

**NOTICE OF COMPLIANCE HEARING FOR THE TOWNSHIP OF NORTH  
HANOVER, COUNTY OF BURLINGTON (“TOWNSHIP”) FOR THE TOWNSHIP’S  
HOUSING ELEMENT AND FAIR SHARE PLAN FOR THE AFFORDABLE HOUSING  
PERIOD 1987-2025  
Docket No. BUR-L-1528-15**

**PLEASE TAKE NOTICE** that on September 24, 2020 beginning at 1:30 P.M., there will be a Final Compliance Hearing (“Hearing”) before the Honorable Jeanne T. Covert, A.J.S.C., by remote access “Zoom.” Any persons who wish to participate in the hearing, or who wish to be able to access the “Zoom Proceeding” in its “live format” on the date and time referenced above, should provide notice of such intent or such request by emailing the Court at [elizabeth.piston@njcourts.gov](mailto:elizabeth.piston@njcourts.gov) by 4:00 p.m. on September 23, 2020 (the day before the hearing) so that the interested party can be included in the mail list for the remote proceedings that will be broadcast on “Zoom.” Additionally, any interested party can contact the office of Mark Roselli, Esq., Attorney for the Township at 609-586-2257 or [mroselli@roselligriegel.com](mailto:mroselli@roselligriegel.com) at least 48 hours in advance of the hearing to determine how they can participate. Details about how to participate have also been posted on the Township’s website at <http://www.northhanovertwp.com> under the banner “Community Information” and then “Affordable Housing & Rehabilitation.”

The purpose of the Hearing is for the Court to review and approve the Township’s updated Housing Element and Fair Share Plan, including North Hanover Affordable Housing Trust Fund Spending Plan and implementing ordinances (hereinafter the “Affordable Housing Plan”), as meeting the Township’s obligation to provide a realistic opportunity to satisfy its rehabilitation, Prior Round and Third Round “fair share” of the regional need for housing affordable to low income and moderate income households pursuant to the Fair Housing Act, *N.J.S.A. 52:27D-301, et seq.*, the substantive, applicable regulations of the New Jersey Council on Affordable Housing (“COAH”), the New Jersey Supreme Court’s March 10, 2015 decision in the matter of *In re N.J.A.C. 5:96 & N.J.A.C. 5:97*, 221 N.J. 1 (2015) and other applicable laws and the Settlement Agreement entered into between FSHC and the Township that was previously approved by the Court at a properly noticed Fairness Hearing on May 23, 2017 and memorialized by an approval order entered by the Court on June 7, 2017, as amended.

The Court will consider whether the Affordable Housing Plan, including the necessary implementing ordinances fully addresses the existing components of the Township’s affordable housing obligations for the period 1987-2025. This includes a three part third round obligation including a two (2) unit rehabilitation third round obligation share, a one (1) unit prior round obligation, and a 101 unit third round (1995-2025) obligation, which the parties agree that the 101-unit obligation had already been fully satisfied by virtue of the 128 affordable family rental units located at the Millstream Apartments North and South and Maplewood Apartments, which already exist in the Township, and also fully address the Township’s 25% rental obligation. In order to address provision of “very low income” units, the Township has agreed to update its fair share ordinances to reflect the very low-income requirement, as the Township may have a future very low income requirement based on future fair share obligations. Further, in order to rectify the imbalance in the number of two bedroom units that are available, the Township has agreed that it would endeavor to secure a higher percentage of two-bedroom units in any future

affordable housing rental projects that are approved during the pendency of the third round extending to 2025. The proposed Affordable Housing Plan provides a detailed list of the Township's total affordable housing obligation and compliance mechanisms that demonstrate the Township's compliance with those affordable housing obligations. The draft of the Township's Affordable Housing Plan will be available for public inspection and/or photocopying (at requestor's expense) between the hours of 9:00 A.M. to 5:00 P.M. at the Township Clerk's office located at 41 Schoolhouse Road, North Hanover, New Jersey. Given the current COVID-19 situation and the Township's current operating schedule, you may contact the Township Clerk during normal business hours to request a copy of the documents be sent to you. In addition, you may contact Mark Roselli, Esq. to request a copy of these documents be sent to you; both contact information is listed below. Additionally, you may visit the Township's website to view copies at: <http://www.northhanovertwp.com> under the banner "Community Information" and "Affordable Housing & Rehabilitation."

On the date of the Hearing, the Court will conduct a Compliance Hearing to determine whether the Affordable Housing Plan adequately creates a realistic opportunity for satisfaction of the Township's affordable housing obligations pursuant to the Mount Laurel decisions and their progeny, the Fair Housing Act (N.J.S.A. 52:27D-301, et seq.), and the applicable procedural and substantive regulations of COAH and the Supreme Court's March 10, 2015 decision in the matter of In re N.J.A.C. 5:96 & N.J.A.C. 5:97, 221 N.J. 1 (2015) to satisfy the Township's affordable housing responsibilities for the period 1987-2025.

The Township seeks a Final Judgment of Compliance and Repose formally approving the Affordable Housing Plan, subject to appropriate conditions, if any, that may be imposed by the Court, which Judgment of Compliance will entitle the Township to protection from any Mount Laurel builder's remedy lawsuits for a period of time to be determined by the Court.

Any interested party may file written comments on, or objections to, the Township's Affordable Housing Plan. Objections must provide: (a) a clear and complete statement as to each aspect of the Township Affordable Housing Plan 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 Compliance Hearing.

Such comments or objections, together with copies of any supporting affidavits or other documents, must be filed in writing, on or before September 14, 2020 at 4:00 p.m. with the Honorable Jeanne T. Covert, A.J.S.C., at Burlington County Court Facility located at 49 Rancocas Road, 7<sup>th</sup> Floor, Mt. Holly, NJ 08060, with copies of all papers being forwarded by mail or e-mail to:

Mark Roselli, Esq.  
Roselli Griegel Lozier & Lazzaro, PC  
1337 Route 33, Hamilton, New Jersey 08690  
[mroselli@roselligriegel.com](mailto:mroselli@roselligriegel.com)

Mary Picariello, RMC/CMR/CT  
Township Clerk  
Township of North Hanover  
41 Schoolhouse Road  
Jacobstown, New Jersey 08562  
(609) 758-2522 x.241  
[clerk@northhanovertwp.com](mailto:clerk@northhanovertwp.com)

Bassam F. Gergi, Esq.  
Fair Share Housing Center  
510 Park Boulevard  
Cherry Hill, New Jersey 08002  
[bassamgergi@fairsharehousing.org](mailto:bassamgergi@fairsharehousing.org)

Mary Beth Lonergan, PP/AICP  
Clarke, Caton, Hintz  
100 Barrack Street  
Trenton, NJ 08608-2008  
[mblonergan@cchnj.com](mailto:mblonergan@cchnj.com)

This Notice is provided pursuant to directive of the Court and is intended to inform interested parties of the Township's proposed Affordable Housing Plan and inform such parties that they are able to comment on said Affordable Housing Plan before the Court reviews and evaluates whether to approve the Affordable Housing Plan. This Notice does not indicate any view by the Court, the Special Master, the Township, or FSHC, as to the fairness or the adequacy of the Township's Affordable Housing Plan or whether the Court will approve the manner in which the Township proposes to satisfy its fair share..