

BOROUGH OF NORTH PLAINFIELD

NOTICE OF FAIRNESS HEARING FOR THE BOROUGH OF NORTH PLAINFIELD, COUNTY OF SOMERSET (THE "BOROUGH") REGARDING A SETTLEMENT AGREEMENT RELATED TO THE BOROUGH'S OBLIGATION TO PROVIDE AFFORDABLE HOUSING TO LOW- AND MODERATE-INCOME HOUSEHOLDS

DOCKET NO. SOM-L-0935-15

PLEASE TAKE NOTICE that on August 8, 2017, beginning at 1:30 p.m., there will be a Fairness Hearing (the "Hearing") before the Honorable Thomas C. Miller, J.S.C. at the Somerset County Courthouse, Superior Court of New Jersey, 20 North Bridge Street, P.O. Box 3000, Somerville, New Jersey 08876-1262, Court Room HCH1.

The purpose of the Hearing is for the Court to consider whether the terms of a settlement agreement (the "Settlement Agreement") between the Borough and the Fair Share Housing Center (the "FSHC") will meet the Borough's obligation to provide a realistic opportunity to satisfy the Borough's 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 Mount Laurel decisions and their progeny, 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 (the "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 Settlement Agreement fully addresses the existing components of the Borough's affordable housing obligations for the period 1987-2025, including the Borough's Present Need Obligation (or rehabilitation obligation) of two hundred sixty-six (266) housing units, its Prior Round obligation of zero (0) housing units and its Third Round Prospective Need obligation of one hundred seventy-three (173) units. The proposed Settlement Agreement provides a detailed list of the Borough's total affordable housing obligation and compliance mechanisms demonstrating the Borough's compliance with those affordable housing obligations. The full text of the Settlement Agreement is available for public inspection and/or photocopying (at requestor's expense) during the hours of 8:30 A.M. to 4:30 P.M. at the Borough Clerk's office, located at 263 Somerset Street, North Plainfield, New Jersey 07060 and is posted on the Borough's website at <http://www.northplainfield.org>.

On the date of the Hearing, the Court will conduct a Fairness Hearing to determine whether the Settlement Agreement is fair to low- and moderate-income households and creates a realistic opportunity for satisfaction of the Borough's affordable housing obligations. The Borough will seek an Order formally approving the Settlement Agreement, subject to appropriate conditions, if any, that may be imposed by the Court, which Order will entitle the Borough to protection from any Mount Laurel builder's remedy lawsuits for a period to be determined by the Court.

Any interested person may seek to appear and be heard at the August 8, 2017 hearing on the Settlement Agreement and shall have the opportunity to present any position on the Settlement Agreement. Objections or comments by any interested person must be filed with the Court at the above address on or before July 28, 2017, with duplicate copies forwarded by mail and e-mail to the attention of the following:

Eric M. Bernstein, Esq.
Eric M. Bernstein & Associates, L.L.C.
34 Mountain Boulevard, Building A
P.O. Box 4922
Warren, New Jersey 07059-4922
embernstein@embalaw.com

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

Paul Grygiel, AICP, PP/Principal
Phillips Preiss Grygiel, LLC
33-41 Newark Street
3rd Floor, Suite D
Hoboken, New Jersey 07030
PGrygiel@ppgplanners.com

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

Richard Phoenix, RMC, Borough Clerk,
Borough of North Plainfield