

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

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

THE TOWNSHIP OF WARREN

By: Patricia A. DiRocco
Patricia A. DiRocco,
Township Clerk

By: Victor J. Sordillo
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