

## TOWNSHIP OF CINNAMINSON

### NOTICE OF A MOUNT LAUREL COMPLIANCE HEARING ON THE HOUSING ELEMENT AND FAIR SHARE PLAN OF THE TOWNSHIP OF CINNAMINSON, COUNTY OF BURLINGTON

**PLEASE TAKE NOTICE** that on October 2, 2019, beginning at 2:00 p.m., the Honorable Jeanne T. Covert, A.J.S.C., will conduct a "Compliance Hearing" In the Matter of the Application of the Township of Cinnaminson, A Municipal Corporation of the State of New Jersey, bearing Docket No. BUR-L-450-14 ("the Action"), at the Burlington County Courthouse located at 49 Rancocas Road, 7<sup>th</sup> Floor, Court Room 7C, Mount Holly, New Jersey 08060.

The purpose of the Compliance Hearing is for the Court to determine whether the Township of Cinnaminson's Housing Element and Fair Share Plan (hereinafter "Affordable Housing Plan"), adopted on August 13, 2019 by the Township's Planning Board, and endorsed on August 19, 2019 by the Township Committee, satisfies the Township's obligation to provide a realistic opportunity to satisfy the Rehabilitation, Prior Round (1987-1999) and Gap + Prospective Need (1999-2025) components of its "fair share" of the regional need for housing affordable to 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 entered into between Fair Share Housing Center ("FSHC") and the Township of Cinnaminson, approved by the Court at a properly noticed Fairness Hearing on October 16, 2018, and memorialized by an approval order entered by the Court on November 4, 2018 (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 Gap + Prospective Need components of its "fair share", it will enter a Judgment of Compliance and Repose, which will give Cinnaminson protection from all Mount Laurel lawsuits through July 1, 2025.

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 the Township Municipal Building, 1621 Riverton Road Drive, Cinnaminson, New Jersey, during normal business hours.

The Affordable Housing Plan 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 the Court-approved Settlement Agreement between the Township of Cinnaminson and FSHC dated August 6, 2018.

The various elements of the Township's Affordable Housing Plan can be summarized as follows:

The Township has the following Fair Share obligations:

- a. A Rehabilitation Obligation of 30.
- b. A Prior Round Obligation (pursuant to N.J.A.C. 5:93) of 331.
- c. A Gap + Prospective Need Obligation (1999-2025) of 315.

All interested parties are hereby given an opportunity to appear and be heard at this Compliance Hearing. Objections or comments by any interested party must be submitted in writing 10 days before the hearing which is on or before September 20, 2019 by 9:00 a.m. with the Honorable Jeanne T. Covert, A.J.S.C. at 49 Rancocas Road, 7<sup>th</sup> Floor, Mount Holly, New Jersey 08060, with copies of all papers being forwarded by mail or e-mail to:

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This Notice is intended (1) to inform all interested parties of the existence of an Affordable Housing Plan adopted and endorsed by the Township and its Planning Board, and of documents on file that explain the specific manner in which the Township proposes to address its "fair share" of affordable housing; and (2) to explain the consequences of court approval of the Township's Affordable Housing Plan; namely, immunity from any Mount Laurel lawsuits through July 1, 2025. 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.