

**NOTICE OF FAIRNESS AND PRELIMINARY COMPLIANCE HEARING FOR THE
TOWNSHIP OF WARREN,
COUNTY OF SOMERSET, FOR THE TOWNSHIP'S HOUSING ELEMENT AND FAIR
SHARE COMPLIANCE PLAN FOR
THE AFFORDABLE HOUSING PERIOD 1987-2025.
Docket No. SOM-L-904-15**

PLEASE TAKE NOTICE that on Tuesday, December 4, 2018, beginning at 11:00 a.m., there will be a Fairness and Preliminary Compliance Hearing (the "Hearing") before the Honorable Thomas C. Miller, P.J.Cv. at the Somerset County Courthouse, 20 North Bridge Street, P.O. Box 3000, Somerville, New Jersey 08876-1262, Court Room HCH1 (the "Court").

The purpose of this hearing is for the Court to determine whether the terms of a proposed Settlement Agreement (the "Settlement Agreement") among the Township of Warren (the "Township"), the Warren Township Sewerage Authority (as to paragraph 17 only of the Settlement Agreement), Fair Share Housing Center ("FSHC"), K. Hovnanian North Jersey Acquisitions, LLC, an intervenor; Hillcrest Crossing, LLC d/b/a Premier Development, an intervenor; Chase Partners Warren, LLC and 284 King George Road, LLC, intervenors; North Hill Developers, Inc., an intervenor; and American Properties at Mount Bethel Road, LLC, an objector, will meet the Township's obligation to provide a realistic opportunity to satisfy its 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 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 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 Township's affordable housing obligations for the period 1987-2025. These include the Prior Round (1987-1999) obligation of 543 units, a Present Need of 38 units, and a Third Round (1999-2025) obligation of 890 units. The proposed Settlement Agreement provides a detailed list of the Township's total affordable housing obligation and compliance mechanisms demonstrating the Township's compliance with those affordable housing obligations. The Settlement Agreement will be available for public inspection and/or photocopying (at requestor's expense) during regular business hours between the hours of 8:30 a.m. to 4:00 p.m. on Mondays through Fridays at the Township Clerk's office located at the Warren Township Municipal Complex, 46 Mountain Boulevard, Warren, New Jersey 07059.

On the date of the Hearing, the Court will conduct a Fairness and Preliminary Compliance Hearing to determine whether the proposed Settlement Agreement is fair to low and moderate income households and creates a realistic opportunity for satisfaction of the Township's affordable housing obligations pursuant to the Mount Laurel decisions and their progeny, the Fair Housing

Act (N.J.S.A. 52:27D-301, et seq.) and the applicable procedural and substantive regulations of COAH and the 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), to satisfy the Township's affordable housing responsibilities for the period 1987-2025.

The Township seeks a Judgment of Compliance and Repose formally approving the Settlement Agreement, subject to any appropriate conditions, if any, that may be imposed by the Court, which Judgment of Compliance and Repose will entitle the Township to protection from any Mount Laurel builder's remedy lawsuits for a period of time to be determined by the Court. A copy of the Settlement Agreement is posted on the Warren Township website at www.warrennj.org.

Any interested third party that seeks to appear and be heard at the December 4, 2018 hearing on the Settlement Agreement shall have the opportunity to present any position on the proposed Settlement Agreement. Objections or comments by any interested person must be filed with the Court at the above address on or before Wednesday, November 21, 2018, with duplicate copies being forwarded by mail and e-mail to the attention of the following:

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This Notice is provided pursuant to a directive of the Court and is intended to inform interested parties of the proposed 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 or the adequacy of the Settlement Agreement.

Cathy Reese, Township Clerk
Township of Warren