

TOWNSHIP OF MANTUA

NOTICE OF MOUNT LAUREL FINAL COMPLIANCE HEARING ON THIRD ROUND HOUSING ELEMENT AND FAIR SHARE PLAN OF THE TOWNSHIP OF MANTUA, COUNTY OF GLOUCESTER

Docket Number: GLO-L-731-19

PLEASE TAKE NOTICE that, on Tuesday, May 16, 2023, beginning at 9:00 a.m. the Honorable Robert G. Malestein, P.J. Ch. of the Gloucester County Superior Court will conduct an in person “Final Compliance Hearing” in the In The Matter of the Application of the Township of Mantua, bearing Docket No. GLO-L-731-19 (“the Action”).

Any person who wishes to participate in the in person Final Compliance Hearing may attend the Hearing, which will take place at the Gloucester County Superior Court of New Jersey, Chancery Division, 1 N. Broad Street, Court Room 203, Woodbury, New Jersey 08096,

The purpose of the Final Compliance Hearing is for the Court to determine whether the 2023 Housing Element and Fair Share Plan (hereinafter “Affordable Housing Plan”) of the Township of Mantua satisfies the Township’s obligation to provide a realistic opportunity for satisfaction of its “fair share” of the regional need for housing affordable to low- and moderate-income households, which includes the Township’s Rehabilitation, Prior Round, and Third Round obligations. The fair share has been established based upon the Fair Housing Act (“FHA”), N.J.S.A. 52:27D- 301 et seq., and other applicable laws, and is memorialized in the June 13, 2022 Settlement Agreement entered into between FSHC and the Township of Mantua. If the Court determines that the Township has satisfied its obligation to provide a realistic opportunity to satisfy its “fair share,” it will enter a Final Round 3 Judgment of Compliance and Repose, without conditions which among other things, will provide Mantua Township legal protection (repose) from all Mount Laurel exclusionary zoning lawsuits through July 1, 2025.

The Township has presented to the Court, and placed on file with the Township Clerk, a copy of the Affordable Housing Plan together with appendices, a Spending Plan and various other related documents in support of the Township’s efforts to secure a Final Round Three Judgment of Compliance and Repose. These documents are available for public inspection at the office of the Township Clerk located at 401 Main Street, Mantua, NJ 08051 during normal business hours. You may contact the Township Clerk at 856-468-1500 extension 113 during normal business hours to request a copy of the documents be sent to you. In addition, you may contact Linda A. Galella, Esq. at 856-985-4052 to request a copy of these documents be sent to you.

The Township’s Amended Affordable Housing Plan can be summarized as follows:

- A. The Township's fair share is broken down as follows:
1. The Township's Rehabilitation Obligation is 63.
 2. The Township's Prior Round Obligation (1987-1999) is 292.
 3. The Township's Round 3 Obligation (1999-2025) is 423.
- B. The Township proposes to satisfy each component of its fair share obligations as follows:
1. As to its rehabilitation obligation of 63, the Township proposes to satisfy this component of its fair share through rehabilitation credits, by participation in the Gloucester County Rehabilitation Program and through a Township sponsored rental rehabilitation program.
 2. As to its Prior Round Obligation of 292, the Township proposes to satisfy this component of its fair share through existing affordable for-sale and family rental units, group homes and supportive needs housing and rental bonuses for affordable rental units.
 3. As to its Round 3 Obligation of 423, the Township proposes to satisfy this component through a combination of existing affordable units, rental bonuses for affordable rental units, group homes, through the extension of deed restrictions that would otherwise expire as well as through new inclusionary affordable units by amending the Route 55 Redevelopment Plan and new group home bedrooms.

The Affordable Housing Plan, its appendix, its Spending Plan and the supporting documents on file with the Township Clerk provides considerably more detail as to the manner in which the Township is satisfying its affordable housing obligations.

Any interested party may file written comments on, or objections to the Affordable Housing Plan. Objections must provide: 1) A clear and complete statement as to each aspect of the Affordable Housing Plan contested by the objector; 2) An explanation of the basis for each objection; and 3) copies of all such expert reports, studies, or other data relied upon by the objector. In order for an objector to offer expert testimony during the Final Compliance Hearing, an accompanying written expert report must be filed with all interested parties by the deadline below.

Such comments or objections, together with copies of any supporting affidavits, expert reports, or other documents, **must be filed in writing**, on or before May 2, 2023, at 4:30 p.m. with the Honorable Robert G. Malestein, P.J. Ch. at the Gloucester County Superior Courthouse located at 1 North Broad Street, Woodbury, NJ 08096, with copies of all papers being forwarded by mail or e-mail to:

<p>Linda A. Galella, Esquire Parker McCay P.A. 9000 Midlantic Drive, Suite 300 P.O. Box 5054 Mount Laurel, NJ 08054 Email: lgalella@parkermccay.com</p>	<p>Jennica Bileci, Township Administrator Township of Mantua 401 Main Street Mantua, NJ 08051 Email: jbileci@mantuatownship.com</p>
<p>Zoey Chenitz, Esquire Fair Share Housing Center, Inc. 510 Park Boulevard Cherry Hill, NJ 08002 Email: zoeychenitz@fairsharehousing.org</p>	<p>Jim Kyle, Planner Kyle McManus Associates 2 East Broad Street, 2nd floor Hopewell, NJ 08525 Email: jkyle@kylemcmanus.com</p>

This Notice is intended (a) to inform all interested parties of the existence of an Affordable Housing Plan adopted by the Mantua Township Joint Land Use Board and endorsed by the Township Committee, and of documents on file that explain the specific manner in which the Township proposes to address its “fair share” of affordable housing; and (b) to explain the consequences of court approval of the 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 Township, or FSHC as to whether the Court will approve the manner in which the Township proposes to satisfy its fair share.