

IN THE MATTER OF THE APPLICATION OF THE CITY OF LAMBERTVILLE
DOCKET NO. HNT-L-311-15 (MOUNT LAUREL)

PUBLIC NOTICE OF MOUNT LAUREL COMBINED COMPLIANCE
AND FAIRNESS HEARING OF THE CITY OF LAMBERTVILLE, COUNTY OF
HUNTERDON

PLEASE TAKE NOTICE that on May 12, 2020, beginning at 2:00 p.m., the Honorable Thomas C. Miller, P.J.Cv, will conduct a "Fairness/Preliminary Compliance Hearing" in the matter captioned: In the Matter of the Application of the City of Lambertville, Docket No. HNT-L-311-15 (Mount Laurel), at the Somerset County Courthouse located at 20 North Bridge Street, Courtroom HCH1, Somerville, New Jersey 08876. Please note that if the courthouse is still closed at that time, the hearing may take place via telephone or video conference. Information about courtroom closings are available at njcourts.gov, and if the court is still closed at that point any interested party should contact the office of Kelly Grant, Esq. at (856)424-1808 or kgrant@malamutlaw.com at least 48 hours in advance of the hearing to determine how they can participate.

The purpose of the combined Compliance Hearing is for the Court to determine (1) whether an Amendment to a Settlement Agreement between Fair Share Housing Center ("FSHC") and the City of Lambertville (hereinafter "Amendment to FSHC Settlement Agreement") entered into on February 4, 2020 is 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), and (2) whether the Housing Element and Fair Share Plan (hereinafter "Affordable Housing Plan") of the City of Lambertville, satisfies the City's obligation to provide a realistic opportunity to satisfy the Rehabilitation, Prior Round and Round 3 components of its "fair share" of the regional need for housing affordable to low and moderate income households pursuant to (i) the Fair Housing Act ("FHA"), N.J.S.A. 52:27D-301 et seq., (ii) applicable substantive regulations of the New Jersey Council on Affordable Housing ("COAH"), (iii) the Settlement Agreement entered into between FSHC and the City of Lambertville, approved by the Court at a properly noticed Fairness Hearing on September 13, 2018, and memorialized by an approval order entered by the Court on October 11, 2018 and (iv) other applicable laws. If the Court determines that the City has satisfied its obligation to provide a realistic opportunity to satisfy its Rehabilitation, Prior Round and Round 3 components of its "fair share," it will enter a Judgment of Compliance and Repose, which will give Lambertville City protection from Mount Laurel lawsuits until July 2, 2025.

To facilitate this procedure, the City has presented to the Court, and placed on file with the City Clerk, a copy of the Affordable Housing Plan and various other related documents. Given the COVID-19 crisis and the City's current operating schedule, these documents are available for public inspection by appointment only at the office of the City Clerk located at Lambertville City Hall, 18 York Street, Lambertville, New Jersey, during normal business hours. Please call (609)397-0110 to make an appointment to review in person or to request a copy to be sent to you. Alternatively, the documents are also available online at www.lambertvillenj.org/affordablehousing. Lastly, you may contact Kelly Grant, Esq. to request a copy of these documents be sent to you; her contact information is listed below.

The Affordable Housing Plan, the Amendment to the FSHC Settlement Agreement, and additional documents on file in the City's Municipal Building describe how the City will address its "fair share" of the regional need for low and moderate-income housing as established pursuant to a Court-approved Settlement Agreement between the City of Lambertville and FSHC dated May 22, 2018 as amended.

The various elements of the City's Affordable Housing Plan can be summarized as follows:

The City has the following Fair Share obligations:

- a. A Rehabilitation Obligation of 1.
- b. A Prior Round Obligation (pursuant to N.J.A.C. 5:93) of 0.
- c. A Gap + Prospective Need Obligation (1999-2025) of 137.

All interested parties are hereby given an opportunity to appear and be heard at this Compliance Hearing. Objections or comments by any interested party must be submitted in writing ten (10) days before the hearing which is on or before May 2, 2020 with copies of all papers being forwarded by mail or e-mail to:

Kelly Grant, Esq.
Malamut & Associates
457 Haddonfield Road, Suite 500 Cherry Hill, New Jersey 08054
E-mail: kgrant@malamutlaw.com

Alex Torpey, City Administrator Lambertville City Hall
18 York Street
Lambertville, New Jersey 08530
E-mail: administrator@lambertvillenj.org

Special Master Michael P. Bolan, P.P./AICP
P.O. Box 295
Pennington, NJ 08534
E-mail: michaelbolan@verizon.net

Adam M. Gordon, Esq.
Fair Share Housing Center 510 Park Boulevard
Cherry Hill, New Jersey 08002
E-mail: adamgordon@fairsharehousing.org

Cynthia L. Ege, CMR, RMC, City
Clerk Lambertville City Hall
18 York Street
Lambertville, New Jersey 08530
E-mail: cityclerk@lambertvillenj.org

Emily Goldman, PP, AICP
Clark Caton Hintz
100 Barrack Street
Trenton, NJ 08608
Email: egoldman@cchnj.com

This Notice is intended (1) to inform all interested parties of the existence of an Affordable Housing Plan adopted and endorsed by the City, the Amendment to the FSHC Settlement Agreement, and of documents on file that explain the specific manner in which the City proposes to address its "fair share" of affordable housing; and (2) to explain the consequences of Court approval of the City's Affordable Housing Plan; namely, immunity from any Mount Laurel lawsuits through July 2, 2025. This Notice does not indicate any view by the Court, the Special Master, the City, or FSHC as to whether the Court will approve the manner in which the City proposes to satisfy its fair share.

Cynthia L. Ege, CMR, RMC
City Clerk
4/2/2020

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