth Round Report have been committed to by the Petitioner and are uncontested, and for good cause having otherwise been shown:

IT IS, THEREFORE, on this **25th** day of **MARCH 2025 ORDERED AND ADJUDGED** as follows:

1. That the present need obligation of the Municipality, be, and hereby is fixed as **four (4)** affordable units for the Fourth Round housing cycle.
2. That the prospective need obligation of the Municipality, be, and hereby is fixed as **thirty-two (32)** affordable units for the Fourth Round Housing cycle; and
3. That the Petitioner is hereby authorized to proceed with preparation and adoption of its proposed Housing Element and Fair Share Plan for the Fourth Round, incorporating therein the present need and prospective need allocations aforesaid (and which plan shall include the elements set forth in the "Addendum" attached to Directive #14-24), by or before June 30, 2025, as provided for and in accordance with Section III.A of Directive #14-24, and without further delay.

IT IS FURTHER ORDERED, that a copy of this Order shall be deemed served
on the Petitioner and Petitioner's counsel.

SO ORDERED:



Hon. William G. Mennen, J.S.C.

Designated Mt. Laurel Judge – Vicinage 13

☒ Uncontested.

RESOLUTION

**RESOLUTION ADOPTING THE
2025 FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN**

KNOWLTON TOWNSHIP LAND USE BOARD, WARREN COUNTY, NEW JERSEY

WHEREAS, on March 20, 2024, Governor Murphy signed P.L.2024, c.2. into law, establishing a new framework for determining and enforcing municipalities' affordable housing obligations under the New Jersey Supreme Court's Mount Laurel doctrine and the New Jersey Fair Housing Act (the "FHA") (N.J.S.A. 52:27D-301 et al.); and

WHEREAS, pursuant to N.J.S.A. 52:27D-304.1(f)(1)(b), each municipality must adopt a binding resolution no later than January 31, 2025 determining its present and prospective fair share obligation for the Fourth Round; and

WHEREAS, pursuant to Administrative Directive #14-24 issued by the Administrative Office of the Courts on December 13, 2024, "[a] municipality seeking a certification of compliance with the [Fair Housing Act] shall file an action in the form of a declaratory judgment complaint and Civil Case Information Statement (Civil CIS) in the county in which the municipality is located" within 48 hours of adopting the municipal resolution of fair share obligations; and

WHEREAS, the Knowlton Township Committee (the "Committee") adopted Resolution No. 2025-22 on January 27, 2025 identifying its present and prospective fair share obligation for the Fourth Round: as follows:

Present Need: 4

Prospective Need: 32; and

WHEREAS, Knowlton Township (the "Township") filed a Complaint for Declaratory Judgement, captioned *IMO Knowlton Township*, Docket No. WRN-L-52-25 on January 28, 2025 identifying its present and prospective fair share obligation for the Fourth Round as set forth above and committing to adopting and submitting a fourth round housing element and fair share plan as required by the FHA; and

WHEREAS, the FHA now requires, among other actions, that municipalities submit an adopted housing element in fair share plan on or before June 30, 2025; and

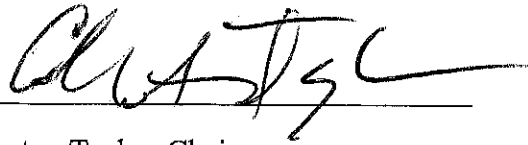
WHEREAS, on March 25, 2025, the Hon. William G. Mennen, J.S.C. issued an order confirming the Township's identified affordable housing obligations and authorizing the Township to proceed with preparation and adoption of a fourth round housing plan by June 30, 2025; and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Knowlton Township Land Use Board (the "Board") held a public hearing on the 2025 Fourth Round Housing Element and Fair Share Plan ("HEFSP") on June 24, 2025 during which the Fourth Round Affordable Housing Plan was presented to the public and Board, and opportunity for comments and questions were provided; and

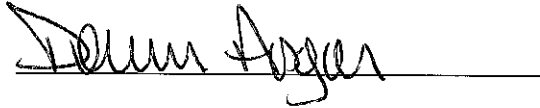
WHEREAS, upon the conclusion of the public hearing, the Board determined that the proposed 2025 Fourth Round Housing Plan Element and Fair Share Plan is consistent with the goals and objectives of the Master Plan of the Township of Knowlton, will guide the use of lands in the municipality in a manner which protects public health and safety and promotes the general welfare in accordance with N.J.S.A. 40:55D-28, and is designed to access to affordable housing to meet present and prospective housing needs in accordance with N.J.S.A. 52:27D-310;

NOW, THEREFORE, BE IT RESOLVED, by the Knowlton Township Land Use Board as follows:

1. The Board hereby approves and adopts the Fourth Round Housing Element and Fair Share Plan ("HEFSP") in substantially the same form as attached hereto.
2. The Township Planner and Township Attorney are authorized to correct any typographical or grammatical errors in the HEFSP.
3. The Board Secretary shall publish notice of the adoption of this resolution and the HEFSP in the official newspaper of the Board.
4. The Board Secretary shall also transmit a copy of this resolution and the adopted plan to the Township Clerk and Committee.
5. The Board Secretary shall provide a copy of this resolution and the adopted plan to the Warren County Planning Board and New Jersey Office of Planning Advocacy, in accordance with N.J.S.A. 40:55D-13.
6. The Township Attorney is authorized to take all actions required by the FHA, including filing a copy of this Resolution and adopted HEFSP with the Superior Court.

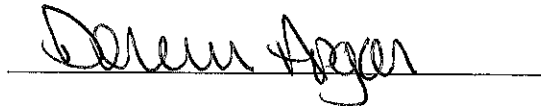
A handwritten signature in black ink, appearing to read 'Clayton Taylor', written over a horizontal line.

Clayton Taylor, Chairman

A handwritten signature in black ink, appearing to read 'Doreen Apgar', written over a horizontal line.

Doreen Apgar, Secretary

I hereby certify the above to be a true copy of the Resolution adopted by the Knowlton Township Land Use Board at its regular meeting on June 24, 2025, and further certify that same is a true memorialization of the Official Action taken by the said Board at its regular meeting on June 24, 2025.

A handwritten signature in black ink, appearing to read 'Doreen Apgar', written over a horizontal line.

Doreen Apgar, Secretary