

**NOTICE OF COMPLIANCE HEARING FOR THE TOWNSHIP OF MONROE,
COUNTY OF MIDDLESEX (“TOWNSHIP”), FOR THE TOWNSHIP’S
HOUSING ELEMENT AND FAIR SHARE COMPLIANCE PLAN FOR THE
AFFORDABLE HOUSING PERIOD 1987-2025**

Docket No. MID-L-3365-15

PLEASE TAKE NOTICE that on Monday, April 18, 2016, beginning at 2:00 P.M., there will be a Compliance Hearing (the “Hearing”) before the Honorable Douglas K. Wolfson, J.S.C. at the Middlesex County Superior Court Courthouse, Chambers 408, 56 Paterson Street, New Brunswick, NJ 08903. The purpose of the hearing is two-fold. First, the Court will determine whether the terms of a Settlement Agreement (the “Settlement Agreement”) between the Township and Intervenors, Fair Share Housing Center (“FHSC”) and Monroe 33 Developers, LLC and Countryside Developers, Inc. (“Intervenors”) is fair and reasonable to low income and moderate income households. A related consideration for the Hearing is for the Court to consider whether the Township’s updated Housing Element and Fair Share Plan (hereinafter the “Affordable Housing Plan”), which the Township Planning Board and the Township Council anticipate adopting subject to the Court’s approval, satisfies 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.

The Affordable Housing Plan fully addresses the existing components of the Township’s affordable housing obligations for the periods 1987-2025. These include the Prior Round (1987-1999) obligation of 554 units, a rehabilitation obligation of 104 units and a Third Round (1999-2025) obligation of 1133 units of credit, which is subject to possible future modification. The Affordable Housing Plan provides a detailed list of the Township’s total affordable housing obligation, all compliance mechanisms that demonstrate the Township’s compliance with those affordable housing obligations, which includes the proposed rezoning of certain properties. The full text of the Settlement Agreement and the Township’s Affordable Housing Compliance Plan are available for public inspection and/or photocopying (at requestor’s expense) during normal business hours at the Township Clerk’s Office located at One Municipal Plaza, Monroe Township, NJ 08831.

On the date of the Hearing, the Court will conduct a joint Fairness and Compliance Hearing to determine whether the Settlement Agreement and Affordable Housing Plan are fair to low and moderate income households and create a realistic opportunity for satisfaction of the Township’s affordable housing obligations pursuant to the Mount Laurel decisions, the 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) in order to satisfy the Township's affordable housing responsibilities for the period 1987-2025.

The Township seeks a 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 immunity and to protection from any Mount Laurel builder's remedy lawsuits for a period of time to be determined by the Court.

Any interested third party that seeks to appear and be heard at the April 18, 2016 hearing on the Settlement Agreement and/or the Township's Affordable Housing Plan shall have the opportunity to present its position on either the Settlement Agreement or Township Affordable Housing Plan. Objections or comments by any interest person must be filed with the Court at the above address on or before April 13, 2016 with duplicate copies being forwarded by mail and e-mail to the attention of the following:

Marguerite M. Schaffer, Esquire
Jerome J. Convery, Esquire
c/o Shain Schaffer & Rafanello, P.C.
150 Morristown Road, Suite 105
Bernardsville, NJ 07924
mschaffer@shainlaw.com
jconvery70@aol.com

Adam Gordon, Esquire
Kevin Walsh, Esquire
Fair Share Housing Center
510 Park Boulevard
Cherry Hill, NJ 08002-3318
adamgordon@fairsharehousing.org
kevinwalsh@fairsharehousing.org

Thomas F. Carroll, III, Esquire
Hill Wallack, LLP
21 Roszel Road
PO Box 5226
Princeton, NJ 08543-5226
tcarroll@hillwallack.com

Richard J. Hoff Jr., Esquire
Bisgaier Hoff, LLC
25 Chestnut Street, Suite 3
Haddonfield, NJ 08033
rhoff@bisgaierhoff.com

Elizabeth McKenzie, PP
9 Main Street
Flemington, NJ 08822
ecmcke@gmail.com

This Notice is provided pursuant to directive of the Court and is intended to inform interested parties of the Settlement Agreement and the Township's Affordable Housing Plan, and inform such parties that they are able to comment on said Settlement Agreement and Housing Plan before the Court reviews and evaluates whether to approve said Settlement Agreement and Housing Plan. This Notice does not indicate any view by the Court as to the fairness of the Settlement Agreement or the adequacy of the Township's Affordable Housing Plan.