

**ROSELLI GRIEGEL LOZIER & LAZZARO, PC****By: Mark Roselli, Esq. (ID# 038431988)****1337 Highway 33****Hamilton Square, NJ 08690****(609) 586-2257 ▪ Fax (609) 586-2476****Attorneys for Petitioner Township of North Hanover**

<p>IN THE MATTER OF THE APPLICATION OF THE TOWNSHIP OF NORTH HANOVER, A Municipal Corporation of the State of New Jersey</p>	<p>SUPERIOR COURT OF NEW JERSEY LAW DIVISION BURLINGTON COUNTY</p> <p>DOCKET NO: BUR-L-1528-15</p> <p><i>Civil Action</i></p> <p><b>FINAL JUDGMENT OF COMPLIANCE AND REPOSE</b></p>
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**THIS MATTER** having been opened to the Court by Roselli Griegel Lozier & Lazzaro, P.C., attorneys for the Petitioner Township of North Hanover, Mark Roselli, Esq. appearing, and on consent of Intervenor Fair Share Housing Center, Inc. (“FSHC”) by Bassam Gergi, Esq. and upon approval of the Court Appointed Special Master Mary Beth Lonergan, PP, AICP (“Special Master”); and

**WHEREAS**, the Court having entered a Conditional Judgment of Compliance and Repose on October 2, 2020 (“Conditional Judgment”) which memorialized the determination by the Court that the Township of North Hanover is in compliance with its Constitutional obligation to zone in such a manner as to provide the realistic opportunity for the development of housing affordable to very low, low, and moderate income households in accordance with what is commonly known as the Mount Laurel Doctrine and in accordance with the New Jersey Fair Housing Act, N.J.S.A. 52:27d-301 et. seq., including all Cycles or Rounds through July 1, 2025 as set forth in the

Settlement Agreement that North Hanover and FSHC having signed on December 13, 2016 and Amendment to the Agreement dated May 4, 2017 to allow Rural Housing Preservation Associates, LLC to convert an existing apartment in the Millstream South affordable housing complex to a management office and laundry facility (collectively referred to as the “Settlement Agreement”), subject to certain conditions; and

**WHEREAS**, all criteria required to demonstrate compliance as set forth in East/West Venture v. Borough of Fort Lee, 286 N.J. Super 311 (App. Div. 1996), have been satisfied, including that the Township of North Hanover has satisfied all conditions set forth in the Conditional Judgment, including:

- (i) The Township preparing and submitting for review and approval by the Special Master an affordability assistance program manual that will be administered by the Township’s Administrative Agent.
- (ii) The Township working with the Special Master and FSHC to address issues related to the Township’s proposed Spending Plan.

**WHEREAS**, the Special Master advised the Court by Memorandum dated November 17, 2020 that the Township of North Hanover satisfied all terms and conditions to receive a Final Judgment of Compliance and Repose and immunity from Mt. Laurel litigation through July 1, 2025 and recommends the entry of Final Judgment of Compliance and Repose be entered without a second compliance hearing; and

**WHEREAS**, Counsel for FSHC has consented to the entry of this Final Judgment of Compliance and Repose.

Accordingly, the Court has determined to enter a Final Judgment of Compliance and Repose, as hereinafter set forth.

**IT IS THEREFORE**, ON THIS 24<sup>th</sup> DAY OF NOVEMBER, 2020,  
**ADJUDGED, DECLARED AND ORDERED AS FOLLOWS:**

1. The Court declares that the Township of North Hanover is in compliance with its Constitutional obligation to provide zoning that creates the realistic opportunity for the development of affordable housing to very low, low, and moderate income households as defined in what is commonly referred to as the Mount Laurel Doctrine and the New Jersey Fair Housing Act, N.J.S.A. 52:27d-301 et seq., through and including all Cycles or Rounds up to and including any and all obligations that may have been determined to exist through July 1, 2025, as set forth in the Settlement Agreement in this matter that was approved by this Court by the Order Approving Mount Laurel Settlement Agreement entered on June 7, 2017 and by the Conditional Judgment.
2. The Township of North Hanover, County of Burlington, State of New Jersey is hereby granted continuing repose and immunity from exclusionary zoning litigation through July 1, 2025, except for actions brought to enforce this Court's Orders, the Township's 2020 Housing Element and Fair Share Plan, and the terms of the FSHC Settlement Agreement and Amendment.
3. All other requirements or provisions of the Conditional Judgment that are not otherwise addressed in this Final Judgment shall remain and are incorporated herein, including the ongoing reporting and monitoring requirements detailed therein.
4. The Court retains jurisdiction over this matter solely for purposes of enforcement of this Judgment of Compliance and Repose, the Township's 2020 Housing Element and Fair Share Plan, and the Settlement Agreement and Amendment between the Township and Fair Share Housing Center.

**AND IT IS FURTHER ORDERED** that a copy of this Judgment be served upon all interested parties on the Service List in accordance with the procedure previously established in the Mount Laurel litigation matters.

*/s/ Jeanne T. Covert* \_\_\_\_\_

Jeanne T. Covert, A.J.S.C.