EXPLANATION: This Ordinance amends Chapter XVI of The Revised General
Ordinances of the Township of Warren entitled “Zoning” by the amending Section
16-6.8 to add the Central Jersey Resource Center as an Affordable Housing Agency

TOWNSHIP OF WARREN
ORDINANCE NO. 13-01

AN ORDINANCE AMENDING CHAPTER XVI ENTITLED “ZONING” OF THE
REVISED GENERAL ORDINANCES OF WARREN TOWNSHIP BY AMENDING
SECTION 16-6.8 TO ADD THE CENTRAL JERSEY RESOURCE CENTER AS AN
AFFORDABLE HOUSING AGENCY

BE IT ORDAINED by the Township Committee of the Township of Warren in the
County of Somerset and State of New Jersey, that the following amendment is
made to Chapter XVI entitled “Zoning” of the Revised General Ordinances of Township
of Warren:

SECTION 1. Section 16-6.8 Chapter XVI entitled “Zoning” of The Revised General
Ordinances of the Township of Warren, is hereby supplemented and amended to read
as follows:

16-6.8 Affordable Housing Agency. To provide assurances that low and moderate
income units are created with controls on affordability over time and that low and
moderate income households occupy these units, Warren Township will designate the
Warren Township Committee with the responsibility of ensuring the affordability of sales
and rental units over time. The Warren Township Committee has contracted the
administration of such responsibilities with the Affordable Housing Management
Services (AHMS) and the Central Jersey Housing Resource Center (CJHRC), formerly
the Somerset county Coalition on Affordable Housing [The AHMS]. Both entities will be
responsible for those activities detailed in N.J.A.C. 5:93-9.1(a).

In addition, the AHMS and CJHRC will be responsible for utilizing the verification and
certification procedures outlined in N.J.A.C. 5:93-9.1(b) in placing households in low
and moderate income units; and

Newly constructed low and moderate income sales units will remain affordable to low
and moderate income households for at least thirty (30) years. The AHMS and CJHRC
will require all conveyances of newly constructed units to contain the deed restriction
and mortgage lien adopted by COAH and referred to as Appendix E as found in
N.J.A.C. 5:93; and
ORDINANCE NO. 13-01

Housing units created through the conversion of a nonresidential structure will be considered a new housing unit and will be subject to thirty (30) year controls on affordability. The AHMS and CJHRC will require an appropriate deed restriction and mortgage lien subject to COAH's approval.

SECTION 2. If the provision of any article, subsection, paragraph, subdivision or clause of this Chapter shall be judged invalid by any Court of competent jurisdiction, such Order or Judgment shall not effect or invalidate the remainder of any such article, section, subsection, paragraph or clause, and to this end, the provisions of this Ordinance are hereby declared to be severable.

SECTION 3. All other provisions of the said ordinance shall remain in full force and effect.

SECTION 4. This ordinance shall take effect immediately upon adoption and publication according to law.

Attest

Patricia A. DiRocco, Township Clerk

By: ____________________________  By: ____________________________

THE TOWNSHIP OF WARREN

Victor J. Sordillo, Mayor

Note to Codifier: Language underlined is new language; language bracketed [] is deleted from the original text.

INTRODUCED  January 24, 2013

ADOPTED  March 14, 2013

EFFECTIVE  March 21, 2013