

Donna Hands

From: Lisa Lontai
Sent: Tuesday, January 28, 2025 9:20 AM
To: Daniel Croson; Shaun Fine; Donna Hands
Cc: Vanessa Kian; Lance Blick; Krane, Mark; William Willard
Subject: Re: Special Meeting Agenda

Yes I agree

Lisa Lontai
Mayor


From: Daniel Croson <dcroson@warrennj.org>
Sent: Monday, January 27, 2025 6:23 PM
To: Shaun Fine <sfine@warrennj.org>; Donna Hands <dhands@warrennj.org>
Cc: Lisa Lontai <llontai@warrennj.org>; Vanessa Kian <vkian@warrennj.org>; Lance Blick <lblick@warrennj.org>; Krane, Mark <mkrane@warrennj.org>; William Willard <wwillard@newjerseylaw.net>
Subject: Re: Special Meeting Agenda

Agreed

Regards,

Daniel Croson
Deputy Mayor


From: Shaun Fine <sfine@warrennj.org>
Sent: Monday, January 27, 2025 5:09 PM
To: Donna Hands <dhands@warrennj.org>
Cc: Lisa Lontai <llontai@warrennj.org>; Daniel Croson <dcroson@warrennj.org>; Vanessa Kian <vkian@warrennj.org>; Lance Blick <lblick@warrennj.org>; Krane, Mark <mkrane@warrennj.org>; William Willard <wwillard@newjerseylaw.net>; Krane, Mark <mkrane@warrennj.org>
Subject: Re: Special Meeting Agenda

Agreed especially since the number is still in flux.
Sent from my iPhone

On Jan 27, 2025, at 5:06 PM, Donna Hands <dhands@warrennj.org> wrote:

Good afternoon,

Attached is a copy of the draft agenda and Resolution 2025-064. My plan was to post the agenda tomorrow afternoon and hold off on posting the resolution until sometime after the sub-committee meeting in case there are any changes.

Thank you,

Donna

<1-30-2025 Special Meeting Agenda.pdf>

<2025-064 Fourth Round Affordable Housing Obligation (A1785112x9D7D2).docx>

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Donna
<1-30-2025 Special Meeting Agenda.pdf>
<2025-064 Fourth Round Affordable Housing Obligation (A1785112x9D7D2).docx>

Donna Hands

From: Local Leaders for Responsible Planning <llrpnj@228411170.mailchimpapp.com>
Sent: Monday, January 27, 2025 4:12 PM
To: Shaun Fine
Subject: LLRP: Ten Troubling Facts Our Litigation Has Revealed



LOCAL LEADERS FOR RESPONSIBLE PLANNING

LLRP is a grassroots coalition of 29 (and growing) municipalities that seeks to ensure that municipalities retain the ability to protect their communities and plan responsibly for future growth.

TEN TROUBLING FACTS OUR LITIGATION HAS REVEALED

We have filed a lawsuit challenging the unfair and unreasonable Fourth Round affordable housing law. As we pursue these claims, it is important for New Jerseyans to know about what we have learned from our legal efforts thus far.

1. URBAN AID MUNICIPALITIES (SUCH AS HOBOKEN, JERSEY CITY, AND LAKEWOOD) ARE COMPLETELY EXEMPT FROM BUILDING ANY NEW AFFORDABLE HOUSING DESPITE CREATING 50% OF NJ'S POPULATION GROWTH.

The new law completely exempts urban aid municipalities from any "prospective need" obligation that requires new units.^[1] Our experts have proven that New Jersey's population growth is exactly 50%/50% between urban aid and non-urban aid municipalities.^[2] This exception was developed 40 years ago when the growth was -2% in the urban aid municipalities and 102% in non-urban aid municipalities. Our State has changed – but the outdated Mount Laurel approach has not.

2. FOR EVERY 10 PEOPLE THAT MOVE INTO AN URBAN AID MUNICIPALITY, THE SURROUNDING SUBURBS MUST CREATE NEW AFFORDABLE HOUSING FOR 4 PEOPLE.

That's the formula.[3] For every 10 people that move into an urban aid municipality such as Hoboken, Jersey City, or Lakewood, the surrounding non-urban aid suburbs are required to create affordable housing for 4 people. That is in addition to the affordable housing obligation created by their own population growth.

3. MUNICIPAL AFFORDABLE HOUSING OBLIGATIONS WILL BE DECIDED BY SO-CALLED "EXPERTS" HAND-PICKED BY A RETIRING TRENTON BUREAUCRAT.

Each municipality's affordable housing obligations will be decided by people hand-picked by the Administrative Director of the Courts (ADC), a judicial bureaucrat in Trenton that serves at the pleasure of the Chief Justice, and who announced his retirement this past week one day before LLRP was in court challenging his Directive.[4] He can pick anyone he wants to decide your community's affordable housing obligations as long as he thinks they are "experts." [5] These appointments all take place outside of the State Constitution's advice and consent process for justices and judges.

4. THE TRENTON BUREAUCRAT IS ALLOWING THE SO-CALLED EXPERTS TO HAVE OUTSIDE INCOME WHILE THEY DECIDE EACH TOWN'S AFFORDABLE HOUSING OBLIGATIONS.

The ADC exempted his hand-picked experts from having to comply with the code of judicial conduct – even though the law requires it.[6] This means they can have outside income and engage in political activity while deciding each town's affordable housing obligations.[7] In the last decade, claims were made against a judge who decided Mount Laurel obligations while receiving 25 free vacations from a developer.[8] The ADC's Directive puts New Jersey more at risk for unethical behavior.

5. THE TRENTON BUREAUCRAT GAVE FAIR SHARE HOUSING CENTER SPECIAL TREATMENT TO REVIEW MUNICIPAL PLANS.

The ADC is requiring towns to submit their fair share plans to Fair Share Housing Center before submitting them to the Program.^[9] By taking this step, the New Jersey judiciary has expressed favoritism for Fair Share Housing Center as compared to anyone else under the law. The LLRP is concerned that the ADC coordinated with FSHC on his rule making, contrary to the judiciary's supposed independence.

6. FAIR SHARE HOUSING CENTER ADMITTED IN COURT THEY BENEFIT FROM THE BUREAUCRAT-LED PROGRAM BECAUSE IT SAVES THEM MONEY.

In FSHC's motion to intervene into the LLRP's lawsuit, they said they have a "unique interest" in defending the new law because if it fell, FSHC "would be forced . . . to engage in costly litigation."^[10] LLRP believes that the law's unfair processes were designed to benefit FSHC and save it resources, which streamlines their ability to challenge each town's affordable housing obligation.

7. THE TRENTON BUREAUCRAT ISSUED RULES THAT MAY FORCE MUNICIPALITIES TO FIGHT EACH OTHER OVER AFFORDABLE HOUSING OBLIGATIONS.

The law states that multiple objections to the same town's affordable housing determination can be consolidated.^[11] The ADC expanded this to include different "cases" involving "similar facts or legal issues."^[12] LLRP is challenging this requirement and believes it is intended to allow FSHC and others to pit municipalities up against each other in determining affordable housing obligations.

8. THE TRENTON BUREAUCRAT CREATED NEW COMPLIANCE REQUIREMENTS THAT ARE NOT CONTAINED IN THE LAW.

The ADC imposes all sorts of new compliance requirements that are not even contained in the law. For example, the Directive requires each town to have adopted fair share ordinances and resolutions by June 30, 2025,^[13] even though the law only requires drafts to be submitted to the Program by that date.

9. HMFA ISSUED UHAC REGULATIONS WITHOUT ANY NOTICE OR COMMENT, BUT SPENT SIX MONTHS DISCUSSING THEM WITH SPECIAL INTEREST GROUPS.

The law required HMFA to issue new Uniform Housing Affordability Controls regulations by December 20, 2024. HMFA issued these rules without any notice or comment, even though the statute titled “UHACUpdate” required the UHAC update to be adopted through notice and comment.[14] HMFA told the court that the regulations were not adopted in a vacuum because they spent six months holding “roundtables” with “housing advocacy organizations” – which LLRP suspects includes FSHC.[15] HMFA had the time to engage stakeholders it wanted to talk to, but did not bother to allow notice or comment allowing municipalities to offer their thoughts.

10. THE NEW LAW REPEATS THIS SAME FLAWED PROCESS EVERY 10YEARS INTO PERPETUITY.

The new law repeats this same process every 10 years into perpetuity.[16] That means that unless something changes, each non-urban aid suburb will be required to create affordable housing for 40% of the population growth in each urban-aid municipality forever. We must stop a law that will mandate the urbanization of our entire state.

WHO WE ARE

LLRP is comprised of the following municipalities: BOROUGH OF MONTVALE, TOWNSHIP OF DENVILLE, BOROUGH OF FLORHAM PARK, BOROUGH OF HILLSDALE, TOWNSHIP OF MANNINGTON, TOWNSHIP OF MILLBURN, TOWNSHIP OF MONTVILLE, BOROUGH OF OLD TAPPAN, BOROUGH OF TOTOWA, BOROUGH OF ALLENDALE, BOROUGH OF WESTWOOD, TOWNSHIP OF HANOVER, TOWNSHIP OF WYCKOFF, BOROUGH OF WHARTON, BOROUGH OF MENDHAM, BOROUGH OF ORADELL, BOROUGH OF CLOSTER, TOWNSHIP OF WEST AMWELL, TOWNSHIP OF WASHINGTON, BOROUGH OF NORWOOD, TOWNSHIP OF PARSIPPANY-TROY HILLS, BOROUGH OF FRANKLIN LAKES, TOWNSHIP OF CEDAR GROVE, TOWNSHIP OF EAST HANOVER, TOWNSHIP OF HOLMDEL, TOWNSHIP OF WALL, TOWNSHIP OF LITTLE FALLS

WHAT WE ARE DOING

LLRP has filed a lawsuit challenging the Fourth Round Affordable Housing Law and guidance that has been issued pursuant to it, docketed as Borough of Montvale v. State of New Jersey, Superior Court of New Jersey, MER-L-1778-24.

LLRP is committed to litigating these issues to the New Jersey Supreme Court, while bringing awareness to all of New Jersey throughout the process.

WHAT YOU CAN DO

Have your municipality join the LLRP. We welcome new municipal members and have had many new ones join us recently.

Inform your public about the unfairness of the law and the need for it to change.

Petition your legislators to change the law and fix the unfairness upon our municipalities.

[1] N.J.S.A. 52:27D-304.3.

[2] E-Consult Report.

[3] N.J.S.A. 52:27D-304.3.

[4] <https://newjerseyglobe.com/judiciary/grant-retiring-as-state-court-director-blee-named-as-successor/>

[5] N.J.S.A. 52:27D-313.2.

[6] ADC Directive at 8; N.J.S.A. 52:27D-313.2(g).

[7] CJC Canons 6-7.

[8] In re South Brunswick, Superior Court of New Jersey, Appellate Division, A-3344-20 (July 12, 2023).

[9] ADC Directive at Addendum Page 2.

[10] FSHCMotion to Intervene at 3.

[11] N.J.S.A. 52:27D-304.1.

[12] ADC Directive #14-24 at 3.

[13] ADC Directive at Addendum Page 2.

[14] N.J.S.A. 52:27D-313.3(b).

[15] HMFA Certification at ¶¶ 9-10.

[16] N.J.S.A. 52:27D-304.1.



Download and View the Ten Troubling Facts Here

Local Leaders for Responsible Planning

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Donna Hands

From: Affordable Housing <listserv@civicplus.com>
Sent: Friday, October 25, 2024 1:21 PM
To: Shaun Fine
Subject: NJLM Fourth Round Affordable Housing Obligation Calculations Released

[View this in your browser](#)



October 25, 2024

Fourth Round Affordable Housing Obligation Calculations Released

The Department of Community Affairs (DCA) has posted the non-binding calculations of municipalities' present and prospective need for affordable housing using the required methods under the new law (P.L.2024, C.2).

The DCA was required under the recently updated law to perform and publish non-binding calculations of each municipality's present and prospective need for affordable housing by October 20. The DCA's website provides a link to an Excel spreadsheet that provides a listing of each municipality's calculated present and prospective needs along with other data. Also available on the DCA website is a link to a Methodology and Background document that explains how these calculations were determined.

The statewide total present need according to DCA's calculations is 65,410, with an average of 116 per municipality. The DCA calculates the statewide prospective need to be 84,698 with an average of 150 per municipality. With adjustments made for the 1,000/20% prospective need obligation cap DCA calculates the statewide total is 80,798 with an average of 143 per municipality.

The League is reviewing the DCA's calculations along with their methodology and background report and will have more information available soon.

Our members are reminded that the DCA calculations are non-binding. Each municipality is required to adopt its own obligations through binding resolution by January 31, 2025.

Contact: Frank Marshall, Esq., Associate General Counsel, fmarshall@njlm.org, 609-695-3481, x137.

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Donna Hands

From: John Lindner [REDACTED]
Sent: Friday, October 18, 2024 6:18 PM
To: Shaun Fine
Subject: Re: NJLM Fourth Round Affordable Housing Obligation Calculations Released

[REDACTED]

[REDACTED]

J

JOHN LINDNER
[REDACTED]
[REDACTED]

On Oct 18, 2024, at 5:46 PM, Shaun Fine <sfine@warrennj.org> wrote:

Sent from my iPhone

Begin forwarded message:

From: Affordable Housing <listserv@civicplus.com>
Date: October 18, 2024 at 4:15:10 PM EDT
To: Shaun Fine <sfine@warrennj.org>
Subject: NJLM Fourth Round Affordable Housing Obligation Calculations Released

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October 18, 2024

Fourth Round Affordable Housing Obligation Calculations Released

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Contact: Frank Marshall, Esq., Associate General Counsel, fmarshall@njlm.org, 609-695-3413.

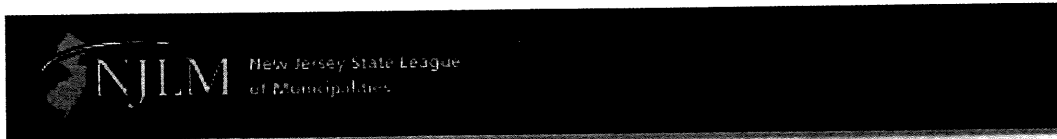
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Donna Hands

From: Reese, Cathy
Sent: Monday, October 21, 2024 8:41 AM
To: Krane, Mark; Lazo, George; Lisa Lontai; Shaun Fine; Vanessa Kian; Sordillo, Victor J.
Subject: FW: 4th Round Obligations Released; REAL Rule Comment Period; Drought Watch

From: NJLM Weekly Roundup <listserv@civicplus.com>
Sent: Friday, October 18, 2024 4:37 PM
To: Reese, Cathy <creese@warrennj.org>
Subject: 4th Round Obligations Released; REAL Rule Comment Period; Drought Watch



Weekly Roundup

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October 18, 2024

State Issues

Fourth Round Affordable Housing Obligation Calculations Released

The Department of Community Affairs (DCA) has posted the non-binding calculations of municipalities' present and prospective needs for affordable housing using the required methods under the new law.

Read more: [Fourth Round Affordable Housing Obligation Calculations Released](#)

Contact: Frank Marshall, Esq., Associate General Counsel, fmarshall@njlm.org, 609-695-3481, x137.

Comment Period on DEP REAL Rule Proposal Extended Four Days

Yesterday, the NJDEP issued a public notice announcing that the comment period for the 1,044-page REAL Rule Proposal is extended four days from November 3 to November 7. No reasoning for the unusually short extension was provided in the Notice.

Read more: [Comment Period on DEP REAL Rule Proposal Extended Four Days](#)

Contact: Frank Marshall, Esq., Associate General Counsel, fmarshall@njlm.org, 609-695-3481, x137.

Assembly Announces Select Committee on Ballot Design

Assembly Speaker Craig Coughlin and Assembly Minority Leader John DiMaio announced the creation of the Assembly Select Committee on Ballot Design.

Read more: [Assembly Announces Select Committee on Ballot Design](#)

Contact: Paul Penna, Senior Legislative Analyst, ppenna@njlm.org, 609-695-3481, x110.

Best Practices Inventory Due October 25

The Division of Local Government Services has issued Local Finance Notice 2024-13 which released the Best Practices Inventory to all municipalities. The Best Practices Inventory is due Friday, October 25, 2024.

Read more: [DLGS Issues LFN 2024-1 on Best Practices Inventory](#)

Contact: Andrew LaFevre, Legislative Analyst, alafevre@njlm.org, 609-695-3481, x116.

Statewide Drought Watch Issued

The State has issued a statewide Drought Watch, strongly urging residents and businesses to voluntarily conserve water as persistent dry and warmer-than-average conditions continue to stress the state's water supplies.

Read more: [Statewide Drought Watch Issued](#)

Contact: Frank Marshall, Esq., Associate General Counsel, fmarshall@njlm.org, 609-695-3481, x137.

Federal

State Spends ARP Funds on Medical Debt Relief

This week, Governor Phil Murphy announced the state, in partnership with Undue Medical Debt, was utilizing \$900,000 in American Rescue Plan funds to abolish the medical debt of 77,000 New Jersey residents.

Read more: [State Spends ARP Funds on Medical Debt Relief](#)

Contact: Paul Penna, Senior Legislative Analyst, ppenna@njlm.org, 609-695-3481, x110.

2024 League Conference

Please Give to Those in Need: CFBNJ Fundraiser/Food Drive

The League is working with the Community Foodbank of New Jersey to benefit state residents in need. Please take the opportunity to drop off non-perishable goods during the Annual Conference at the donation station located near the entry to Hall C at the Atlantic City Convention Center. [Monetary contributions to the Community Foodbank of New Jersey](#) are also welcome.

Mayors Lunch Briefing: Honors and Answers

The League's Mayors' Briefing Luncheon will be held at the Annual Conference on Wednesday, Nov. 20, from 12:15-1:45 p.m. Join mayors from around the state and join in lively discussions with your peers and the Commissioners of State agencies. NJ State Police Colonel Patrick Callahan and NJ Department of Community Affairs Commissioner Jacquelyn Suarez are confirmed. Also, celebrate with the newest class of inductees to the [Mayors Hall of Fame](#) and the [Elected Officials Hall of Fame](#).

Ticket Price is \$30. Visit the [conference website for more information](#).

Five Women Honored for Contributions to Local Government

After the Annual Conference sessions have concluded on Wednesday, November 20, elected officials and local government enthusiasts gather to celebrate the accomplishments of outstanding women in New Jersey government.

The WIMG Networking & Awards Event will be held in the Crown Ballroom of the Sheraton at 5:30 p.m. The ticketed event will include a reception with plenty of time for networking followed by the presentation of this year's awards to five women who have achieved professionally while also inspiring and helping others in local government to achieve as well.

This year's winners are:

- BettyAnn Cowling-Carson, Mayor, Magnolia
- Janet Hoven, Mayor, Chester Borough
- Della McCall-Fisher, Director of Community Engagement & Filming Coordinator, Paterson
- Jacqueline Suarez, Commissioner, Department of Community Affairs and Director, Division of Local Government Services
- Kim-Marie White, Municipal Clerk, Local Registrar, Township Manager, and Qualified Purchasing Agent, Eastampton Township.

For ticketing information, please visit the [League Event Tickets \(njlm.org\)](https://njlm.org) webpage.

League Luncheon: Be in the Room Where it Happens!

On Thursday, November 21, noon-1:45 p.m., delegates will gather for this sit-down Delegates Luncheon, which puts you in the room with League and State leadership and creates a learning opportunity to start 2025 on the right foot. The League Delegates Luncheon is a gathering of local government officials and those who support their work. Whether a longtime member or newly elected, it is an inspiring way to wrap up your Conference week.

Honorees at the event will include Public Sector Career Recognition Awards to U.S. Representatives Bill Pascrell Jr. (District 9) and Donald Payne Jr. (District 10). And Distinguished Public Service Award: William Kearns, NJLM General Counsel, Helmer, Conley & Kasselmann

Tickets are \$45 per person. Visit the [conference website for more information](#).

Download the 2024 Conference App Now

Download the 2024 app before arriving in Atlantic City for the best experience and start planning your Annual Conference schedule now! You will need to download the latest version, even if you downloaded that app last year.

The Conference app is an easy-to-use and handy reference tool to guide you throughout Conference Week.

View the session schedule on the go, see a full exhibitor listing, create a personalized schedule, receive last-minute schedule change alerts, login to message other attendees, or view the Consultants Listing and pre-schedule a meeting.

To use the attendee messaging feature, create a custom schedule, and favorite exhibitors, sign into the app with your Confirmation ID/Badge ID number. Don't want to login? No problem! You can still utilize the other features of the app without logging in.

Visit your app store to download.

Also of Interest

League Now Accepting Applications for the 2024 Innovation in Governance Awards Program

Through our annual recognition program, the New Jersey Department of Community Affairs (DCA) and the New Jersey League of Municipalities (NJLM) will again acknowledge and promote Innovation in Governance. This is a great opportunity to showcase innovative solutions to any problems that have cropped up in your municipality. It can also be an opportunity to let your peers in on innovations that prevent problems from arising. The Innovation in Governance Awards Committee is looking for new and distinctive approaches in any municipal government department. You can apply through our new online application process this year, or simply print and send it via email or mail!

The nomination deadline is **Friday, October 25, 2024.**

[Visit our awards page](#) to see previous years of impressive ideas created by our winning municipalities as well as the full invitation and application to this year's program.

Contact: Ciara Bradley, Research Associate, cbradley@njlm.org, 609-695-3481, x128.

Approaches to Ending Unsheltered Homelessness

The League hosted a Lunch and Learn with the Division of Housing and Community Resources and the Office of Homelessness to discuss effective strategies and partnerships essential for resolving encampments humanely and sustainably.

[Read more: Approaches to Ending Unsheltered Homelessness](#)

Contact: Ciara Bradley, Research Associate, cbradley@njlm.org, 609-695-3481, x128.

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Donna Hands

From: mariannejnoonan@aol.com
Sent: Tuesday, January 7, 2025 4:37 PM
To: Shaun Fine
Cc: Vanessa Kian
Subject: Re: GIS Map

I've been playing around with the GIS map they utilized.....it's amazing how difficult they make things for the Municipalities and Residents. SMH!

On Tuesday, January 7, 2025 at 04:01:08 PM EST, Shaun Fine <sfine@warrennj.org> wrote:

I did see Bills comments. Our proposed number will be presented at the next township meeting. We are arguing what's considered available for development as well.

Sent from my iPhone

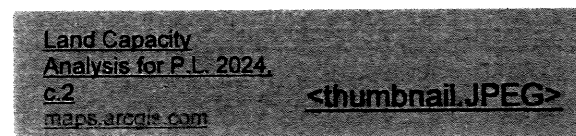
On Jan 7, 2025, at 3:07 PM, mariannejnoonan (null) <mariannejnoonan@aol.com> wrote:

Hi,

I'm not sure if I sent this to you.....this was sent out by Mayor Ghassali prior to Warren Township joining the Coalition.

Also, you may want to take a look at the Warren Confidential Group latest post by Bill Gilbert- He taped some of his questions at the Planning Board Meeting regarding the 4th Round Calculations.....

Marianne
[REDACTED]



FOR IMMEDIATE RELEASE

Local Leaders Highlight Flaws in Affordable Housing Mapping by State DCA

Holmdel, NJ – Local Leaders for Responsible Planning (LLRP) is raising concerns over the State Department of Community Affairs' (DCA) recent release of mapping that calculated vacant and developable land for New Jersey's municipalities in New Jersey:
<https://njdca.maps.arcgis.com/home/item.html?id=12acdfe0a5104f8f8a2f604e96063e74>

"The DCA mapping underscores the absurdity and unreasonableness of the affordable housing mandates being imposed on our communities," said Mayor Ghassali, Mayor of Montvale and leader of LLRP. "The State is imposing affordable housing obligations based upon completely erroneous data."

The LLRP contends that the mapping is wildly inaccurate. In one egregious example, the DCA's map claims that affordable housing could be placed at the Garden State Parkway PNC Bank Arts Center commuter lot and the Holmdel Swim Club—two critical community resources ill-suited for housing development.

"Designating the PNC Bank Arts Center commuter lot and Holmdel's municipal swim club as viable locations for affordable housing defies any logic," said Holmdel Mayor Rocco Impreveduto. "This illustrates why Holmdel joined the LLRP and its lawsuit against the Fourth Round mandates and seeks fairness when it comes to affordable housing."

Holmdel and Montvale are two of 26 municipalities currently challenging the Fourth-Round affordable housing mandates in court, arguing that the state's approach places excessive burdens on municipalities while using outdated and arbitrary calculations. The DCA's inclusion of properties like the PNC Bank Arts Center in its calculations underscores the municipalities' claims that they are bringing in Court.

On December 20, 2024, Judge Robert Lougy will hear oral argument on the LLRP municipalities' application for a stay of the Fourth Round affordable housing law.

"We are hopeful that the Court places the Fourth Round law on hold so that these substantial legal issues can be addressed," explained Coalition Attorney Michael L. Collins.

The ongoing court challenge, led by the Local Leaders for Responsible Planning coalition, seeks to address inequities in the current law and ensure municipalities have a voice in determining realistic and appropriate affordable housing obligations.

The coalition is comprised of the following municipalities: Borough of Montvale, Township of Denville, Borough of Florham Park, Borough of Hillsdale, Township of Mannington, Township of Millburn, Township of Montville, Borough of Old Tappan, Borough of Totowa, Borough of Allendale, Borough of Westwood, Township of Hanover, Township of Wyckoff, Borough of Wharton, Borough of Mendham, Borough of Oradell, Borough of Closter, Township of West Amwell, Township of Washington, Borough of Norwood, Township of Parsippany-Troy Hills, Borough of Franklin Lakes, Township of Cedar Grove, Township of East Hanover, Township of Holmdel, and Township of Wall.

###

Sent from my iPhone

Donna Hands

From: Vanessa Kian
Sent: Monday, November 18, 2024 9:02 PM
To: Shaun Fine
Subject: Re: Warren KGR, et al. - Fourth Round Affordable Housing - Sewer Capacity

I agreed with her too, emailed her. FYI

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From: Shaun Fine <sfine@warrennj.org>
Sent: Monday, November 18, 2024 1:39:18 PM
To: Lisa Lontai <llontai@warrennj.org>
Cc: Sordillo, Victor J. <vsordillo@warrennj.org>; Reese, Cathy <creese@warrennj.org>; William Willard <wwillard@newjerseylaw.net>; Krane, Mark <mkrane@warrennj.org>; Kastrud, Chris <ckastrud@warrennj.org>; Lazo, George <glazo@warrennj.org>; Vanessa Kian <vkian@warrennj.org>; Sordillo, Victor J. <vsordillo@warrennj.org>; Reese, Cathy <creese@warrennj.org>; Krane, Mark <mkrane@warrennj.org>; Kastrud, Chris <ckastrud@warrennj.org>; Lazo, George <glazo@warrennj.org>
Subject: Re: Warren KGR, et al. - Fourth Round Affordable Housing - Sewer Capacity

I agree with Lisa.

Sent from my iPhone

On Nov 18, 2024, at 12:32 PM, Lisa Lontai <llontai@warrennj.org> wrote:

Thank you, Vic, I just read the letter and noticed that also. I don't want to meet with any more builders until we have our number. Savo is basing their information of 262 affordable units based on the DCA number, but we haven't developed our number yet.

I am not making any promises to anyone, nor am I meeting with any more builders until we have a number.

Deputy Mayor Lontai
FNP-C


llontai@warrennj.org

From: Sordillo, Victor J. <vsordillo@warrennj.org>
Sent: Monday, November 18, 2024 11:45 AM
To: Reese, Cathy <creese@warrennj.org>; William Willard <wwillard@newjerseylaw.net>; Krane, Mark <mkrane@warrennj.org>; Kastrud, Chris <ckastrud@warrennj.org>
Cc: Lazo, George <glazo@warrennj.org>; Lisa Lontai <llontai@warrennj.org>; Shaun Fine

<sfine@warrennj.org>; Vanessa Kian <vkian@warrennj.org>

Subject: Re: Warren KGR, et al. - Fourth Round Affordable Housing - Sewer Capacity

The letter states Branchburg

From: Reese, Cathy <creese@warrennj.org>

Sent: Monday, November 18, 2024 9:12 AM

To: William Willard <wwillard@newjerseylaw.net>; Krane, Mark <mkrane@warrennj.org>; Kastrud, Chris <ckastrud@warrennj.org>

Cc: Lazo, George <glazo@warrennj.org>; Lisa Lontai <llontai@warrennj.org>; Shaun Fine <sfine@warrennj.org>; Vanessa Kian <vkian@warrennj.org>; Sordillo, Victor J. <vsordillo@warrennj.org>

Subject: FW: Warren KGR, et al. - Fourth Round Affordable Housing - Sewer Capacity

From: Alexander Fisher <fisher@centraljerseylaw.com>

Sent: Monday, November 18, 2024 8:59 AM

To: Reese, Cathy <creese@warrennj.org>

Subject: Warren KGR, et al. - Fourth Round Affordable Housing - Sewer Capacity

Dear Ms. Reese:

I represent Warren KGR, LLC, Mount Bethel Associates, LLC, and Warren Broadway, LLC. Attached please find a letter regarding Fourth Round Affordable Housing and Sewer Capacity.

Thank you,

Alex

Alexander G. Fisher | Partner

Savo, Schalk, Corsini, Warner, Gillespie, O'Grodnick & Fisher, P.A.

56 East Main Street, Suite 301

Somerville, NJ 08876

t: 908-526-0707 f: 908-725-8483 c: 201-696-2427

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Donna Hands

From: Lazo, George
Sent: Monday, November 18, 2024 8:14 PM
To: Krane, Mark; Lisa Lontai; Sordillo, Victor J.; Reese, Cathy; William Willard; Kastrud, Chris
Cc: Shaun Fine; Vanessa Kian
Subject: RE: Warren KGR, et al. - Fourth Round Affordable Housing - Sewer Capacity

Hiller has his sights squarely on Warren....

George K. Lazo
Warren Township Committee
46 Mountain Blvd.
Warren, NJ 07059
glazo@warrennj.org

From: Krane, Mark <mkrane@warrennj.org>
Sent: Monday, November 18, 2024 5:10 PM
To: Lisa Lontai <llontai@warrennj.org>; Sordillo, Victor J. <vjsordillo@warrennj.org>; Reese, Cathy <creese@warrennj.org>; William Willard <wwillard@newjerseylaw.net>; Kastrud, Chris <ckastrud@warrennj.org>
Cc: Lazo, George <glazo@warrennj.org>; Shaun Fine <sfine@warrennj.org>; Vanessa Kian <vkian@warrennj.org>
Subject: RE: Warren KGR, et al. - Fourth Round Affordable Housing - Sewer Capacity

This request is for the Premier properties. Anatol Hillier has met with the committee. He used Kate Coffey as the Attorney for that presentation. He is using a different counsel for the sewer

From: Lisa Lontai <llontai@warrennj.org>
Sent: Monday, November 18, 2024 12:32 PM
To: Sordillo, Victor J. <vjsordillo@warrennj.org>; Reese, Cathy <creese@warrennj.org>; William Willard <wwillard@newjerseylaw.net>; Krane, Mark <mkrane@warrennj.org>; Kastrud, Chris <ckastrud@warrennj.org>
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Deputy Mayor Lontai
FNP-C

llontai@warrennj.org

From: Sordillo, Victor J. <vjsordillo@warrennj.org>
Sent: Monday, November 18, 2024 11:45 AM

To: Reese, Cathy <creese@warrennj.org>; William Willard <wwillard@newjerseylaw.net>; Krane, Mark <mkrane@warrennj.org>; Kastrud, Chris <ckastrud@warrennj.org>
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Subject: Re: Warren KGR, et al. - Fourth Round Affordable Housing - Sewer Capacity

The letter states Branchburg

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Subject: FW: Warren KGR, et al. - Fourth Round Affordable Housing - Sewer Capacity

From: Alexander Fisher <fisher@centraljerseylaw.com>
Sent: Monday, November 18, 2024 8:59 AM
To: Reese, Cathy <creese@warrennj.org>
Subject: Warren KGR, et al. - Fourth Round Affordable Housing - Sewer Capacity

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Thank you,

Alex

Alexander G. Fisher | Partner
Savo, Schalk, Corsini, Warner, Gillespie, O'Grodnick & Fisher, P.A.
56 East Main Street, Suite 301
Somerville, NJ 08876
t: 908-526-0707 f: 908-725-8483 c: 201-696-2427

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To: Lisa Lontai; Sordillo, Victor J.; Reese, Cathy; William Willard; Krane, Mark; Kastrud, Chris
Cc: Shaun Fine; Vanessa Kian
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Here comes the Circus....

George K. Lazo
Warren Township Committee
46 Mountain Blvd.
Warren, NJ 07059
glazo@warrennj.org

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Donna Hands

From: Reese, Cathy
Sent: Monday, October 28, 2024 9:04 AM
To: Krane, Mark; Lazo, George; Lisa Lontai; Shaun Fine; Vanessa Kian; Sordillo, Victor J.
Subject: FW: SHBP Legislation, Tax Exempt Bonds, Conference Update

From: NJLM Weekly Roundup <listserv@civicplus.com>
Sent: Friday, October 25, 2024 4:21 PM
To: Reese, Cathy <creese@warrennj.org>
Subject: SHBP Legislation, Tax Exempt Bonds, Conference Update



October 25, 2024

State Issues

DEP Not Extending Comment Period for REAL Rule Proposal

The NJDEP has indicated that they have no intentions of meaningfully extending the public comment period for their REAL Rule proposal, despite such calls from various stakeholders, including the League.

[Read more: DEP Not Extending Comment Period for REAL Rule Proposal](#)

Contact: Frank Marshall, Esq., Associate General Counsel, fmarshall@njlm.org, 609-695-3481, x137.

SHBP Plan Design Committee Holds October Meeting

This Wednesday, the State Health Benefits Program (SHBP) Plan Design Committee (PDC) held its regularly scheduled October meeting. The PDC passed a resolution urging the SHBC to extend open enrollment by one week.

Read more: **SHBP Plan Design Committee Holds October Meeting**

Contact: Paul Penna, Senior Legislative Analyst, ppenna@njlm.org, 609-695-3481, x110.

Legislation to Stem SHBP Cash Flow Issue Advances

On Thursday, the Senate State Government Committee and the Assembly Appropriations Committee advanced identical legislation to manage an imminent Division of Pension cash flow challenges for the State Health Benefits - Local Government Employee Group.

Read more: **Legislation to Stem SHBP Cash Flow Issue Advances**

Contact: Paul Penna, Senior Legislative Analyst, ppenna@njlm.org, 609-695-3481, x110.

Committee Considering Bill Subjecting PILOTs to Prevailing Wage

On Thursday, the Assembly Labor Committee amended and advanced A-3944, which expands projects subject to the Prevailing Wage Act to include projects with PILOT agreements. The bill has been referenced to the Assembly Higher Education Committee. Please reach out to the Assembly Higher Education Committee & your Assembly Representatives urging them to vote NO.

Read more: **Committee Considering Bill Subjecting PILOTs to Prevailing Wage**

Contact: Lori Buckelew, Deputy Executive Director & Director of Government Affairs, lbuckelew@njlm.org, 609-695-3481, x112.

Fourth Round Affordable Housing Obligation Calculations Released

The Department of Community Affairs (DCA) has posted the non-binding calculations of municipalities' present and prospective needs for affordable housing using the required methods under the new law.

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Federal

Highlight Municipal Projects Built by Tax-Exempt Municipal Bonds

With aspects of the Tax Cuts and Jobs Act set to expire in 2025, Congress may consider removing the tax exemption from municipal bonds that support local infrastructure projects. Please highlight municipal projects built with tax-exempt municipal bonds.

Read more: Highlight Municipal Projects Built by Tax-Exempt Municipal Bonds

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2024 League Conference

Bus Shuttle and Overflow Parking

Bus Shuttle and Overflow Parking Locations for the 109th Annual League Conference are now available.

Read more: Bus Shuttle and Overflow Parking

Contact: Danielle Holland-Htut, Senior Manager, Continuing Education dholland@njlm.org or 609-695-3481 ext 118.

Download the 2024 Conference App Now

Download the 2024 app before arriving in Atlantic City for the best experience and start planning your Annual Conference schedule now! You will need to download the latest version, even if you downloaded that app last year.

The Conference app is an easy-to-use and handy reference tool to guide you throughout Conference Week.

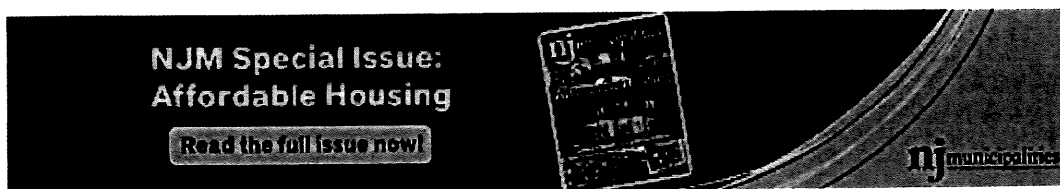
View the session schedule on the go, see a full exhibitor listing, create a personalized schedule, receive last-minute schedule change alerts, log in to message other attendees, or view the Consultants Listing and pre-schedule a meeting.

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Donna Hands

From: NJLM Weekly Roundup <listserv@civicplus.com>
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Weekly Roundup

October 25, 2024

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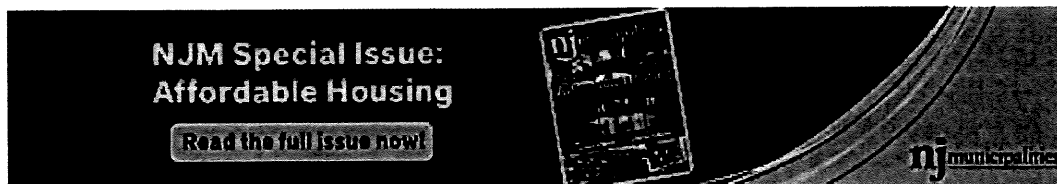
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Donna Hands

From: mariannejnoonan (null) <mariannejnoonan@aol.com>
Sent: Wednesday, February 12, 2025 3:32 PM
To: Shaun Fine
Subject: Fwd: Proposed Legislative Bill in the Assembly - Senate Bill S4065

Hey Shaun, this is the latest update. There was a bit of IM'ing between members of the "Core" Group that I mentioned and one kinda went at another and eventually he said bye for now and removed himself from the Group IM. I was on another call, so unfortunately could not intercept.

That being said, people are beyond sensitive which is so unfortunate..... I tend to get things done when I work as a lone wolf and just go straight to the source.....

I will still be unearthing more information to see if I can come up with a course of action.... If only our Republican Legislators joined forces but that's Politics..

Will keep you updated! Ughhhh!

I give you so much credit for the way you are handling all this! It's not easy! Plus working & raising your young family, I don't know how you do it all!

From: "Matsikoudis, Asw. D.O." <AswMatsikoudis@njleg.org>
Date: February 12, 2025 at 3:06:52 PM EST
To: mariannejnoonan@aol.com
Subject: RE: Proposed Legislative Bill in the Assembly - Senate Bill S4065

Good Afternoon Marianne,

Thanks so much for reaching out! I think there are a few different interrelated but separate things here that need to be parsed out:

1. Mayor Lontai's comments appear to reference a resolution that Asw. Matsikoudis has introduced known as **ACR28**. This resolution proposes a constitutional amendment to provide that only the Legislature may determine affordable housing obligations. This is separate from the Bucco initiative you've mentioned.
2. I will be happy to relay your support for S4065 to the Assemblywoman. This particular bill has not come across her desk before but we are familiar with the region-based approach (which I believe was sadly struck down by previous court rulings).
3. Senator Bucco's advice to reach out to Senator Singleton's office to advance S4065 makes sense. With our current political reality, any chance of any legislative movement in the right direction on this issue would require the support of legislative leadership on the other side of the aisle (or a new legislative majority).

Hope this is helpful, and that you have a wonderful rest of your day!

Best,
Josh Kutner

Deputy Chief of Staff and Legislative Director – Asw. Michele Matsikoudis (LD-21)
180 South Street Suite 202, New Providence, NJ 07974
908-679-8889 (o) | AswMatsikoudis@njleg.org



From: mariannejnoonan@aol.com <mariannejnoonan@aol.com>
Sent: Wednesday, February 12, 2025 12:48 PM
To: Matsikoudis, Asw. D.O. <AswMatsikoudis@njleg.org>
Subject: Proposed Legislative Bill in the Assembly - Senate Bill S4065

You don't often get email from mariannejnoonan@aol.com. [Learn why this is important](#)

Dear Assemblywoman Michele Matsikoudis,

There was a recent article in the Echoes-Sentinel as per below: Mayor Lisa Lontai of Warren Township stated her reason for voting NO on the Warren Township Resolution and you were noted in her commentary. "Lontai said she supports legislation such as that proposed by Assemblywoman Michele Matsikoudis, R-Somerset, Union, that aims to put the determination of affordable housing obligation into the hands of those elected in the Legislature and not the hands of unelected judges."

With that being said, I researched the Bill put forth out by Senator Bucco and did not see any type of Legislation to date that she was making reference to you on proposing. I emailed Senator Bucco's Office yesterday and received an immediate response. "As of right now, S4065 has only been introduced and in order push for the bill to land before the Community and Urban Affairs Committee, I would recommend you reach out to the chair of that committee, Senator Troy Singleton. He can be reached by calling (856) 234-2790 or by emailing sensingleton@njleg.org."

I don't know if you recall meeting me in Senator Bramnick's office but it was a meeting of Summit and Millburn Residents. I am one of the Administrator of the NJ-Stop the Madness Group of High Density Housing and Environmental Destruction..... As such, many people will reach out to me personally for help.

So, my questions are as follows: 1. Is there a reason behind reaching out specifically to Senator Troy Singleton 2. Will you be initiating any type of Bill as noted by Warren Township Mayor Lisa Lontai? 3. Will you put out a Bill - aligned with Senator Bucco's in the Assembly?

Thank you in advance and I hope to hear from you soon on this extremely flawed system. Please let me know if you intend on putting out a Bill in the Assembly like S4065. You would definitely have the support from myself and many others if we have some substance to work with.

Best Regards,
Marianne Noonan
110 Lackawanna Blvd
Gillette, NJ
908-656-4559

https://legiscan.com/NJ/text/S4065/2024?fbclid=IwY2xjawlZpNlleHRuA2FibQlXMQABHdy9wuwZqwUduim8AINuT1RuLXLiWX54YyYPf0XMSHfDiiUqnE4s2iR8Hg_aem_jbBrwZSS2qKxSOoKyYNiKw

https://legiscan.com/NJ/drafts/S4065/2024?fbclid=IwY2xjawlZpQNleHRuA2FibQlXMQABHQekfZvUOVBM6T1UMTcNoXo5GhJ82QLnavdqhSIKTDRIYNluD3M57vEhwx_aem_3-tgbZCUyY4gNResd_oAgg

https://www.njleg.state.nj.us/bill-search/2024/S4065?fbclid=IwY2xjawlZpUZleHRuA2FibQlXMQABHYRC80Hdbch4MrkuGyDvLMrRvcj4V50THWetML0O0Vutle-0E-KHyxt8A_aem_gwbi6jkVijsZPCTisnka6g

WARREN TWP. – The all-GOP Township Committee voted in favor of a resolution, to commit to its fourth round affordable housing present need obligation of 10 units and 181 prospective need units Thursday, Jan. 30. Mayor Lisa Lontai cast the sole no vote.

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Municipalities across the state must adopt a binding resolution on its Housing Element and Fair Share Housing Plan by Monday, June 30, according to a court ruling. Warren Township is part of Housing Region No. 3, which includes Hunterdon, Somerset, and Middlesex counties, as stated on a memorandum dated Jan. 29. This region has an overall Round 4 obligation for 2025-2035 of 11,604 units.

There are about 285 affordable housing units in the township, said Township Administrator Mark Krane in a telephone interview on Wednesday, Feb. 5. He said there are about 150 units pending construction or pending occupancy.

Krane said the affordable housing units in the township are primarily administered through private land owners and some non-profits.

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Most of the Round 3 affordable housing units are still under construction, Krane said. Round 3 provided for a total of 335 affordable housing units.

Krane said he did not have the records for how many unoccupied affordable housing units are in the township.

"Round 4 is a new process, so we are planning for the unknown," Committeeman Sean Fine said. "As you may know, starting on Feb. 1, this affordable housing process moves into a challenge period which ends Feb. 28."

He said that until that period closes, this committee won't be highlighting or discussing what went into this calculation. "The purpose behind that is simple," Fine said. "Our goal is to protect Warren, remain strategic, and limit development."

"I know there isn't a resident in Warren that wants to increase development beyond what is required," Fine added.

'Burden On Residents'

"Affordable housing development, as I stated last meeting, will be my primary focus this year because in my opinion, it's the most significant item impacting our town," Fine said at the Thursday, Jan. 23 meeting. "I understand what the intent is but it's managed incorrectly and puts all of the burden on the residents."

"I don't know anybody who's for the mandates that are coming down from Trenton," said Committeeman Lance Blick before casting his vote. "I'm certainly not. I think they're absolutely ridiculous."

Blick said that regardless of the way the vote happens, he is committing himself to making the process more realistic moving forward. "With that being said, I have to commend Committeeman Fine for the scrubbing that he's done on this, to get the number down to the number that it's at right now," Blick said.

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Lontai said that the township will submit the number to the state ahead of the deadline. She said her own vote on this has nothing to do with the plan or the specific number [of housing units]. "But, rather, my vote has more to do with my philosophical opposition to the way the current housing law is constructed," she said.

"Let me be clear," Lontai said. "I am not opposed to affordable housing. I am opposed to high-density, overdevelopment that communities are forced to build with any affordable housing plan."

Lontai said she supports legislation such as that proposed by Assemblywoman Michele Matsikoudis, R-Somerset, Union, that aims to put the determination of affordable housing obligation into the hands of those elected in the Legislature and not the hands of unelected judges.

"I will continue to work with our elected officials and fight for a fair and equitable plan that protects our communities and also provides opportunities for individuals who want to live in communities like Warren and achieve the American dream," Lontai said.

Resident Jeff Hurwitz said he supports the issue of affordable housing and that it will serve a public good.

Resident Katherine Sarmad said she commends the committee members for making a very tough decision in saying yes to a resolution.

"I just wanted to thank everyone who voted in the affirmative tonight. It's a lot of work that went into this," said resident Levia Spingarn. "Mayor Lontai, I'm just wondering if you're aware of the consequences had the vote not passed tonight?"

https://www.newjerseyhills.com/echoes-sentinel/news/warren-township-committee-votes-in-favor-of-affordable-housing-obligation/article_22a03152-e407-11ef-a68b-f704bc8909f4.html?fbclid=IwY2xjawlZt-JleHRuA2FlbQlMQABHXPzBcCkoho5BHdkdt4oZD-6UULtqrE-At5lC4j8zJaBZ-QTOdblyBFgHw_aem_8Unv1OCQfD_VgGSOdVrQ9g

Donna Hands

From: mariannejnoonan@aol.com
Sent: Wednesday, February 12, 2025 12:52 PM
To: Shaun Fine
Subject: Fw: Proposed Legislative Bill in the Assembly - Senate Bill S4065

Shaun - FYI - Keep this to yourself (of course) but this would be a good question for a resident to ask at the next meeting? What Legislation?

----- Forwarded Message -----

From: mariannejnoonan@aol.com <mariannejnoonan@aol.com>
To: Asw. D.O. Matsikoudis <aswmatsikoudis@njleg.org>
Sent: Wednesday, February 12, 2025 at 12:48:14 PM EST
Subject: Proposed Legislative Bill in the Assembly - Senate Bill S4065

Dear Assemblywoman Michele Matsikoudis,

There was a recent article in the Echoes-Sentinel as per below: Mayor Lisa Lontai of Warren Township stated her reason for voting NO on the Warren Township Resolution and you were noted in her commentary. "Lontai said she supports legislation such as that proposed by Assemblywoman Michele Matsikoudis, R-Somerset, Union, that aims to put the determination of affordable housing obligation into the hands of those elected in the Legislature and not the hands of unelected judges."

With that being said, I researched the Bill put forth out by Senator Bucco and did not see any type of Legislation to date that she was making reference to you on proposing. I emailed Senator Bucco's Office yesterday and received an immediate response. "As of right now, S4065 has only been introduced and in order push for the bill to land before the Community and Urban Affairs Committee, I would recommend you reach out to the chair of that committee, Senator Troy Singleton. He can be reached by calling (856) 234-2790 or by emailing singleton@njleg.org."

I don't know if you recall meeting me in Senator Bramnick's office but it was a meeting of Summit and Millburn Residents. I am one of the Administrator of the NJ-Stop the Madness Group of High Density Housing and Environmental Destruction..... As such, many people will reach out to me personally for help.

So, my questions are as follows: 1. Is there a reason behind reaching out specifically to Senator Troy Singleton? 2. Will you be initiating any type of Bill as noted by Warren Township Mayor Lisa Lontai? 3. Will you put out a Bill - aligned with Senator Bucco's in the Assembly?

Thank you in advance and I hope to hear from you soon on this extremely flawed system. Please let me know if you intend on putting out a Bill in the Assembly like S4065. You would definitely have the support from myself and many others if we have some substance to work with.

Best Regards,
Marianne Noonan



https://legiscan.com/NJ/text/S4065/2024?fbclid=IwY2xjawlZpNlleHRuA2FibQlMQABHdy9wuWZgwUduim8AINuT1RuLXLiWX54YyYPf0XMSHfDiiUqnE4s2iR8Hg_aem_ibBrwZSS2qKxSOoKyYNIKw

https://legiscan.com/NJ/drafts/S4065/2024?fbclid=IwY2xjawlZpQNlleHRuA2FibQlMQABHqekfZvUOVBM6T1UMTcNoXo5GhJ82QLnavdqhSIKTDRiYNIuD3M57vEhXw_aem_3-tgbZCUyY4gNRsd_oAgg

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https://www.newjerseyhills.com/echoes-sentinel/news/warren-township-committee-votes-in-favor-of-affordable-housing-obligation/article_22a03152-e407-11ef-a68b-f704bc8909f4.html?fbclid=IwY2xjawlZt-JleHRuA2FibQixMQABHXPzBcCkoho5BHdkdt4oZD-6UULtqrE-At5lC4j8zJaBZ-QTOdblyBFgHw_aem_8Unv1OCQfD_VgGSOdVrQ9g

Donna Hands

From: Donna Hands
Sent: Thursday, February 6, 2025 4:18 PM
To: Lisa Lontai; Shaun Fine
Cc: Krane, Mark
Subject: Fourth Round Affordable Housing Obligation Declaratory Judgment Complaint, Resolution, Planner Report
Attachments: FOURTH ROUND AFFORDABLE HOUSING OBLIGATION DJ COMPLAINT-RESOLUTION-PLANNER REPORT FILED (A1789617x9D7D2).pdf

Good afternoon,
Attached is the Fourth Round Affordable Housing Obligation Declaratory Judgment Complaint, Resolution and Planner Report that Bill Willard filed with the Program and Court. Mark asked me to forward it to all of you. This will be shared to the website – I believe sometime next week. Thank you,

Thank you,
Donna

Donna Hands

From: Krane, Mark
Sent: Thursday, February 6, 2025 2:14 PM
To: Daniel Croson; Lance Blick; Lisa Lontai; Shaun Fine; Vanessa Kian
Cc: jtcivplan@comcast.net; jlindner@unionstone.net; Hode, Evamarie
Subject: FW: Toll Bros. / 234 Mountain Ave, Warren NJ
Attachments: 2025.02.06 Letter to Town Administrator re Property be rezoned for an inclusionary residential development.pdf; NJA240098.00_C-2 CNPT (Overall).pdf.pdf

FYI

This will be referred to the Affordable Housing sub committee for review. There has been discussion about this site during 2024
mark

From: Gianetti, Craig M. <cgianetti@daypitney.com>
Sent: Thursday, February 6, 2025 1:18 PM
To: Krane, Mark <mkrane@warrennj.org>
Cc: 'wwillard@newjerseylaw.net' <wwillard@newjerseylaw.net>; Matt Errico (merrico@tollbrothers.com) <merrico@tollbrothers.com>
Subject: Toll Bros. / 234 Mountain Ave, Warren NJ

Good afternoon. Please see attached letter and enclosure.



Craig M. Gianetti
Attorney at Law | [Attorney Bio](#)
Co-Chair of Real Estate, Environmental and Land Use Practice
One Jefferson Road
Parsippany, NJ 07054-2891
E: cgianetti@daypitney.com
D: 973.966.8053
M: 862.308.9349
F: 973.206.6273

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Donna Hands

From: William Willard <wwillard@newjerseylaw.net>
Sent: Friday, January 31, 2025 11:52 AM
To: Donna Hands
Cc: Krane, Mark; jtcivplan@comcast.net; Lisa Lontai; Shaun Fine; jlindner@unionstone.net
Subject: Re: 2025-064 Fourth Round Affordable Housing Obligation
Attachments: FOURTH ROUND AFFORDABLE HOUSING OBLIGATION RESOLUTION-PLANNER REPORT (A1789601x9D7D2).pdf; FOURTH ROUND AFFORDABLE HOUSING OBLIGATION DJ COMPLAINT-RESOLUTION-PLANNER REPORT FILED (A1789617x9D7D2).pdf

Donna: Attached is the Fourth Round Affordable Housing Obligation Resolution and Planner Report that needs to be posted on the Township website. Also, attached is the Fourth Round Affordable Housing Obligation Declaratory Judgment Complaint, Resolution and Planner Report filed with the Program and Court.

On Fri, Jan 31, 2025 at 8:14 AM Donna Hands <dhands@warrennj.org> wrote:

Good morning, Bill – attached is the certified resolution. Let me know if you need anything else. Thank you,

Donna

--

William J. Willard



15 Mountain Boulevard

Warren, NJ 07059

(908) 757-7800 *210

wwillard@newjerseylaw.net

Donna Hands

From: Marianne Noonan <mariannejnoonan@gmail.com>
Sent: Monday, January 27, 2025 7:19 PM
To: Shaun Fine
Subject: Per Mayor Ghassali

Shaun,

— Someone just commented that Plainfield is also exempt..

The stay was denied today that was scheduled by month end for the Coalition & here are Ghassali's Comments.

I would've never known about these issues but here are TEN TROUBLING FACTS OUR LITIGATION HAS REVEALED

We have filed a lawsuit challenging the unfair and unreasonable Fourth Round affordable housing law. As we pursue these claims, it is important for New Jerseyans to know about what we have learned from our legal efforts thus far.

1. URBAN AID MUNICIPALITIES (SUCH AS HOBOKEN, JERSEY CITY, AND LAKEWOOD) ARE COMPLETELY EXEMPT FROM BUILDING ANY NEW AFFORDABLE HOUSING DESPITE CREATING 50% OF NJ'S POPULATION GROWTH.

The new law completely exempts urban aid municipalities from any "prospective need" obligation that requires new units.[1] Our experts have proven that New Jersey's population growth is exactly 50%/50% between urban aid and non-urban aid municipalities.[2] This exception was developed 40 years ago when the growth was -2% in the urban aid municipalities and 102% in non-urban aid municipalities. Our State has changed – but the outdated Mount Laurel approach has not.

2. FOR EVERY 10 PEOPLE THAT MOVE INTO AN URBAN AID MUNICIPALITY, THE SURROUNDING SUBURBS MUST CREATE NEW AFFORDABLE HOUSING FOR 4 PEOPLE.

That's the formula.[3] For every 10 people that move into an urban aid municipality such as Hoboken, Jersey City, or Lakewood, the surrounding non-urban aid suburbs are required to create affordable housing for 4 people. That is in addition to the affordable housing obligation created by their own population growth.

3. MUNICIPAL AFFORDABLE HOUSING OBLIGATIONS WILL BE DECIDED BY SO-CALLED "EXPERTS" HAND-PICKED BY A RETIRING TRENTON BUREAUCRAT.

Each municipality's affordable housing obligations will be decided by people hand-picked by the Administrative Director of the Courts (ADC), a judicial bureaucrat in Trenton that serves at the pleasure of the Chief Justice, and who announced his retirement this past week one day before LLRP was in court challenging his Directive.[4] He can pick anyone he wants to decide your community's affordable housing obligations as long as he thinks they are "experts." [5] These appointments all take place outside of the State Constitution's advice and consent process for justices and judges.

4. THE TRENTON BUREAUCRAT IS ALLOWING THE SO-CALLED EXPERTS TO HAVE OUTSIDE INCOME WHILE THEY DECIDE EACH TOWN'S AFFORDABLE HOUSING OBLIGATIONS.

The ADC exempted his hand-picked experts from having to comply with the code of judicial conduct – even though the law requires it.[6] This means they can have outside income and engage in political activity while deciding each town's affordable housing obligations.[7] In the last decade, claims were made against a judge who decided Mount Laurel

obligations while receiving 25 free vacations from a developer.[8] The ADC's Directive puts New Jersey more at risk for unethical behavior.

5. THE TRENTON BUREAUCRAT GAVE FAIR SHARE HOUSING CENTER SPECIAL TREATMENT TO REVIEW MUNICIPAL PLANS.

The ADC is requiring towns to submit their fair share plans to Fair Share Housing Center before submitting them to the Program.[9] By taking this step, the New Jersey judiciary has expressed favoritism for Fair Share Housing Center as compared to anyone else under the law. The LLRP is concerned that the ADC coordinated with FSHC on his rule making, contrary to the judiciary's supposed independence.

6. FAIR SHARE HOUSING CENTER ADMITTED IN COURT THEY BENEFIT FROM THE BUREAUCRAT-LED PROGRAM BECAUSE IT SAVES THEM MONEY.

In FSHC's motion to intervene into the LLRP's lawsuit, they said they have a "unique interest" in defending the new law because if it fell, FSHC "would be forced . . . to engage in costly litigation." [10] LLRP believes that the law's unfair processes were designed to benefit FSHC and save it resources, which streamlines their ability to challenge each town's affordable housing obligation.

7. THE TRENTON BUREAUCRAT ISSUED RULES THAT MAY FORCE MUNICIPALITIES TO FIGHT EACH OTHER OVER AFFORDABLE HOUSING OBLIGATIONS.

The law states that multiple objections to the same town's affordable housing determination can be consolidated.[11] The ADC expanded this to include different "cases" involving "similar facts or legal issues." [12] LLRP is challenging this requirement and believes it is intended to allow FSHC and others to pit municipalities up against each other in determining affordable housing obligations.

8. THE TRENTON BUREAUCRAT CREATED NEW COMPLIANCE REQUIREMENTS THAT ARE NOT CONTAINED IN THE LAW.

The ADC imposes all sorts of new compliance requirements that are not even contained in the law. For example, the Directive requires each town to have adopted fair share ordinances and resolutions by June 30, 2025,[13] even though the law only requires drafts to be submitted to the Program by that date.

9. HMFA ISSUED UHAC REGULATIONS WITHOUT ANY NOTICE OR COMMENT, BUT SPENT SIX MONTHS DISCUSSING THEM WITH SPECIAL INTEREST GROUPS.

The law required HMFA to issue new Uniform Housing Affordability Controls regulations by December 20, 2024. HMFA issued these rules without any notice or comment, even though the statute titled "UHAC Update" required the UHAC update to be adopted through notice and comment.[14] HMFA told the court that the regulations were not adopted in a vacuum because they spent six months holding "roundtables" with "housing advocacy organizations" – which LLRP suspects includes FSHC.[15] HMFA had the time to engage stakeholders it wanted to talk to, but did not bother to allow notice or comment allowing municipalities to offer their thoughts.

10. THE NEW LAW REPEATS THIS SAME FLAWED PROCESS EVERY 10 YEARS INTO PERPETUITY.

The new law repeats this same process every 10 years into perpetuity.[16] That means that unless something changes, each non-urban aid suburb will be required to create affordable housing for 40% of the population growth in each urban-aid municipality forever. We must stop a law that will mandate the urbanization of our entire state.

Sent from my iPhone

Donna Hands

From: Donna Hands
Sent: Monday, January 27, 2025 5:07 PM
To: Lisa Lontai; Daniel Croson; Shaun Fine; Vanessa Kian; Lance Blick
Cc: Krane, Mark; William Willard
Subject: Special Meeting Agenda
Attachments: 1-30-2025 Special Meeting Agenda.pdf; 2025-064 Fourth Round Affordable Housing Obligation (A1785112x9D7D2).docx

Good afternoon,
Attached is a copy of the draft agenda and Resolution 2025-064. My plan was to post the agenda tomorrow afternoon and hold off on posting the resolution until sometime after the sub-committee meeting in case there are any changes.

Thank you,
Donna

From: William Willard <wwillard@newjerseylaw.net>
Sent: Friday, January 17, 2025 3:13 PM
To: Krane, Mark; Donna Hands
Cc: Lisa Lontai; Shaun Fine; jtcivplan@comcast.net; jlindner@unionstone.net; John McDonough (jmcdonoughpp@gmail.com)
Subject: Re: WT Fourth Round Prospective Need Report
Attachments: RESOLUTION FOURTH ROUND AFFORDABLE HOUSING OBLIGATION (A1785112x9D7D2).docx

On Fri, Jan 17, 2025 at 12:54 PM William Willard <wwillard@newjerseylaw.net> wrote:

[REDACTED]

On Thu, Jan 16, 2025 at 3:06 PM John Chadwick <jtcivplan@comcast.net> wrote:

Regards,
John

John T. Chadwick, IV
3176 Route 27, Suite 1A
Kendall Park, NJ 08824
732.297.7669 phone
732.297.8081 fax

--
William J. Willard



15 Mountain Boulevard
Warren, NJ 07059
(908) 757-7800 *210
wwillard@newjerseylaw.net

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William J. Willard



15 Mountain Boulevard
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Donna Hands

From: mariannejnoonan@aol.com
Sent: Friday, January 10, 2025 3:37 PM
To: Shaun Fine; Vanessa Kian
Subject: NJ League of Municipalities

Dear Shaun and Vanessa,

Just want to make sure that you saw this:

"WHEREAS, [MUNICIPALITY] also reserves the right to adjust its position in the event of any rulings in the Montvale case (MER-L-1778-24) or any other such action that alters the deadlines and/or requirements of the Amended FHA; and"

This was just released by the NJ League of Municipalities: There are two sample Resolutions below:

Affordable Housing Deadline and Sample Resolutions:

Municipalities preparing to either accept the housing obligation numbers prepared by the Department of Community Affairs (DCA) or to modify those numbers based on other factors are required to submit resolutions to do so by the end of the month.

In response to member requests, the League has prepared model resolutions.

The first model resolution can be used if you plan to accept the numbers.

1. Sample resolution committing to DCA's 4th numbers

RESOLUTION COMMITTING TO DCA'S FOURTH ROUND AFFORDABLE HOUSING PRESENT
NEED AND PROSPECTIVE NEED NUMBERS
RESOLUTION # _____

WHEREAS, on March 20, 2024, Governor Murphy signed into law an Amendment to the Fair Housing Act (N.J.S.A. 52:27D-301 et seq.) (hereinafter "Amended FHA"); and

WHEREAS, the Amended FHA requires the Department of Community Affairs ("DCA") to produce non-binding estimates of fair share obligations on or before October 20, 2024; and

WHEREAS, the DCA issued a report on October 18, 2024 ("DCA Report") wherein it reported its estimate of the obligation for all municipalities based upon its interpretation of the standards in the Amended FHA; and

WHEREAS, the DCA Report calculates [MUNICIPALITY]'s Round 4 (2025-2035) obligations as follows: a Present Need or Rehabilitation Obligation of XX and a Prospective Need or New Construction Obligation of XX; and

WHEREAS, the Amended FHA provides that the DCA Report is non-binding, thereby inviting municipalities to demonstrate that the Amended FHA would support lower calculations of Round 4 affordable housing obligations; and

WHEREAS, the Amended FHA further provides that "[a]ll parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by COAH unless those regulations are contradicted by statute, including P.L. 2024, c.2, or biding court decisions" (N.J.S.A. 52:27D-311(m)); and

WHEREAS, COAH regulations authorize vacant land adjustments as well as durational adjustments; and

WHEREAS, based on the foregoing, [MUNICIPALITY] accepts the DCA calculations of [MUNICIPALITY]'s fair share obligations and commits to its fair share of XX units present need and

XX units prospective need subject to any vacant land and/or durational adjustments it may seek as part of the Housing Plan element and Fair Share Plan element it subsequently submits in accordance with the Amended FHA; and

WHEREAS, [MUNICIPALITY] reserves the right to comply with any additional amendments to the FHA that the Legislature may enact; and

WHEREAS, [MUNICIPALITY] also reserves the right to adjust its position in the event of any rulings in the Montvale case (MER-L-1778-24) or any other such action that alters the deadlines and/or requirements of the Amended FHA; and

WHEREAS, in the event that a third party challenges the calculations provided for in this Resolution, [MUNICIPALITY] reserves the right to take such position as it deems appropriate in response thereto, including that its Round 4 Present or Prospective Need Obligations should be lower than described herein; and

WHEREAS, in light of the above, the [GOVERNING BODY] of [MUNICIPALITY] finds that it is in the best interest of [MUNICIPALITY] to declare its commitment to the obligations reported by the DCA on October 18, 2024 subject to the reservations set forth herein; and

WHEREAS, in addition to the above, the Acting Administrative Director issued Directive #14-24, dated December 13, 2024, and made the directive available later in the week that followed; and

WHEREAS, pursuant to Directive #14-24, a municipality seeking a certification of compliance with the FHA shall file an action in the form of a declaratory judgment complaint . . . in the county in which the municipality is located . . . within 48 hours after adoption of the municipal resolution of fair share obligations, or by February 3, 2025, whichever is sooner"; and

WHEREAS, [MUNICIPALITY] seeks a certification of compliance with the FHA and, therefore, directs its [AFFORDABLE HOUSING COUNSEL] [__ ATTORNEY] to file a declaratory relief action within 48 hours of the adoption of this resolution in XX County.

NOW, THEREFORE, BE IT RESOLVED on this ____ day of January, 2025 by the [GOVERNING BODY] of [MUNICIPALITY] as follows:

1. All of the above Whereas Clauses are incorporated into the operative clauses of this resolution.
2. [MUNICIPALITY] hereby commits to the DCA Round 4 Present Need Obligation of XX units and the Round 4 Prospective Need Obligation of XX units described in this resolution, subject to all reservations of rights set forth above.
3. [MUNICIPALITY] hereby directs its [AFFORDABLE HOUSING COUNSEL][__ ATTORNEY] to file a declaratory judgment complaint in XX County within 48 hours after adoption this resolution, attaching this resolution.
4. [MUNICIPALITY] authorizes its [AFFORDABLE HOUSING COUNSEL][__ ATTORNEY] to attach this resolution as an exhibit to the declaratory judgment action that is filed and to submit and/or file this resolution with the Program or any other such entity as may be determined to be appropriate.
5. This resolution shall take effect immediately, according to law.

CERTIFICATION

I, _____, Clerk of [MUNICIPALITY], County of XX, State of New Jersey, do hereby certify that the foregoing is a true copy of a resolution adopted by [GOVERNING BODY] at a meeting held on January ____, 2025.

XXXXXXXXX, Clerk

2. The second resolution can be used if you plan to propose an alternate number based on local circumstances.

sample resolution committing to DCA 4th round numbers with modifications
(based on land factor analysis only)

RESOLUTION COMMITTING TO DCA'S FOURTH ROUND AFFORDABLE HOUSING PRESENT
NEED AND PROSPECTIVE NEED NUMBERS AS MODIFIED
RESOLUTION # _____

WHEREAS, on March 20, 2024, Governor Murphy signed into law an Amendment to the Fair Housing Act (N.J.S.A. 52:27D-301 et seq.) (hereinafter "Amended FHA"); and

WHEREAS, the Amended FHA requires the Department of Community Affairs ("DCA") to produce non-binding estimates of fair share obligations on or before October 20, 2024; and

WHEREAS, the DCA issued a report on October 18, 2024 ("DCA Report") wherein it reported its estimate of the obligation for all municipalities based upon its interpretation of the standards in the Amended FHA; and

WHEREAS, the DCA Report calculates [MUNICIPALITY]'s Round 4 (2025-2035) obligations as follows: a Present Need or Rehabilitation Obligation of XX units and a Prospective Need or New Construction Obligation of XX units; and

WHEREAS, the Amended FHA provides that the DCA Report is non-binding, thereby inviting municipalities to demonstrate that the Amended FHA would support lower calculations of Round 4 affordable housing obligations; and

WHEREAS, pursuant to N.J.S.A. 52:27D-304.3, a municipality's average allocation factor is comprised of the equalized nonresidential factor, income capacity factor, and land capacity factor and shall be averaged to yield the municipality's average allocation factor, and

WHEREAS, the Amended FHA further provides that "[a]ll parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by COAH unless those regulations are contradicted by statute, including P.L. 2024, c.2, or binding court decisions" (N.J.S.A 52:27D-311(m)); and

WHEREAS, COAH regulations authorize vacant land adjustments as well as durational adjustments; and

WHEREAS, the DCA has released a Geographic Information Systems spatial data representation of the Land Capacity Analysis for P.L. 2024, c.2 containing the Vacant and Developable land information that serves as the basis for calculating the land capacity factor; and

WHEREAS, [MUNICIPALITY] has reviewed the lands identified by the DCA for the land capacity factor with respect to the MOD-IV Property Tax List data, construction permit data, land use board approvals, configuration, and accessibility to ascertain whether these identified developable lands may accommodate development; and

WHEREAS, based on the foregoing, [MUNICIPALITY] relies on the DCA calculations of [MUNICIPALITY]'s fair share obligations as modified herein to account for [MUNICIPALITY]'s review of the lands identified by the DCA for the land capacity factor with respect to the MOD-IV Property Tax List data, construction permit data, land use board approvals, configuration, and accessibility to ascertain whether these identified developable lands may accommodate development, and as further set forth in detail and explained in the attached memo prepared by [MUNICIPALITY]'s affordable housing planner, and [MUNICIPALITY] seeks to commit to provide its fair share of XX units present need and XX units prospective need, subject to any vacant land and/or durational adjustments it may seek as part of the Housing Plan element and Fair Share Plan element it subsequently submits in accordance with the Amended FHA; and

WHEREAS, [MUNICIPALITY] reserves the right to comply with any additional amendments to the FHA that the Legislature may enact; and

WHEREAS, [MUNICIPALITY] also reserves the right to adjust its position in the event of any rulings in the Montvale case (MER-L-1778-24) or any other such action that alters the deadlines and/or requirements of the Amended FHA; and

WHEREAS, in the event that a third party challenges the calculations provided for in this Resolution, [MUNICIPALITY] reserves the right to take such position as it deems appropriate in response thereto, including that its Round 4 Prospective Need Obligation should be lower than described herein; and

WHEREAS, in light of the above, the [GOVERNING BODY] finds that it is in the best interest of [MUNICIPALITY] to commit to the modified present need and prospective need Fourth Round affordable housing fair share numbers set forth herein, subject to the reservations set forth herein; and

WHEREAS, in accordance with AOC Directive #14-24 dated December 13, 2024, the [GOVERNING BODY] finds that, as a municipality seeking a certification of compliance with the FHA, it is in the best interests of [MUNICIPALITY] to direct the filing of an action in the form of a declaratory judgment complaint within 48 hours after adoption of the within resolution of fair share obligations, or by February 3, 2025, whichever is sooner;

NOW, THEREFORE, BE IT RESOLVED on this ____ day of January, 2025 by the [GOVERNING BODY] of [MUNICIPALITY], County of XX, State of New Jersey as follows:

1. All of the above Whereas Clauses are incorporated into the operative clauses of this resolution.
2. [MUNICIPALITY] hereby commits to [the DCA's Round 4 Present Need Obligation of ____ units][a modification of the DCA's Round 4 Present Need Obligation of ____ units to ____ units], and [the DCA's Round 4 Prospective Need Obligation of ____ units][a modification of the DCA's Round 4 Prospective Need Obligation of ____ units to ____ units], as explained above and in the attached memo from [MUNICIPALITY]'s affordable housing planner, and subject to all reservations of rights set forth above
3. [MUNICIPALITY] hereby directs its [AFFORDABLE HOUSING COUNSEL][____ ATTORNEY] to file a declaratory judgment complaint in XX County within 48 hours after adoption of the within resolution and attaching this resolution as an exhibit with the attached memo.
4. [MUNICIPALITY] authorizes its [AFFORDABLE HOUSING COUNSEL][____ ATTORNEY] to submit and/or file the within resolution with attached memo with the Program or any other such entity as may be determined to be appropriate.
5. This resolution shall take effect immediately, according to law.

CERTIFICATION

I, _____, Clerk of [MUNICIPALITY], County of XX, State of New Jersey, do hereby certify that the foregoing is a true copy of a resolution adopted by [GOVERNING BODY] at a meeting held on January ____, 2025.

XXXXXXXX, Clerk

The resolutions should not be considered legal advice, and neither should be modified to your particular circumstances. Please consult with your municipality's attorneys and planners.

Our thanks to League General Counsel Trishka Cecil for the preparation of these documents.

In addition, let us call your attention to the recent action by the Administrative Office of the Courts (AOC) to implement the recent changes to the Fair Housing Act.

Directive #14-24 provides information on how municipalities and other parties must file with the program, whether that be a review or challenges to the municipal calculation of affordable housing obligations or challenges to plans.

You are encouraged to review the Directive with your municipal attorney and other professionals for more information.

Questions regarding the Program or Directive# 14-24 should be directed to the AOC's Civil Practice Division at CivilWebSites.Mailbox@njcourts.gov or [REDACTED].

Contact: Mike Cerra, Executive Director, mcerra@njlm.org, [REDACTED].

Donna Hands

From: mariannejnoonan (null) <mariannejnoonan@aol.com>
Sent: Tuesday, January 7, 2025 3:07 PM
To: Shaun Fine; Vanessa Kian
Subject: GIS Map

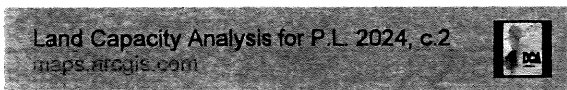
Hi,

I'm not sure if I sent this to you.....this was sent out by Mayor Ghassali prior to Warren Township joining the Coalition.

Also, you may want to take a look at the Warren Confidential Group latest post by Bill Gilbert- He taped some of his questions at the Planning Board Meeting regarding the 4th Round Calculations.....

Marianne

[REDACTED]



FOR IMMEDIATE RELEASE

Local Leaders Highlight Flaws in Affordable Housing Mapping by State DCA

Holmdel, NJ – Local Leaders for Responsible Planning (LLRP) is raising concerns over the State Department of Community Affairs' (DCA) recent release of mapping that calculated vacant and developable land for New Jersey's municipalities in New Jersey:

<https://njdca.maps.arcgis.com/home/item.html?id=12acdf0a5104f8f8a2f604e96063e74>

"The DCA mapping underscores the absurdity and unreasonableness of the affordable housing mandates being imposed on our communities," said Mayor Ghassali, Mayor of Montvale and leader of LLRP. "The State is imposing affordable housing obligations based upon completely erroneous data."

The LLRP contends that the mapping is wildly inaccurate. In one egregious example, the DCA's map claims that affordable housing could be placed at the Garden State Parkway PNC Bank Arts Center commuter lot and the Holmdel Swim Club—two critical community resources ill-suited for housing development.

"Designating the PNC Bank Arts Center commuter lot and Holmdel's municipal swim club as viable locations for affordable housing defies any logic," said Holmdel Mayor Rocco Improveduto. "This illustrates why Holmdel joined the LLRP and its lawsuit against the Fourth Round mandates and seeks fairness when it comes to affordable housing."

Holmdel and Montvale are two of 26 municipalities currently challenging the Fourth-Round affordable housing mandates in court, arguing that the state's approach places excessive burdens on municipalities while using outdated and arbitrary calculations. The DCA's inclusion of properties like the PNC Bank Arts Center in its calculations underscores the municipalities' claims that they are bringing in Court.

On December 20, 2024, Judge Robert Lougy will hear oral argument on the LLRP municipalities' application for a stay of the Fourth Round affordable housing law.

"We are hopeful that the Court places the Fourth Round law on hold so that these substantial legal issues can be addressed," explained Coalition Attorney Michael L. Collins.

The ongoing court challenge, led by the Local Leaders for Responsible Planning coalition, seeks to address inequities in the current law and ensure municipalities have a voice in determining realistic and appropriate affordable housing obligations.

The coalition is comprised of the following municipalities: Borough of Montvale, Township of Denville, Borough of Florham Park, Borough of Hillsdale, Township of Mannington, Township of Millburn, Township of Montville, Borough of Old Tappan, Borough of Totowa, Borough of Allendale, Borough of Westwood, Township of Hanover, Township of Wyckoff, Borough of Wharton, Borough of Mendham, Borough of Oradell, Borough of Closter, Township of West Amwell, Township of Washington, Borough of Norwood, Township of Parsippany-Troy Hills, Borough of Franklin Lakes, Township of Cedar Grove, Township of East Hanover, Township of Holmdel, and Township of Wall.

###

Sent from my iPhone

Donna Hands

From: mariannejnoonan (null) <mariannejnoonan@aol.com>
Sent: Monday, December 9, 2024 10:59 AM
To: Shaun Fine
Cc: Vanessa Kian
Subject: Re: Coalition

Mayor Ghassali replied to me immediately and stated he did not receive anything on his side with reference to Warren Township.

Sent from my iPhone

On Dec 9, 2024, at 10:47 AM, Shaun Fine <sfine@warrennj.org> wrote:

Thanks, let me follow up on our status

Sent from my iPhone

On Dec 9, 2024, at 10:39 AM, mariannejnoonan (null) <mariannejnoonan@aol.com> wrote:

Good Morning!

This was sent out yesterday by Mayor Mike Ghassali. Just was wondering why Warren was not on the list?

I'll send him a note to touch base with their Attorneys.

Also, he sent out this info that I am copying in a second paragraph below noted for Immediate Release.

"We welcome the Borough of Woodland Park in Passaic County, joining our affordable housing coalition and bringing the number of towns to 29 in seven counties, representing over 300,000 residents.

Thank you Mayor Tracy Bennett-Kallert and borough council members for taking a stand against high density housing. Our next court date is on December 20, 2024.

Current list of towns in the coalition with signed resolutions to join and bring fairness to the Affordable Housing process:

1. Allendale Borough (Bergen)
2. Cedar Grove (Essex)
3. Clark Township (Union)
4. Closter Borough (Bergen)
5. Denville Township (Morris)

6. East Hanover (Morris)
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11. Holmdel Township (Monmouth)
12. Mannington Township (Salem)
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(Bergen)
19. Oradell Borough (Bergen)
20. Parsippany- Troy Hill (Morris)
21. River Vale Township (Bergen)
22. Sandyston Township (Sussex)
23. Totowa Borough (Passaic)
24. Wall Township (Monmouth)
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29. Wyckoff Township (Bergen)

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On Dec 9, 2024, at 8:23 AM, Shaun Fine <sfine@warrennj.org> wrote:

Morning Marianne: Is there a reason you think it was squashed? We passed the resolution to pay and join. I know our attorney and Mark Krane were talking to them.

Shaun

Shaun Fine
Township Committee

[REDACTED]

From: mariannejnoonan (null) <mariannejnoonan@aol.com>
Sent: Sunday, December 8, 2024 8:20 PM
To: Shaun Fine <sfine@warrennj.org>; Vanessa Kian <vkian@warrennj.org>
Subject: Coalition

Hi Shawn & Vanessa

Just wondering what happened to the Warren Coalition Resolution? Did legal squash it?

Thanks,

Marianne Noonan

[REDACTED]

We welcome the Borough of Wood... - Mayor
Mike Ghassali
facebook.com

Sent from my iPhone

Donna Hands

From: mariannejnoonan (null) <mariannejnoonan@aol.com>
Sent: Monday, December 9, 2024 10:38 AM
To: Shaun Fine
Cc: Vanessa Kian
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Shaun Fine
Township Committee

[REDACTED]

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Marianne Noonan

[REDACTED]

We welcome the Borough of Wood... - Mayor
Mike Ghassali
facebook.com

Sent from my iPhone

Donna Hands

From: Krane, Mark
Sent: Monday, November 18, 2024 5:10 PM
To: Lisa Lontai; Sordillo, Victor J.; Reese, Cathy; William Willard; Kastrud, Chris
Cc: Lazo, George; Shaun Fine; Vanessa Kian
Subject: RE: Warren KGR, et al. - Fourth Round Affordable Housing - Sewer Capacity

This request is for the Premier properties. Anatol Hillier has met with the committee. He used Kate Coffey as the Attorney for that presentation. He is using a different counsel for the sewer.

From: Lisa Lontai <llontai@warrennj.org>
Sent: Monday, November 18, 2024 12:32 PM
To: Sordillo, Victor J. <vsordillo@warrennj.org>; Reese, Cathy <creese@warrennj.org>; William Willard <wwillard@newjerseylaw.net>; Krane, Mark <mkrane@warrennj.org>; Kastrud, Chris <ckastrud@warrennj.org>
Cc: Lazo, George <glazo@warrennj.org>; Shaun Fine <sfine@warrennj.org>; Vanessa Kian <vkian@warrennj.org>
Subject: Re: Warren KGR, et al. - Fourth Round Affordable Housing - Sewer Capacity

Thank you, Vic, I just read the letter and noticed that also. I don't want to meet with any more builders until we have our number. Savo is basing their information of 262 affordable units based on the DCA number, but we haven't developed our number yet.

I am not making any promises to anyone, nor am I meeting with any more builders until we have a number.

Deputy Mayor Lontai
FNP-C


llontai@warrennj.org

From: Sordillo, Victor J. <vsordillo@warrennj.org>
Sent: Monday, November 18, 2024 11:45 AM
To: Reese, Cathy <creese@warrennj.org>; William Willard <wwillard@newjerseylaw.net>; Krane, Mark <mkrane@warrennj.org>; Kastrud, Chris <ckastrud@warrennj.org>
Cc: Lazo, George <glazo@warrennj.org>; Lisa Lontai <llontai@warrennj.org>; Shaun Fine <sfine@warrennj.org>; Vanessa Kian <vkian@warrennj.org>
Subject: Re: Warren KGR, et al. - Fourth Round Affordable Housing - Sewer Capacity

The letter states Branchburg

From: Reese, Cathy <creese@warrennj.org>
Sent: Monday, November 18, 2024 9:12 AM
To: William Willard <wwillard@newjerseylaw.net>; Krane, Mark <mkrane@warrennj.org>; Kastrud, Chris <ckastrud@warrennj.org>
Cc: Lazo, George <glazo@warrennj.org>; Lisa Lontai <llontai@warrennj.org>; Shaun Fine <sfine@warrennj.org>; Vanessa Kian <vkian@warrennj.org>; Sordillo, Victor J. <vsordillo@warrennj.org>
Subject: FW: Warren KGR, et al. - Fourth Round Affordable Housing - Sewer Capacity

From: Alexander Fisher <fisher@centraljerseylaw.com>
Sent: Monday, November 18, 2024 8:59 AM
To: Reese, Cathy <creese@warrennj.org>
Subject: Warren KGR, et al. - Fourth Round Affordable Housing - Sewer Capacity

Dear Ms. Reese:

I represent Warren KGR, LLC, Mount Bethel Associates, LLC, and Warren Broadway, LLC. Attached please find a letter regarding Fourth Round Affordable Housing and Sewer Capacity.

Thank you,

Alex

Alexander G. Fisher | Partner
Savo, Schalk, Corsini, Warner, Gillespie, O'Grodnick & Fisher, P.A.
56 East Main Street, Suite 301
Somerville, NJ 08876
t: 908-526-0707 f: 908-725-8483 c: 201-696-2427

The information in this message and attachments, if any, is attorney-privileged and/or confidential, intended only for the use of the individual or entity named above. If you are not the intended recipient, you are notified that any distribution, dissemination, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify this office immediately and delete all electronic copies of this message and any attachments.

Donna Hands

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FNP-C


llontai@warrennj.org

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Somerville, NJ 08876
t: 908-526-0707 f: 908-725-8483 c: 201-696-2427

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Donna Hands

From: Reese, Cathy
Sent: Monday, November 18, 2024 12:32 PM
To: William Willard; Krane, Mark; Kastrud, Chris; Lazo, George; Lisa Lontai; Shaun Fine; Vanessa Kian; Sordillo, Victor J.
Subject: FW: Warren KGR, et al. - Fourth Round Affordable Housing - Sewer Capacity
Attachments: Warren - Letter re Sewer Capacity - 11.15.2024.pdf

From: Alexander Fisher <fisher@centraljerseylaw.com>
Sent: Monday, November 18, 2024 12:27 PM
To: Reese, Cathy <creese@warrennj.org>
Subject: RE: Warren KGR, et al. - Fourth Round Affordable Housing - Sewer Capacity

Please see attached version which was meant to be sent.

Alexander G. Fisher | Partner
Savo, Schalk, Corsini, Warner, Gillespie, O'Grodnick & Fisher, P.A.
56 East Main Street, Suite 301
Somerville, NJ 08876
t: 908-526-0707 f: 908-725-8483 c: 201-696-2427

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From: Reese, Cathy <creese@warrennj.org>
Sent: Monday, November 18, 2024 12:16 PM
To: Alexander Fisher <fisher@centraljerseylaw.com>
Subject: FW: Warren KGR, et al. - Fourth Round Affordable Housing - Sewer Capacity

From: Sordillo, Victor J. <vsordillo@warrennj.org>
Sent: Monday, November 18, 2024 11:45 AM
To: Reese, Cathy <creese@warrennj.org>; William Willard <wwillard@newjerseylaw.net>; Krane, Mark <mkrane@warrennj.org>; Kastrud, Chris <ckastrud@warrennj.org>
Cc: Lazo, George <glazo@warrennj.org>; Lisa Lontai <llontai@warrennj.org>; Shaun Fine <sfine@warrennj.org>; Vanessa Kian <vkian@warrennj.org>
Subject: Re: Warren KGR, et al. - Fourth Round Affordable Housing - Sewer Capacity

The letter states Branchburg

From: Reese, Cathy <creese@warrennj.org>
Sent: Monday, November 18, 2024 9:12 AM

To: William Willard <wwillard@newjerseylaw.net>; Krane, Mark <mkrane@warrennj.org>; Kastrud, Chris <ckastrud@warrennj.org>
Cc: Lazo, George <glazo@warrennj.org>; Lisa Lontai <llontai@warrennj.org>; Shaun Fine <sfine@warrennj.org>; Vanessa Kian <vkian@warrennj.org>; Sordillo, Victor J. <vsordillo@warrennj.org>
Subject: FW: Warren KGR, et al. - Fourth Round Affordable Housing - Sewer Capacity

From: Alexander Fisher <fisher@centraljerseylaw.com>
Sent: Monday, November 18, 2024 8:59 AM
To: Reese, Cathy <creese@warrennj.org>
Subject: Warren KGR, et al. - Fourth Round Affordable Housing - Sewer Capacity

Dear Ms. Reese:

I represent Warren KGR, LLC, Mount Bethel Associates, LLC, and Warren Broadway, LLC. Attached please find a letter regarding Fourth Round Affordable Housing and Sewer Capacity.

Thank you,

Alex

Alexander G. Fisher | Partner
Savo, Schalk, Corsini, Warner, Gillespie, O'Grodnick & Fisher, P.A.
56 East Main Street, Suite 301
Somerville, NJ 08876
t: 908-526-0707 f: 908-725-8483 c: 201-696-2427

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Donna Hands

From: Reese, Cathy
Sent: Monday, November 18, 2024 9:13 AM
To: William Willard; Krane, Mark; Kastrud, Chris
Cc: Lazo, George; Lisa Lontai; Shaun Fine; Vanessa Kian; Sordillo, Victor J.
Subject: FW: Warren KGR, et al. - Fourth Round Affordable Housing - Sewer Capacity
Attachments: Warren - Letter re Sewer Capacity - 11.15.2024.pdf

Importance: High

From: Alexander Fisher <fisher@centraljerseylaw.com>
Sent: Monday, November 18, 2024 8:59 AM
To: Reese, Cathy <creese@warrennj.org>
Subject: Warren KGR, et al. - Fourth Round Affordable Housing - Sewer Capacity

Dear Ms. Reese:

I represent Warren KGR, LLC, Mount Bethel Associates, LLC, and Warren Broadway, LLC. Attached please find a letter regarding Fourth Round Affordable Housing and Sewer Capacity.

Thank you,

Alex

Alexander G. Fisher | Partner
Savo, Schalk, Corsini, Warner, Gillespie, O'Grodnick & Fisher, P.A.
56 East Main Street, Suite 301
Somerville, NJ 08876
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Donna Hands

From: Sordillo, Victor J.
Sent: Friday, November 1, 2024 9:55 AM
To: William Willard
Cc: Shaun Fine; Lisa Lontai; Vanessa Kian; Lazo, George; Krane, Mark; Reese, Cathy
Subject: Re: Fw: Affordable Housing/ Superior Court Schedules Dec 3 Hearing

Thanks for the update

From: William Willard <wwillard@newjerseylaw.net>
Sent: Wednesday, October 30, 2024 3:52 PM
To: Sordillo, Victor J. <vsordillo@warrennj.org>
Cc: Shaun Fine <sfine@warrennj.org>; Lisa Lontai <llontai@warrennj.org>; Vanessa Kian <vkian@warrennj.org>; Lazo, George <glazo@warrennj.org>; Krane, Mark <mkrane@warrennj.org>; Reese, Cathy <creese@warrennj.org>
Subject: Re: Fw: Affordable Housing/ Superior Court Schedules Dec 3 Hearing

[REDACTED]

On Wed, Oct 30, 2024 at 2:22 PM Sordillo, Victor J. <vsordillo@warrennj.org> wrote:
fyi

From: Mike Ghassali <mghassali@montvaleboro.org>
Sent: Wednesday, October 30, 2024 2:14 PM
Subject: Affordable Housing/ Superior Court Schedules Dec 3 Hearing

Fellow Mayors,

Please see the attached press release and court document. Superior court scheduled December 3rd hearing for our call to halt the affordable housing law. We currently have 24 towns in the coalition, and I urge you to join us lets show the court that this is not about republicans or democrats, it's about a fair process. We are asking for \$10,000 this and \$10,000 for next year to join and show your residents that you are a part of this coalition seeking to plan and build responsibly. Please contact me directly and I will ask our attorney to follow up.

Respectfully,

Mayor Mike Ghassali

201-391-5700 X217
12 DePiero Drive
Montvale, NJ 07645



BOROUGH OF
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--

William J. Willard

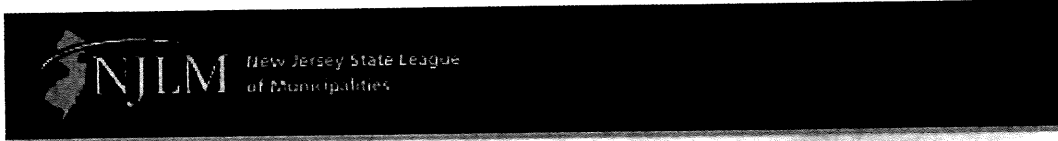


DiFrancesco Bateman
Kunzman, Davis, Lehrer & Flaum, P.C.

15 Mountain Boulevard
Warren, NJ 07059
(908) 757-7800 *210
wwillard@newjerseylaw.net

Donna Hands

From: NJLM Weekly Roundup <listserv@civicplus.com>
Sent: Friday, October 18, 2024 4:39 PM
To: Shaun Fine
Subject: 4th Round Obligations Released; REAL Rule Comment Period; Drought Watch



Weekly Roundup

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October 18, 2024

State Issues

Fourth Round Affordable Housing Obligation Calculations Released

The Department of Community Affairs (DCA) has posted the non-binding calculations of municipalities' present and prospective needs for affordable housing using the required methods under the new law.

Read more: [Fourth Round Affordable Housing Obligation Calculations Released](#)

Contact: Frank Marshall, Esq., Associate General Counsel, fmarshall@njlm.org, 609-695-3481, x137.

Comment Period on DEP REAL Rule Proposal Extended Four Days

Yesterday, the NJDEP issued a public notice announcing that the comment period for the 1,044-page REAL Rule Proposal is extended four days from November 3 to November 7. No reasoning for the unusually short extension was provided in the Notice.

Read more: [Comment Period on DEP REAL Rule Proposal Extended Four Days](#)

Contact: Frank Marshall, Esq., Associate General Counsel, fmarshall@njlm.org, 609-695-3481, x137.

Assembly Announces Select Committee on Ballot Design

Assembly Speaker Craig Coughlin and Assembly Minority Leader John DiMaio announced the creation of the Assembly Select Committee on Ballot Design.

Read more: **Assembly Announces Select Committee on Ballot Design**

Contact: Paul Penna, Senior Legislative Analyst, ppenna@njlm.org, 609-695-3481, x110.

Best Practices Inventory Due October 25

The Division of Local Government Services has issued Local Finance Notice 2024-13 which released the Best Practices Inventory to all municipalities. The Best Practices Inventory is due Friday, October 25, 2024.

Read more: **DLGS Issues LFN 2024-1 on Best Practices Inventory**

Contact: Andrew LaFevre, Legislative Analyst, alafevre@njlm.org, 609-695-3481, x116.

Statewide Drought Watch Issued

The State has issued a statewide Drought Watch, strongly urging residents and businesses to voluntarily conserve water as persistent dry and warmer-than-average conditions continue to stress the state's water supplies.

Read more: **Statewide Drought Watch Issued**

Contact: Frank Marshall, Esq., Associate General Counsel, fmarshall@njlm.org, 609-695-3481, x137.

Federal

State Spends ARP Funds on Medical Debt Relief

This week, Governor Phil Murphy announced the state, in partnership with Undue Medical Debt, was utilizing \$900,000 in American Rescue Plan funds to abolish the medical debt of 77,000 New Jersey residents.

Read more: **State Spends ARP Funds on Medical Debt Relief**

Contact: Paul Penna, Senior Legislative Analyst, ppenna@njlm.org, 609-695-3481, x110.

2024 League Conference

Please Give to Those in Need: CFBNJ Fundraiser/Food Drive

The League is working with the Community Foodbank of New Jersey to benefit state residents in need. Please take the opportunity to drop off non-perishable goods during the Annual Conference at the donation station located near the entry to Hall C at the Atlantic City Convention Center. Monetary contributions to the Community Foodbank of New Jersey are also welcome.

Mayors Lunch Briefing: Honors and Answers

The League's Mayors' Briefing Luncheon will be held at the Annual Conference on Wednesday, Nov. 20, from 12:15-1:45 p.m. Join mayors from around the state and join in lively discussions with your peers and the Commissioners of State agencies. NJ State Police Colonel Patrick Callahan and NJ Department of Community Affairs Commissioner Jacquelyn Suarez are confirmed. Also, celebrate with the newest class of inductees to the Mayors Hall of Fame and the Elected Officials Hall of Fame.

Ticket Price is \$30. Visit the [conference website for more information](#).

Five Women Honored for Contributions to Local Government

After the Annual Conference sessions have concluded on Wednesday, November 20, elected officials and local government enthusiasts gather to celebrate the accomplishments of outstanding women in New Jersey government.

The WIMG Networking & Awards Event will be held in the Crown Ballroom of the Sheraton at 5:30 p.m. The ticketed event will include a reception with plenty of time for networking followed by the presentation of this year's awards to five women who have achieved professionally while also inspiring and helping others in local government to achieve as well.

This year's winners are:

- BettyAnn Cowling-Carson, Mayor, Magnolia
- Janet Hoven, Mayor, Chester Borough
- Della McCall-Fisher, Director of Community Engagement & Filming Coordinator, Paterson
- Jacqueline Suarez, Commissioner, Department of Community Affairs and Director, Division of Local Government Services
- Kim-Marie White, Municipal Clerk, Local Registrar, Township Manager, and Qualified Purchasing Agent, Eastampton Township.

For ticketing information, please visit the [League Event Tickets \(njlm.org\)](#) webpage.

League Luncheon: Be in the Room Where it Happens!

On Thursday, November 21, noon-1:45 p.m., delegates will gather for this sit-down Delegates Luncheon, which puts you in the room with League and State leadership and creates a learning opportunity to start 2025 on the right foot. The League Delegates Luncheon is a gathering of local government officials and those who support their work.

Whether a longtime member or newly elected, it is an inspiring way to wrap up your Conference week.

Honorees at the event will include Public Sector Career Recognition Awards to U.S. Representatives Bill Pascrell Jr. (District 9) and Donald Payne Jr. (District 10). And Distinguished Public Service Award: William Kearns, NJLM General Counsel, Helmer, Conley & Kasselmann

Tickets are \$45 per person. Visit the [conference website for more information](#).

Download the 2024 Conference App Now

Download the 2024 app before arriving in Atlantic City for the best experience and start planning your Annual Conference schedule now! You will need to download the latest version, even if you downloaded that app last year.

The Conference app is an easy-to-use and handy reference tool to guide you throughout Conference Week.

View the session schedule on the go, see a full exhibitor listing, create a personalized schedule, receive last-minute schedule change alerts, login to message other attendees, or view the Consultants Listing and pre-schedule a meeting.

To use the attendee messaging feature, create a custom schedule, and favorite exhibitors, sign into the app with your Confirmation ID/Badge ID number. Don't want to login? No problem! You can still utilize the other features of the app without logging in.

Visit your app store to download.

Also of Interest

League Now Accepting Applications for the 2024 Innovation in Governance Awards Program

Through our annual recognition program, the New Jersey Department of Community Affairs (DCA) and the New Jersey League of Municipalities (NJLM) will again acknowledge and promote Innovation in Governance. This is a great opportunity to showcase innovative solutions to any problems that have cropped up in your municipality. It can also be an opportunity to let your peers in on innovations that prevent problems from arising. The Innovation in Governance Awards Committee is looking for new and distinctive approaches in any municipal government department. You can apply through our new online application process this year, or simply print and send it via email or mail! The nomination deadline is **Friday, October 25, 2024**.

[Visit our awards page](#) to see previous years of impressive ideas created by our winning municipalities as well as the full invitation and application to this year's program.

Contact: Ciara Bradley, Research Associate, cbradley@njlm.org, 609-695-3481, x128.

Approaches to Ending Unsheltered Homelessness

The League hosted a Lunch and Learn with the Division of Housing and Community Resources and the Office of Homelessness to discuss effective strategies and partnerships essential for resolving encampments humanely and sustainably.

Read more: [Approaches to Ending Unsheltered Homelessness](#)

Contact: Ciara Bradley, Research Associate, cbradley@njlm.org, 609-695-3481, x128.

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Donna Hands

From: Affordable Housing <listserv@civicplus.com>
Sent: Friday, October 18, 2024 4:15 PM
To: Shaun Fine
Subject: NJLM Fourth Round Affordable Housing Obligation Calculations Released

[View this in your browser](#)



October 18, 2024

Fourth Round Affordable Housing Obligation Calculations Released

The Department of Community Affairs (DCA) has posted the non-binding calculations of municipalities' present and prospective need for affordable housing using the required methods under the new law (P.L.2024, C.2).

The DCA was required under the recently updated law to perform and publish non-binding calculations of each municipality's present and prospective need for affordable housing by October 20. The DCA's website provides a link to an Excel spreadsheet that provides a listing of each municipality's calculated present and prospective needs along with other data. Also available on the DCA website is a link to a Methodology and Background document that explains how these calculations were determined.

The statewide total present need according to DCA's calculations is 65,410, with an average of 116 per municipality. The DCA calculates the statewide prospective need to be 84,698 with an average of 150 per municipality. With adjustments made for the 1,000/20% prospective need obligation cap DCA calculates the statewide total is 80,798 with an average of 143 per municipality.

The League is reviewing the DCA's calculations along with their methodology and background report and will have more information available soon.

Our members are reminded that the DCA calculations are non-binding. Each municipality is required to adopt its obligations through binding resolution by January 31, 2025.

Contact: Frank Marshall, Esq., Associate General Counsel, fmarshall@njlm.org, 609-695-3481, x137.

[View it on website](#)

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Donna Hands

From: Lisa Lontai
Sent: Wednesday, October 16, 2024 11:22 AM
To: William Willard; Shaun Fine
Cc: Krane, Mark
Subject: Re: Warren Township - Affordable Housing Property

I agree. I think we should meet with them to explore all options.

Deputy Mayor Lontai
[REDACTED]

llontai@warrennj.org

From: William Willard <wwillard@newjerseylaw.net>
Sent: Tuesday, October 15, 2024 5:04 PM
To: Shaun Fine <sfine@warrennj.org>
Cc: Krane, Mark <mkrane@warrennj.org>; Lisa Lontai <llontai@warrennj.org>
Subject: Re: Warren Township - Affordable Housing Property

[REDACTED]

On Tue, Oct 15, 2024 at 4:00 PM Shaun Fine <sfine@warrennj.org> wrote:

I don't see a concern with meeting with them to present but I wouldn't commit to anything other than considering their proposal as we develop our AH plan.

Shaun Fine
Township Committee

[REDACTED]

From: William Willard <wwillard@newjerseylaw.net>
Sent: Monday, October 14, 2024 1:49 PM
To: jtcivplan@comcast.net; jmcdonoughpp@gmail.com
Cc: Shaun Fine <sfine@warrennj.org>; Lisa Lontai <llontai@warrennj.org>; jilinder@unionstone.net; Krane, Mark <mkrane@warrennj.org>
Subject: Fwd: Warren Township - Affordable Housing Property

[REDACTED]

----- Forwarded message -----

From: Coffey, Katharine A. <kcoffey@daypitney.com>

Date: Mon, Oct 14, 2024 at 1:07 PM

Subject: Warren Township - Affordable Housing Property

To: William Willard <wwillard@newjerseylaw.net>

Cc: Creigh Rahenkamp <crahenkamp@crplan.net>, BrettT@wilf-law.com <BrettT@wilf-law.com>

Bill,

As you know, our office represents Premier Development. Please find attached correspondence regarding several site controlled by Premier that Premier proposes to develop with inclusionary housing to help address Warren's Fourth Found Obligation. We would appreciate the opportunity to meet with the town to discuss further.

Thanks,

Kate

Katharine A. (Kate) Coffey | Attorney at Law | Attorney Bio
Co-Chair of Real Estate, Environmental and Land Use Practice



One Jefferson Road | Parsippany NJ 07054-2891
t (973) 966 8323 | f (973) 206 6343 | m (201) 323 5313
kcoffey@daypitney.com | www.daypitney.com

Pronouns: She/Her/Hers

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--
William J. Willard



DiFrancesco Bateman
Kunzman, Davis, Lehrer & Flaum, P.C.

15 Mountain Boulevard
Warren, NJ 07059
(908) 757-7800 *210
wwillard@newjerseylaw.net

--

William J. Willard



DiFrancesco Bateman
Kunzman, Davis, Lehrer & Flaum, P.C.

15 Mountain Boulevard
Warren, NJ 07059
(908) 757-7800 *210
wwillard@newjerseylaw.net

Donna Hands

From: Reese, Cathy
Sent: Friday, September 13, 2024 8:19 AM
To: Krane, Mark; William Willard; Lazo, George; Lisa Lontai; Shaun Fine; Vanessa Kian; Sordillo, Victor J.
Subject: FW: Affordable Housing - Please Forward to The Mayor
Attachments: Letter to Mayors to Join LLRP-combined.pdf

From: Mike Ghassali <mghassali@montvaleboro.org>
Sent: Thursday, September 12, 2024 3:49 PM
Subject: Affordable Housing - Please Forward to The Mayor

Dear clerk, hope all is well. Please forward this letter to your mayor and council members. Thank you very much for your consideration.

Mayor Mike Ghassali

201-391-5700 X217
12 DePiero Drive
Montvale, NJ 07645



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