

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

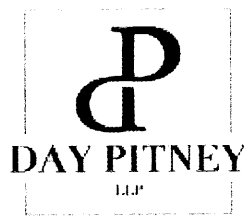
FYI

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

This message contains PRIVILEGED AND CONFIDENTIAL INFORMATION intended solely for the use of the addressee(s) named above. Any disclosure, distribution, copying or use of the information by others is strictly prohibited. If you have received this message in error, please notify the sender by immediate reply and delete the original message. Thank you.

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: Daniel Croson
Sent: Monday, January 27, 2025 6:23 PM
To: Shaun Fine; Donna Hands
Cc: Lisa Lontai; Vanessa Kian; Lance Blick; Krane, Mark; William Willard
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>

Donna Hands

From: Shaun Fine
Sent: Monday, January 27, 2025 5:09 PM
To: Donna Hands
Cc: Lisa Lontai; Daniel Croson; Vanessa Kian; Lance Blick; Krane, Mark; William Willard; Krane, Mark
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>

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

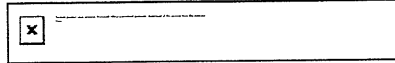
Good afternoon,

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

Donna Hands

From: Local Leaders for Responsible Planning <llrpnj@228411170.mailchimpapp.com>
Sent: Monday, January 27, 2025 4:12 PM
To: Lisa Lontai
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] CJCCanons 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

This email was sent to llontai@warrennj.org

[why did I get this?](#) [unsubscribe from this list](#) [update subscription preferences](#)

Local Leaders for Responsible Planning · 12 Depiero Dr · Montvale, NJ 07645-1872 · USA





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

--

William J. Willard



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

Donna Hands

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

Absolutely agree with you Lisa.

Get [Outlook for iOS](#)

From: Lisa Lontai <llontai@warrennj.org>
Sent: Monday, November 18, 2024 12:32:03 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>
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. <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>
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. <vjsordillo@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

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>
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. <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>
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

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

Here comes the Circus....

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

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

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. <vjsordillo@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. <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>
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. <vjsordillo@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

From: Shaun Fine
Sent: Monday, November 18, 2024 1:39 PM
To: Lisa Lontai
Cc: Sordillo, Victor J.; Reese, Cathy; William Willard; Krane, Mark; Kastrud, Chris; Lazo, George; Vanessa Kian; Sordillo, Victor J.; Reese, Cathy; Krane, Mark; Kastrud, Chris; Lazo, George
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. <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>
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.

<vjsordillo@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

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

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.

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. <visordillo@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. <vjsordillo@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

From: Sordillo, Victor J.
Sent: Monday, November 18, 2024 11:45 AM
To: Reese, Cathy; William Willard; Krane, Mark; Kastrud, Chris
Cc: Lazo, George; Lisa Lontai; Shaun Fine; Vanessa Kian
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

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
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

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
MONTVALE
NEW JERSEY

--

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: 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



Weekly Roundup

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.

Read more: **Fourth Round Affordable Housing Obligation Calculations Released**

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

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**

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

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.

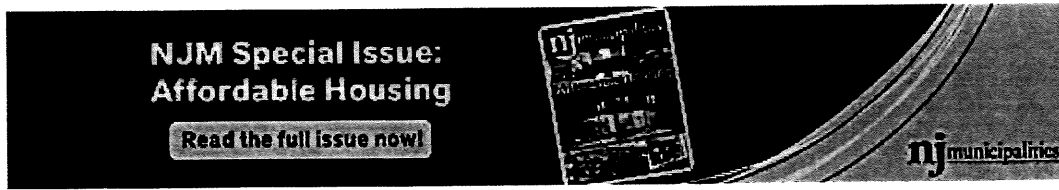
View the session schedule on the go, see a full exhibitor listing, create a personalized schedule, receive last-minute schedule change alerts, log in to message other attendees, or view the Consultants Listing and pre-schedule a meeting.

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 log in? No problem! You can still utilize the other features of the app without logging in.

Visit your app store to download.

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.



[View Newsletter Archives](#)

Follow NJLM: [Facebook](#) - [Twitter](#) - [LinkedIn](#) - [YouTube](#)

 [Share on Facebook](#)

 [Share on Twitter](#)

 [Share via Email](#)

Copyright 2024 NJLM. All Rights Reserved.
222 West State Street, Trenton, NJ 08608

Powered by
 **CIVICSEND**
© 2024 CIVICSEND

If you no longer wish to receive emails from us, you may [Unsubscribe](#).

Email not displaying correctly? [View it in your browser](#).

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

[View a Featured Ad at the End of this Email](#)

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 & Kasselman

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.

Advertiser Spotlight

Everything we Do, Develop or Deliver is done with the customer in mind.

Call Today
(973) 257-5200

FMCO

Cost Containment and Clinical Oversight

- Case Management
- Utilization Management
- Utilization Review
- Hospital & Facility Audits
- Medical Bill Review
- Medical Bill Repricing
- Preferred Provider Network
- Out of Network Negotiations

**Better Service
Better Results**





RUTGERS CAMDEN MANAGEMENT CAREER DEVELOPMENT OPPORTUNITIES
EXECUTIVE MPA - MPA - PROFESSIONAL CERTIFICATES

DON'T JUST MAKE A DIFFERENCE, MAKE AN I CT.



[View Newsletter Archives](#)

Follow NJLM: [Facebook](#) - [Twitter](#) - [LinkedIn](#) - [YouTube](#)

 Share on Facebook

 Share on Twitter

 Share via Email

Copyright 2024 NJLM. All Rights Reserved.
222 West State Street, Trenton, NJ 08608

Powered by
 **CIVICSEND**
A Division of CivicSource

If you no longer wish to receive emails from us, you may [Unsubscribe](#).

Email not displaying correctly? [View it in your browser.](#)

Donna Hands

From: William Willard <wwillard@newjerseylaw.net>
Sent: Tuesday, October 15, 2024 5:04 PM
To: Shaun Fine
Cc: Krane, Mark; Lisa Lontai
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>; jlinder@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 <crahrenkamp@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

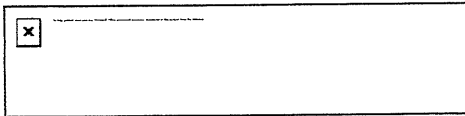
Boston | Connecticut | Florida | New Jersey | New York | Providence | Washington, DC



This message contains PRIVILEGED AND CONFIDENTIAL INFORMATION intended solely for the use of the addressee(s) named above. Any disclosure, distribution, copying or use of the information by others is strictly prohibited. If you have received this message in error, please notify the sender by immediate reply and delete the original message. Thank you.

--

William J. Willard



15 Mountain Boulevard

Warren, NJ 07059

(908) 757-7800 *210

wwillard@newjerseylaw.net

--

William J. Willard



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



BOROUGH OF
MONTVALE
NEW JERSEY

Donna Hands

From: nicolez@recordernewspapers.com
Sent: Monday, January 1, 2024 6:15 PM
To: Lisa Lontai
Subject: Re: Questions about affordable housing letter

Thank you, Lisa. I hope you're feeling better!

Just to be clear, this is the Jacobson decision you're referring to, correct? [https://www.greenbaumlaw.com/insights-alerts-NJ Trial Court Affordable Housing Decision 2018.html#:~:text=Jacobson%20determined%20the%20fair%20share,Wi ndsor%20provide%201500%20affordable%20units.](https://www.greenbaumlaw.com/insights-alerts-NJ-Trial-Court-Affordable-Housing-Decision-2018.html#:~:text=Jacobson%20determined%20the%20fair%20share,Wi ndsor%20provide%201500%20affordable%20units.)

-----Original Message-----

From: "Lisa Lontai" <llontai@warrennj.org>
Sent: Sunday, December 31, 2023 1:17pm
To: "nicolez@recordernewspapers.com" <nicolez@recordernewspapers.com>
Cc: "Lazo, George" <glazo@warrennj.org>, "jlehrer@newjerseylaw.net" <jlehrer@newjerseylaw.net>
Subject: Re: Questions about affordable housing letter

Hi Nicole,

It was great seeing you as well, you are doing a fabulous job in your new position, it is a pleasure working with you.

Here are my responses and I apologize for the delay, I got a head cold on Christmas and I am just now feeling better. Not Covid or Flu thank heavens, just a nasty head cold.

What exactly is the township objecting to with the proposed assembly bill? Is it the elimination of COAH? And/or is it that municipalities must adopt a fair housing plan by January 2025?

Our opposition to this bill is that the bill was constructed without the input of municipalities and is being rushed through lame duck. This is a complete rewriting of the affordable housing law and there was no input from any local municipalities. They did not hear from teachers, environmentalists, or engineers as to how this will affect a municipality's infrastructure. We also think it was wrong to disband COAH and put it in the hands of the courts. COAH reviewed municipalities' affordable housing plans and shielded us from expensive builder remedy lawsuits. Abolishing COAH and putting it in the hands of the courts, did not help municipalities across NJ. There were issues with COAH but having an administrative agency is preferable to having this in the courts hands as it is more costly for municipalities.

- Can you please provide clarification on the following graph in your letter: "Legislating the methodology implemented in the Jacobson decision as a matter of law may or may not be an appropriate approach to determine affordable housing in the future and must be fully vetted by all parties prior to being mandated by statute." Judge Jacobson's ruling set a precedent for many municipalities in NJ who have gone to court to settle disputes over affordable housing obligations. The formula Jacobson used created a figure that is much higher than many local municipalities thought was achievable and it is a challenging number to meet. Using the Jacobson decision as a matter of law will impose more affordable housing units on towns like Warren that do not have the infrastructure to support it. The Jacobson decision negatively impacted Warren's negotiations in the last round of affordable housing, and there is concern that it will again.

- There is also a sentence that says, "while the press accounts indicate that many stakeholders participated in the process, Warren Township was not consulted." What process was Warren not consulted on? What press accounts indicate that the township participated? This is a massive piece of legislation and many Mayors, including myself, are concerned with how quickly this bill is moving. The bill was unveiled on 12/18 and had it's first public hearing on 12/20. Mayors such as myself, work full-time and don't have the time to read a 70 page bill and then take time off to testify, which is why we as a Township wrote a letter to our Representatives. We did everything we could to table this bill, as we had only a day to review something we will be required to implement. It is interesting that the NJ Monitor stated that the bill had a packed room of advocates testifying for two hours, but those of us who oppose aspects of the bill had no time to read it or testify. The legislative leaders during their press conference announcing the bill indicated they met with stakeholders,

but never identified who they were. There needs to be a comprehensive solution that benefits all parties. This bill has a goal solely of creating more housing not a balanced approach.

- Long Hill recently passed a resolution that supported a bill, introduced by state legislators, to delay the fourth round of affordable housing obligations from July 1, 2025 to July 1, 2028. See this article: https://www.newjerseyhills.com/echoes-sentinel/news/long-hill-supports-the-delay-of-fourth-round-affordable-housing-obligation/article_dad5deee-79f9-11ee-a982-e3d0cc09fee3.html

This article has to do with delaying the fourth round of affordable housing from 2025 until 2028, and it would certainly be beneficial to Townships in NJ. Many municipalities, Warren included, have incurred significant expenses in complying with fair share affordable housing obligations and delaying the next round would allow us to assess the data and ensure that we have the resources needed to move ahead with the next round.

This letter/article is slightly different than what we are facing with Bill A-4, as this bill completely overhauls the affordable housing process. It is the process and the formula towns like Warren are fighting. We are not opposed to affordable housing, we are opposed to overdevelopment. Housing should be planned on a regional basis, and areas should be assessed to determine if there is easy access to mass transit, food stores, medical facilities. This bill encourages affordable housing development on vacant land, if that land is not near mass transit (which Warren does not have), then it becomes a burden on our taxpayers to be able to provide services to these areas.

Warren's main concern with this bill is that it merely wants to create 200,000 housing units Statewide. With the builders remedy formula, this will equate to 1 million new apartments/condo's in the State of N.J. Warren disagrees with an approach that just creates housing, Warren would like to see a balanced approach to the affordable housing crisis.



ReplyForward

Add reaction

From: nicolez@recordernewspapers.com <nicolez@recordernewspapers.com>

Sent: Thursday, December 28, 2023 5:32 PM

To: Lisa Lontai <llontai@warrennj.org>

Cc: Lazo, George <glazo@warrennj.org>; jlehrer@newjerseylaw.net <jlehrer@newjerseylaw.net>

Subject: Questions about affordable housing letter

Hi Lisa,

It was great seeing you last week at the Wonderland Concert!

I received the letter regarding the township committee opposing the proposed assembly bill regarding affordable housing. I have a few follow-up questions:

- What exactly is the township objecting to with the proposed assembly bill? Is it the elimination of COAH? And/or is it that municipalities must adopt a fair housing plan by January 2025?

- Can you please provide clarification on the following graph in your letter: "Legislating the methodology implemented in the Jacobson decision as a matter of law may or may not be an appropriate approach to determine affordable housing in the future and must be fully vetted by all parties prior to being mandated by statute."

- There is also a sentence that says, "while the press accounts indicate that many stakeholders participated in the process, Warren Township was not consulted." What process was Warren not consulted on? What press accounts indicate that the township participated?

- Long Hill recently passed a resolution that supported a bill, introduced by state legislators, to delay the fourth round of affordable housing obligations from July 1, 2025 to July 1, 2028. See this article: https://www.newjerseyhills.com/echoes-sentinel/news/long-hill-supports-the-delay-of-fourth-round-affordable-housing-obligation/article_dad5deee-79f9-11ee-a982-e3d0cc09fee3.html

Are there any parallels here with the Long Hill resolution and Warren's letter? Or are these two separate sentiments?

Please get back to me as soon as possible.

Best,

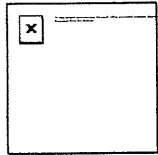
Nicole Zanchelli

Editor

Echoes-Sentinel

nicolez@recordernewspapers.com

[REDACTED]



ReplyForward

Add reaction

From: nicolez@recordernewspapers.com <nicolez@recordernewspapers.com>

Sent: Thursday, December 28, 2023 5:32 PM

To: Lisa Lontai <llontai@warrennj.org>

Cc: Lazo, George <glazo@warrennj.org>; jlehrer@newjerseylaw.net <jlehrer@newjerseylaw.net>

Subject: Questions about affordable housing letter

Hi Lisa,

It was great seeing you last week at the Wonderland Concert!

I received the letter regarding the township committee opposing the proposed assembly bill regarding affordable housing. I have a few follow-up questions:

- What exactly is the township objecting to with the proposed assembly bill? Is it the elimination of COAH? And/or is it that municipalities must adopt a fair housing plan by January 2025?
- Can you please provide clarification on the following graph in your letter: "Legislating the methodology implemented in the Jacobson decision as a matter of law may or may not be an appropriate approach to determine affordable housing in the future and must be fully vetted by all parties prior to being mandated by statute."
- There is also a sentence that says, "while the press accounts indicate that many stakeholders participated in the process, Warren Township was not consulted." What process was Warren not consulted on? What press accounts indicate that the township participated?
- Long Hill recently passed a resolution that supported a bill, introduced by state legislators, to delay the fourth round of affordable housing obligations from July 1, 2025 to July 1, 2028. See this article: https://www.newjerseyhills.com/echoes-sentinel/news/long-hill-supports-the-delay-of-fourth-round-affordable-housing-obligation/article_dad5deee-79f9-11ee-a982-e3d0cc09fee3.html

Are there any parallels here with the Long Hill resolution and Warren's letter? Or are these two separate sentiments?

Please get back to me as soon as possible.

Best,
Nicole Zanchelli
Editor
Echoes-Sentinel
nicolez@recordernewspapers.com