TOWNSHIP OF WASHINGTON, COUNTY OF GLOUCESTER
PUBLIC NOTICE OF MOUNT LAUREL JOINT FAIRNESS
AND COMPLIANCE HEARING
Docket Number- GLO-L-0893-15

PLEASE TAKE NOTICE that on November 3, 2021, beginning at 10:00 a.m. the Honorable Robert P. Becker, Jr., P.J.Ch. will conduct a "Joint Fairness and Compliance Hearing" ("Joint Hearing") In the Matter of the Application of the Township of Washington, bearing Docket No. GLO-L-0893-15 ("the Action") at the Gloucester County Courthouse located at 1 N. Broad Street, 2nd Floor, Woodbury, NJ 08096.

Please note that due to the ongoing COVID-19 emergency, the Joint Hearing may not be held in person at the Gloucester County Courthouse if the Courthouse is still closed at that time. Information about courtroom closings is available at njcourts.gov. If the Courthouse is closed on the date of the Joint Hearing, it will be conducted virtually. Any person who wishes to remotely participate in the Joint Hearing should check njcourts.gov and the Township's website for updated information. In addition, such a person may also contact Surenian, Edwards & Nolan, LLC at 732-612-3100 at least 48 hours in advance of the Joint Hearing for instructions on how to participate.

The purpose of the Joint Hearing is for the Court to determine (1) whether an Amendment to a Settlement Agreement between Fair Share Housing Center ("FSHC") and the Township of Washington (hereinafter "Amendment to FSHC Settlement Agreement") is fair and reasonable to the region's low- and moderate-income households according to the principles set forth in Morris County Fair Housing Council v. Boonton Tp., 197 N.J. Super. 359 (Law Div.1984), aff'd o.b., 209 N.J.Super. 108 (App. Div. 1986) and East/West Venture v. Bor. of Fort Lee, 286 N.J.Super. 311 (App. Div. 1996), and (2) whether the Housing Element and Fair Share Plan (hereinafter "Affordable Housing Plan") of the Township of Washington, satisfies the Township's obligation to provide a realistic opportunity to satisfy the Rehabilitation, Prior Round and Round 3 components of its "fair share" of the regional need for housing affordable for very low, low and moderate income households pursuant to (i) the Fair Housing Act ("FHA"), N.J.S.A. 52:27D-301 et seq., (ii) applicable substantive regulations of the New Jersey Council on Affordable Housing ("COAH"), (iii) the Settlement Agreement between FSHC and the Township dated June 26, 2019, approved by the Court at a properly noticed Fairness Hearing held in October 10, 2019, and memorialized by an approval order entered by the Court on November 12, 2019, as amended, and (iv) other applicable laws. If the Court determines that the Township has satisfied its obligation to provide a realistic opportunity to satisfy its Rehabilitation, Prior Round and Round 3 components of its "fair share," it will enter a Judgment of Compliance and Repose, which will give the Township protection from all Mount Laurel lawsuits until July 2, 2025, other than actions to enforce the FSHC Settlement Agreement as amended or the Court's orders.

To facilitate this procedure, the Township has presented to the Court and placed on file with the Township Clerk, a copy of the Affordable Housing Plan and various other related documents. These documents are available for public inspection at the office of the Township Clerk, located at 523 Egg Harbor Road, Sewell, NJ 08080, during normal business hours. Given the COVID-19 crisis and the Township's current operating schedule, you may contact the Township Clerk at 856-589-0520 ext. 2214 or by email, cciallella@twp.washington.nj.us, during normal business hours, to request a copy of the documents be sent to you. Alternatively, you may contact Surenian,

Edwards & Nolan, LLC at the contact information listed below to request that a copy of the documents be sent to you.

1. The Affordable Housing Plan, the Amendment to the FSHC Settlement Agreement, and additional documents on file in the Township's Municipal Building describe how the Township will address its "fair share" of the regional need for low and moderate-income housing as established pursuant to a Court-approved Settlement Agreement between the Township and FSHC as amended. The various elements of the Township's Affordable Housing Plan are summarized as follows:
2. The agreed upon Rehabilitation Obligation is 127.
3. The agreed upon Prior Round Obligation is 507.
4. The agreed Gap + Prospective Need (1999-2025) or Round 3 Obligation is 925.
5. The Township has 38 rehabilitation credits it can apply to its Rehabilitation Obligation of 127, and will address its remaining 89-unit Rehabilitation Obligation though continued participation in the Gloucester County Rehabilitation Program and through the continuing implementation of its local rehabilitation program.
6. The Township will address its Prior Round Obligation of 507 as follows:
    a. 152 affordable housing credits from a Regional Contribution Agreement ("RCA") between Washington Township and Camden City.
    b. 37 affordable housing credits from an RCA between Washington Township and Gloucester City.
    c. 46 affordable family rental units from County House Village (Block 16, Lots 8.05 and 8.06).
    d. 95 affordable family rental units from Mill Stream Apartments (Block 2.13, Lot 3.01).
    e. 7 affordable housing credits from the Gardens at Cross Keys Assisted Living Facility (Block 84.16, Lot 3).
    f. 15 affordable housing credits from the Terraces at Park Place Assisted Living Facility (Block 51.09, Lot 1.01).
    g. 11 affordable housing credits from the Kaplan Development Group Assisted Living Facility (Block 54.10, Lot 7.02).
    h. 17 age-restricted affordable housing credits from the Presbyterian Homes Project (Block 118, Lot 1).
    i. 127 Prior Round rental bonus credits.
7. The Township will address its Round 3 Obligation of 925 as follows:
    a. 50 affordable family rental units from County House Village (Block 16, Lots 8.05 and 8.06).
    b. 19 group home bedroom affordable housing credits from five existing group homes.
    c. 5 affordable rental unit credits from five existing Gloucester County Housing Authority units.
    d. 70 affordable family rental units from the Washington Square Project (Block 115, Lots 3 and 3.01).
    e. 27 affordable family rental units from the Blackwood Inclusionary Project (Block 5, Lots 1 and 1.01).
    f. 24 age restricted age restricted affordable housing credits from the Presbyterian Homes Project (Block 118, Lot 1).
    g. 80 affordable family rental units from the proposed inclusionary project located on Watson Drive (Block 115, Lot 7).

h. 64 affordable age-restricted rental units from the proposed 100% affordable project located on the Black Horse Pike (Block 113, Lots 15.01, 23, 24, 25).
i. 355 affordable housing units from the Township's Delsea Drive and Washington Square Redevelopment Zones.
j. 232 Round 3 rental bonus credits.

Any interested party, including any low- or moderate-income persons residing in the housing region, any organization representing the interests of low- and moderate-income persons, any owner of property in the Township of Washington, or any organization representing the interests of owners of property in the Township of Washington, may file comments on, or objections to, the Affordable Housing Plan or the Amendment to the FSHC Settlement Agreement. Objections must provide: (a) a clear and complete statement as to each aspect of the Township's Affordable Housing Plan or the Amendment to the FSHC Settlement Agreement contested by the objector; (b) an explanation of the basis for each objection; and (c) copies of all such expert reports, studies, or other data relied upon by the objector, along with a list of witnesses the Objector intends to call during the Joint Hearing. For an objector witness to testify during the Joint Hearing, an accompanying written expert report must be filed with all interested parties by the deadline below.

Such comments or objections, together with copies of any supporting affidavits or other documents, **must be filed in writing**, on or before October 12, 2021 at 4:00 p.m. with the Honorable Robert P. Becker, Jr., P.J.Ch., at Gloucester County Courthouse located at 1 N. Broad Street, 2nd Floor Woodbury, NJ 08096, with copies of all papers being forwarded by mail or e-mail to:

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This Notice is intended (a) to inform all interested parties of the existence of an Affordable Housing Plan adopted by the Washington Township Planning Board and endorsed by the Township, the Amendment to the FSHC Settlement Agreement, and of documents on file that explain the specific manner in which the Township proposes to address its "fair share" of affordable housing; and (b) to explain the consequences of Court approval of the Township's

Affordable Housing Plan; namely, immunity from all Mount Laurel lawsuits through July 2, 2025, other than actions to enforce the FSHC Settlement Agreement as amended or the Court's orders. This Notice does not indicate any view by the Court, the Special Master, the Township, or FSHC as to whether the Court will approve the manner in which the Township proposes to satisfy its fair share.