

**IN THE MATTER OF THE APPLICATION OF THE
TOWNSHIP OF HOPEWELL
DOCKET NO. MER-L-1557-15 (MOUNT LAUREL)**

**NOTICE OF COMPLIANCE HEARING ON HOUSING
ELEMENT AND FAIR SHARE PLAN AND ASSOCIATED
ORDINANCES INVOLVING THE TOWNSHIP OF
HOPEWELL,
COUNTY OF MERCER**

PLEASE TAKE NOTICE that on December 14, 2017 beginning at 9:30 a.m., a Final Compliance Hearing (the “Hearing”) will be conducted before Honorable Mary C. Jacobson, A.J.S.C. in the Fourth Floor Court Room in the Mercer County Criminal Courthouse, 400 South Warren Street, Trenton, New Jersey 08640. Upon conclusion of the Hearing, the Court will determine whether the terms of the Township’s proposed Final Housing Element and Fair Share Plan (hereinafter the “Affordable Housing Plan”), and implementing Ordinances satisfy the Township’s obligation to provide a realistic opportunity for the creation of affordable housing pursuant to its constitutional responsibilities under the Mount Laurel Doctrine. The Court will also consider the Township’s satisfaction of the terms and conditions of the Court’s Order of Fairness and Preliminary Compliance.

The Affordable Housing Plan addresses the Township’s Present Need Obligation (or rehabilitation obligation) of zero (0) housing units, a prior round obligation pursuant to N.J.A.C. 5:93 of 520 units, and a 26-year third round prospective need and expanded present need obligation of 1,141 units, all as determined 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 Township has entered into four (4) separate Settlement Agreements with the following interested parties or intervenors to facilitate the production of affordable housing in the third round which spans for a period of 26 years from 1999 to 2025: (a) Fair Share Housing Center, (b) CF Hopewell CC&L LLC which owns property at Block 91, Lots 3.11, 3.14, 3.161, 3.181, 3.191, 3.22, 3.95 & 3.961 and Block 93. Lots 3.01, 5.01 and 6.01; (c) Woodmont Properties, LLC and Federal City Road, LLC, which owns property at Block 78.09, Lot 21 and (d) Albert Enourato and U.S. Home Corporation d/b/a Lennar which owns property at Block 78, Lot 17 (collectively, the “Parties”). An identical Third Round Compliance Plan Summary is attached to each Agreement as Exhibit A which explains the Township’s stipulated third round fair share number and how the Township will achieve compliance with that number. In addition, the site commonly described as Zaitz and more specifically designated as Block 85, Lots 3, 4, 5.01, 7 and 24 will also be included in the Township’s Housing Plan.

The Township seeks a Final Judgment of Compliance and Repose, which will afford the Township, among other things, a period of protection from any builder’s remedy or constitutional compliance lawsuits brought pursuant to the Mount Laurel Doctrine through July 1, 2025.

The Township's Third Round Housing Element and Fair Share Plan which have been adopted and/or endorsed by the Hopewell Township Planning Board and Hopewell Township Committee are on file and available for public inspection and photocopying at the Hopewell Township Clerk's Office during normal business hours at the Hopewell Township Municipal Building, 201 Washington Crossing-Pennington Road, Titusville, New Jersey 08560 and are posted on the Township's website at www.hopewelltp.org.

Any interested person may seek to appear and be heard at the Hearing to address the Township's Third Round Housing Element and Fair Share Plan and offer any comments or objections, provided any such person first files with the Court at the above address, his/her comments or objections, in writing, no later than November 30, 2017 and serves and emails such objections or comments upon the following:

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This Notice is provided pursuant to directive of the Court and is intended to inform interested parties of the Township's Third Round Housing Element and Fair Share Plan and inform such parties that they are able to comment on these documents before the Court reviews and evaluates whether to approve them. This Notice does not indicate any view by the Court as to the adequacy of the Township's Third Round Housing Element and Fair Share Plan.