

TOWNSHIP OF WOOLWICH

NOTICE OF MOUNT LAUREL COMPLIANCE HEARING ON THE AMENDED ROUND 3 HOUSING ELEMENT AND FAIR SHARE PLAN OF THE TOWNSHIP OF WOOLWICH, COUNTY OF GLOUCESTER

Docket Number GLO-L-1068-15

PLEASE TAKE NOTICE that at 10:00 a.m. on Wednesday, May 25, 2022, the Honorable Robert P. Becker, Jr., P.J.Ch., will conduct a Mount Laurel Compliance Hearing at the Gloucester County Courthouse, located at 1 North Broad Street, Woodbury, New Jersey. The purpose of this Hearing is for the Court to (1) review the Township's amended Round 3 Housing Element and Fair Share Plan (hereinafter "Fair Share Plan") adopted by the Woolwich Joint Land Use Board on March 3, 2022 and endorsed by the Township Committee on March 7, 2022; (2) consider all relevant documentary evidence, testimony, and public comments; and (3) determine whether the Fair Share Plan creates a realistic opportunity to satisfy Woolwich Township's "fair share" of the regional need for housing affordable to low- and moderate-income households pursuant to (a) the New Jersey Fair Housing Act ("FHA"), N.J.S.A. 52:27D-301 et seq., (b) the relevant regulations adopted by the New Jersey Council on Affordable Housing ("COAH"); and (c) other applicable laws. If Judge Becker approves the Fair Share Plan, he will enter a Final or Conditional Round 3 Judgment of Compliance and Repose which, among other things, will provide Woolwich and its Joint Land Use Board legal protection (immunity) from any Mount Laurel lawsuits through July 1, 2025.

The Township's Fair Share Plan is also consistent with the terms set forth in (1) the First Amended Settlement Agreement executed by Woolwich and Fair Share Housing Center ("FSHC"), dated May 3, 2021; and (2) a Settlement Agreement executed by the Township of Woolwich, the Woolwich Joint Land Use Board, Main Street at Woolwich, LLC, Woolwich Commons, LLC, Woolwich Crossings, LLC, Woolwich Residential, LLC, Fair Share Housing Development, Inc. ("FSHD"), and FSHC, dated May 3, 2021, both of which were approved by Judge Becker on July 27, 2021.

To facilitate this procedure, the Township has filed its Fair Share Plan and all relevant documentation with the Court and are available for public inspection at the office of the Woolwich Township Clerk located at 120 Village Green Drive, Woolwich Township, New Jersey during normal business hours.

The various elements of the Township's Fair Share Plan are summarized as follows:

The Township has a 0-unit local Rehabilitation obligation.

The Township shall satisfy its 209-unit Prior Round obligation through a combination of credits and bonuses from various group homes located in the Township (52); prior Regional Contribution Agreements with the Boroughs of Swedesboro and Paulsboro (19); the Oaks Family Rental Apartments (85); and (4) rental bonus credits (53).

The Township shall satisfy its 525-unit Round 3 obligation with a seven credit surplus through a combination of credits and bonuses from prior Regional Contribution Agreements with the Boroughs of Swedesboro and Paulsboro (20); Eagle View Family Rental Apartments (80); the proposed Fair Share Housing Development Family Rental Apartments (132); the pending Weatherby Phase III Inclusionary Development (71); the proposed Woolwich Residential Inclusionary Development (90); the Woolwich Assisted Living Facility (7); and rental bonus credits (132).

Interested parties may be heard during the Compliance Hearing and may provide comments strictly limited to the issue of whether the Township's Fair Share Plan satisfies its aforementioned affordable housing obligations. However, any such comments must be submitted in writing by Thursday, May 12, 2022, to the Honorable Robert P. Becker, Jr. P.J.Ch. at 1 North Broad Street, Woodbury, New Jersey 08096 with copies of all papers being forwarded by mail or e-mail to:

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This Notice does not indicate any view by the Court or the parties as to whether the Court will approve the manner in which the Township proposes to satisfy its affordable housing fair share obligations.