

TOWNSHIP OF READINGTON

PUBLIC NOTICE OF “FAIRNESS HEARING” TO APPROVE SETTLEMENT AGREEMENTS IN MOUNT LAUREL LITIGATION

PLEASE TAKE NOTICE that a “Fairness Hearing” will be held on May 30, 2019 before the Honorable Thomas C. Miller, J.S.C., Superior Court of New Jersey, Law Division, at 2:00 p.m. at the Somerset County Courthouse located at 20 N. Bridge Street, HCH 1, Somerville, New Jersey 08876, to consider two Mount Laurel Settlement Agreements and two Amendments to the respective Settlement Agreements. One of the Settlement Agreements/Amendment is between the Township of Readington (“Township”) and Readington Commons, II, LLC (“RCII”), and the other Settlement Agreement/Amendment is between the Township of Readington and SAR I, LLC (“SAR”). Both settlements resolved the respective developer’s intervention in the Mount Laurel Declaratory Action entitled In the Matter of the Application of the Township of Readington, County of Hunterdon, Docket Number HNT-L-301-15. Through this judicial proceeding, the Court will evaluate whether the proposed Settlement Agreements/Amendments are fair and reasonable to the region’s low- and moderate-income households according to the principles set forth in Morris County Fair Housing Council v. Boonton Tp., 197 N.J.Super. 359 (Law Div.1984), aff’d o.b., 209 N.J.Super. 108 (App. Div. 1986) and East/West Venture v. Bor. of Fort Lee, 286 N.J.Super. 311 (App. Div. 1996).

The RCII Settlement Agreement/Amendment involves property located at Block 4, Lots 51 and 52, in the Township of Readington, Hunterdon County, New Jersey, as identified on the Township of Readington’s Tax Map (the “RCII Site”). The Settlement Agreement provides for the construction of 184 residential units on the RCII site, of which 25% (46 units) will be available to the regions low-and moderate-income households. The Agreement requires that the affordable units shall comply with COAH prior round regulations, the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq. (“UHAC”), and all other applicable law, including a requirement that 13% of all affordable units are available to very low-income households

The properties involved in the SAR Settlement Agreement/Amendment are located at Block 36, Lots 5, 5.02 and 5.04 in the Township of Readington, Hunterdon County, New Jersey as identified on the Township’s Tax Map (the “SAR Site”). The SAR Settlement Agreement/Amendment provides for the construction of 192 residential units on the SAR site, of which 25% (48 units) will be available to the regions low- and moderate-income households. The Agreement requires that the affordable units shall comply with COAH prior round regulations, the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq. (“UHAC”), and all other applicable law, including a requirement that 13% of all affordable units are available to very low income households.

The proposed Settlement Agreements, Amendments and related documents have been placed on file for public inspection and copying during regular business hours at the Office of the Township Clerk, Township of Readington, 509 Route 523 Whitehouse Station, New Jersey 08889. Any interested party, including any low- or moderate-income person residing in the

housing region, any organization representing the interests of low- and moderate-income persons, any owner of property in the Township of Readington, or any organization representing the interests of owners of property in the Township of Readington may file comments on, or objections to, the executed Settlement Agreements/Amendments. Such comments or objections, together with copies of any supporting affidavits or other documents, **must be filed in writing**, on or before May 16, 2019 at 4:00 p.m. with the Honorable Thomas C. Miller, J.S.C., at Somerset County Courthouse located at 20 N. Bridge Street, HCH 1, Somerville, New Jersey 08876, with copies of all papers being forwarded by mail or e-mail to:

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Vita Mekovetz, Clerk

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This Notice is intended to inform all interested parties of the existence of the proposed Settlement Agreements and the possible consequences of Court approval of the Settlement Agreements, which may ultimately lead to a Judgment of Compliance and Repose or the judicial equivalent of a grant of Substantive Certification pursuant to the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 to -329. It does not indicate any view by the Court as to the merits of the Township Mount Laurel Declaratory Action, the fairness, reasonableness, or adequacy of the proposed settlement, or whether the Court will approve the Settlement Agreement.