

**TOWNSHIP OF HOPEWELL
MERCER COUNTY, NEW JERSEY**

R E S O L U T I O N #25-312

**RESOLUTION AUTHORIZING EXECUTION OF AFFORDABLE HOUSING DEED
RESTRICTION FOR BLOCK 78, LOT 17 HOPEWELL TOWNSHIP TAX MAP**

WHEREAS, American Properties at Hopewell II, LLC (“American Properties”) is constructing a development know as Heritage at Hopewell on a property designated as Block 78, Lot 17 Hopewell Township Tax Map (“Property”); and

WHEREAS, said development consists of a total of 67 condominium units with 12 of said units being rental units available to residents of very low-, low-and moderate-income as defined by the New Jersey Fair Housing Act of 1985, as amended; and

WHEREAS, said 12 affordable housing rental units are required to be deed restricted for occupancy of said units by income eligible households; and

WHEREAS, the Uniform Housing Affordability Controls at *N.J.A.C. 5:80-26.1 et seq.* requires that a deed restriction be filed with the County Clerk for the affordable housing control period for said units which will be for at least 50 years; and

WHEREAS, the Hopewell Township Administrative Agent, Piazza & Associates, Inc. and the Hopewell Township Special Counsel for affordable housing have reviewed and approved the form and content of the required deed restriction which is appended to this resolution as Exhibit A; and

WHEREAS, the Township wishes to execute said deed restriction so that the said 12 affordable housing units will become a component of the Township’s Third Round Compliance Program.


NOW, THEREFORE, BE IT RESOLVED, by the Hopewell Township Committee as follows:

1. The Mayor and Clerk of the Township of Hopewell are hereby authorized and directed to execute the above-referenced deed restriction for the 12 affordable housing rental units to be constructed within the Heritage at Hopewell Development on Block 78, Lot 17 Hopewell Township Tax Map.

Date Adopted: August 11, 2025

CERTIFICATION

I, Jessalyn Walters, Deputy Municipal Clerk, of the Township of Hopewell, County of Mercer, State of New Jersey, do hereby certify that the foregoing resolution was duly adopted by the Township Committee at the regular meeting held on the 11th day of August 2025, in the Municipal Building Auditorium, Hopewell Township, New Jersey and via Zoom Video Communications.



Jessalyn Walters, RMC
Deputy Municipal Clerk