



Hopewell Township Committee Adopts Affordable Housing Plan Reducing Total Number of Homes to be Built.

200 fewer market rate family homes to be built than planned in previous round – Mayor calls the plan a “major win for residents.”

For Immediate Release:

Hopewell Township, NJ — On Friday, June 27th, the Hopewell Township Committee unanimously endorsed the state-required 4th Round Affordable Housing Plan. The plan, which was adopted by the Planning Board following its June 26th meeting, meets all legal obligations while eliminating 200 market-rate family homes from the 3rd Round plan—limiting the impact on the community.

Like past rounds, the 4th Round affordable housing requirement is an unfunded state mandate that municipalities must follow to avoid legal challenges from developers which would allow them to build anywhere in the Township without local control. Hopewell Township, like all municipalities, was given a tight deadline to submit a plan, which had to be approved by the Planning Board and endorsed by the Township Committee by June 30th.

The Hopewell Township Committee successfully reduced its 4th Round affordable housing obligation from 543 to 399 units/credits.

Over the past several months, the Township’s elected officials, staff, and experts have worked tirelessly to meet this deadline.

“Our top priority has been to limit the impact on our community while meeting our legal obligation,” said Mayor Courtney Peters-Manning. “We used data and careful planning to avoid large-scale development while still following the rules.”

Initially, the state—through the New Jersey Department of Community Affairs (DCA)—assigned the Township an obligation of 543 units. After formally challenging this number, the Township successfully reduced it to 399 units, a reduction of 27%.

Through careful planning, the Hopewell Township Committee minimized the impact of the 399-unit 4th Round obligation.

The plan fulfills this obligation in ways that reduce overall development, including:

- Preserving existing affordable housing units that were set to expire, meaning fewer new units need to be built
- Focusing on 100% affordable housing projects, limiting market-rate development
- Allowing new inclusionary developments only for seniors or assisted living, reducing the impact on schools
- Using bonus credits, such as those for group homes, to further reduce the number of new units required



“This plan shows that we can meet state requirements without changing the character of our township,” said Committee Member Kevin Kuchinski. “We’re proud of the work that’s been done and confident it puts Hopewell Township in a strong position going forward.”

The plan developed by the Hopewell Township Committee includes no more than 95 units that could include school children

The 4th Round plan includes only 95 units that will be family homes that could include school-aged children. The remaining units include age-restricted housing and group homes, as well as credits and affordability extensions that do not require new development.

“We’re proud to support affordable housing in a way that’s thoughtful and community-focused,” said Deputy Mayor David Chait. “By limiting new family units to just 95, we’ve balanced the need for affordability with protecting our schools and preserving what makes Hopewell Township special.”

Through proactive leadership, 250 planned units at the former Bristol-Myers Squibb (BMS) site were replaced by 50 units at Pennytown and other sites—a net reduction of 200 market-rate homes.

One major change was the removal of a large development previously planned at the former BMS site. That change eliminates 200 market-rate homes from future development. The 50 affordable units that were part of that site will now be included in fully affordable projects—25 units at Pennytown and the remainder at other sites. The result is a net reduction of 200 market-rate homes.

150 Fewer Family Homes Than Previously Planned

As a result of the Hopewell Township Committee’s efforts, the Township’s overall family home commitment is now more than 150 units lower than it was just a year ago.

By removing 250 planned family homes at the former BMS site in the 3rd Round—comprised of 200 market-rate and 50 affordable units—and adding 95 affordable units in the 4th Round, the net number of family homes—and the potential impact on schools—has been reduced by over 150.

“Due to the state deadline we had only a few months to determine how we were going to meet our constitutional obligation.,” noted Committee Member Michael Ruger. “Thanks to a lot of hard work by Township staff, our community volunteers in the Planning Board and the Township Committee, we have done something no one would have predicted. We reduced family home construction in the Township.”

“I’m proud to support a plan that meets our housing obligations while keeping the best interests of the community at heart,” said Committee Member Uma Purandare.



Why This Matters: Expanded Access to Housing

Hopewell Township's newly endorsed Affordable Housing Plan expands access to housing and for seniors, first responders, teachers, and other essential members of our community—while thoughtfully limiting broader development impacts.

"This plan reflects our values," said Committee Member Kevin Kuchinski. "We're making room for those who serve and sustain our community—from teachers and first responders to seniors who want to stay close to the place they've always called home."

"We've taken a proactive and strategic approach—reducing overall development, protecting our open space, and still meeting every legal requirement," said Mayor Courtney Peters-Manning. "It's a long-term win for Hopewell Township and the values we all share."