

**NOTICE OF INTRODUCTION AND PUBLIC HEARING**

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

**ORDINANCE NO. 26-04**

**AN ORDINANCE REPEALING AND REPLACING ARTICLE 53 OF THE TOWNSHIP CODE ENTITLED "AFFORDABLE HOUSING REGULATIONS" TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT (FHA) AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS (UHAC) REGARDING COMPLIANCE WITH THE TOWNSHIP'S AFFORDABLE HOUSING OBLIGATIONS.**

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. 26-04 repeals and replaces Article 53 of the Knowlton Township Code, entitled "Affordable Housing Regulations," and shall be known as the "Knowlton Township Fourth Round Affordable Housing Ordinance." The Ordinance establishes comprehensive regulations governing very low-, low-, and moderate-income housing units in Knowlton Township, consistent with P.L. 2024, Chapter 2, the amended Fair Housing Act (N.J.S.A. 52:27D-301 et seq.), N.J.A.C. 5:99, the Uniform Housing Affordability Controls (UHAC), and the Township's adopted Fourth Round Housing Element and Fair Share Plan (HEFSP), as approved by Consent Order with Fair Share Housing Center dated January 16, 2026. The Ordinance addresses, among other things: applicability and definitions; monitoring and reporting requirements; a municipality-wide mandatory affordable housing set-aside of at least 20 percent for qualifying new residential developments; rehabilitation, new construction, accessory apartment, and market-to-affordable affordable housing programs; regional income limits; maximum initial rents and sales prices; affirmative marketing; occupancy standards; control periods and price restrictions for restricted ownership and rental units; buyer and tenant income eligibility; the roles and responsibilities of the Municipal Housing Liaison and Administrative Agent; responsibilities of owners of developments containing affordable units; and enforcement of affordable housing regulations.

Kristin Shipps , RMC  
Township Clerk  
Township of Knowlton