

NOTICE OF INTRODUCTION AND PUBLIC HEARING

**KNOWLTON TOWNSHIP
COUNTY OF WARREN, STATE OF NEW JERSEY**

ORDINANCE NO. 26-03

**AN ORDINANCE REPEALING AND REPLACING SECTION 11-152.1 OF THE
TOWNSHIP CODE ENTITLED "DEVELOPMENT FEES FOR AFFORDABLE
HOUSING."**

NOTICE IS HEREBY GIVEN that the foregoing Ordinance was introduced and passed on first reading at a meeting of the Township Committee of the Township of Knowlton, County of Warren, State of New Jersey, held on February 23, 2026.

FURTHER NOTICE IS HEREBY GIVEN that said Ordinance will be considered for final passage and adoption after public hearing at a regular meeting of the Township Committee to be held on March 12, 2026, at 7:00 p.m., or as soon thereafter as the matter may be heard, at the Knowlton Township Municipal Building, 628 Route 94, Columbia, New Jersey 07832.

All persons interested will be given an opportunity to be heard concerning said Ordinance at the time and place aforesaid. The Ordinance is available for public inspection in the Office of the Township Clerk during regular business hours.

A summary of the Ordinance is as follows:

Ordinance No. 26-03 repeals and replaces Section 11-152.1 of the Knowlton Township Code, entitled "Development Fees for Affordable Housing." The Ordinance establishes standards for the collection, maintenance, and expenditure of development fees consistent with the amended Fair Housing Act (P.L.2024, c.2), N.J.A.C. 5:99, and the Statewide Non-Residential Development Fee Act (N.J.S.A. 40:55D-8.1 through 8.7). The Ordinance sets residential development fees at 1.5 percent of equalized assessed value (with a bonus fee of 6.0 percent for density variances), and non-residential development fees at 2.5 percent of equalized assessed value. The Ordinance further establishes procedures for collection, appeals, and administration of the Municipal Affordable Housing Trust Fund, and governs the use and monitoring of funds collected. The adoption of this Ordinance is required as a condition of the Township's Consent Order with Fair Share Housing Center, dated January 16, 2026, approving the Township's Fourth Round Housing Element and Fair Share Plan.

Kristin Shipps, RMC
Township Clerk
Township of Knowlton