

**TOWNSHIP OF KNOWLTON
COUNTY OF WARREN, STATE OF NEW JERSEY
NOTICE OF ADOPTION OF ORDINANCE 26-04**

PLEASE TAKE NOTICE that the Township Committee of the Township of Knowlton, County of Warren, State of New Jersey, at its regular meeting held on March 9, 2026, duly adopted on second reading the following Ordinance:

ORDINANCE 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.

A summary of the Ordinance is as follows:

Ordinance 26-04 repeals and replaces Article 53 of the Knowlton Township Code governing affordable housing regulations. The Ordinance is known as the "Knowlton Township Fourth Round Affordable Housing Ordinance" and was adopted to fulfill conditions of the Township's January 16, 2026 Consent Order with Fair Share Housing Center approving its Fourth Round Housing Element and Fair Share Plan. The Ordinance updates the Township's affordable housing regulations to comply with P.L. 2024, c. 2 (amended Fair Housing Act), N.J.A.C. 5:99, and the Uniform Housing Affordability Controls (UHAC). Key provisions include:

- (a) A municipality-wide mandatory 20% affordable housing set-aside for developments of five or more new units (excluding single-family detached) created through any rezoning, variance, or land use approval;
- (b) Standards for residential development programs including rehabilitation, new construction, accessory apartment, and market-to-affordable programs, including design, bedroom distribution, income mix, and accessibility requirements;
- (c) Income eligibility, rent and price restrictions, and affordability controls for restricted rental and ownership units, including minimum control periods of 40 years for rentals and 30 years for ownership units;
- (d) Affirmative marketing requirements and random selection procedures for occupancy of affordable units in compliance with UHAC; and
- (e) Duties of the Municipal Housing Liaison, Administrative Agent, and developers, and enforcement remedies for violations of affordability controls.

This Ordinance was introduced on February 23, 2026 and adopted on March 9, 2026. It shall take effect upon passage and publication as required by law.

The full text of Ordinance 26-04 is available for public inspection at the Knowlton Township Municipal Building and on the Township website.

This Notice is posted pursuant to N.J.S.A. 40:49-2.1, as amended by P.L. 2024, c. 109, effective March 1, 2026.

Kristin Shipps, RMC

Township Clerk

Township of Knowlton

Date Posted: March 14, 2026