

**NOTICE OF FAIRNESS HEARING TO APPROVE  
SETTLEMENT OF MOUNT LAUREL LITIGATION  
FOR THE TOWNSHIP OF KNOWLTON, WARREN COUNTY**

**Docket No. WRN-L-2-15**

**PLEASE TAKE NOTICE** that on April 13, 2017, beginning at 2:30 P.M., there will be a Fairness Hearing ("Hearing") before the Honorable Thomas C. Miller, P.J.Cv., at the Somerset County Courthouse, 20 North Bridge Street, Somerville, New Jersey 08876.

The purpose of the Hearing is for the Court to consider a proposed Settlement Agreement between the Township of Knowlton (the "Township") and Fair Share Housing Center ("FSHC") in the Mount Laurel Declaratory Judgment Action entitled In the Matter of the Township of Knowlton, Docket No. WRN-L-215-15. On the date of the Hearing, the Court will conduct a Fairness 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 1999-2025.

The Township and FSHC have resolved various substantive issues concerning Mount Laurel's affordable housing "fair share" and the means by which the Township intends to satisfy those obligations, subject to all required public hearings. The terms of the settlement have been memorialized in a formal Settlement Agreement executed on behalf of FSHC and the Township and available for public inspection and copying during regular business hours at the Office of the Township Clerk, Township of Knowlton, 628 Rt. 94, Columbia, NJ 07832. The terms of the Settlement Agreement include, but are not limited to, the following:

1. For the purposes of this Settlement Agreement, the parties agreed that the Township's prior round obligation is 14 credits, which has been satisfied.
2. FSHC asserts that the Township's present need / rehabilitation obligation is 10 credits.
3. The Township intends to satisfy its present need obligation through a Small Cities grant program and partnership with the Warren County Housing Program.
4. FSHC asserts that the Township's Third Round prospective need obligation is 32 credits.
5. The Township intends to satisfy its prospective need obligation as follows:

- a. 60 Knowlton Road is a single-family home that is deed-restricted and available as a rental to low income families (1 credit);
- b. 6 gut rehabilitations that will be offered as family rentals to be funded by the Township (6 credits);
- c. 6 Clinton Street will be offered as low income and very low income family rentals via the Township's market to affordable program (4 credits);
- d. 468 Route 94 will be offered as a 1 unit family rental via the Township's market to affordable program (1 credit);
- e. 8 Clinton Street will be offered as a 4-unit family rental through the Township's market to affordable program (4 credits);
- f. The Township proposes a four-bedroom group home in conjunction with the Warren County ARC or other non-profit (4 credits);
- g. The Township will continue its accessory apartment program (4 credits); and
- h. 8 rental bonus credits.

6. FSHC agrees that the obligation and manner of satisfying it fully satisfies the Township's responsibilities regarding affordable housing under applicable law.

Any interested third party that seeks to appear and be heard at the April 13, 2017 Hearing on the proposed Settlement Agreement shall have the opportunity to present any position on such. Objections or comments by any interested person must be filed with the Court at the above address on or before April 6, 2017 with duplicate copies being forwarded by mail and e-mail to the attention of the following:

Tara Ann St. Angelo, Esq.  
Gebhardt & Kiefer  
1318 Route 31  
Clinton, New Jersey 08809  
[tstangelo@gklegal.com](mailto:tstangelo@gklegal.com)

Kevin Walsh, Esq.  
Fair Share Housing Center  
510 Park Boulevard  
Cherry Hill, New Jersey 08002-3318  
[kevinwalsh@fairsharehousing.org](mailto:kevinwalsh@fairsharehousing.org)

Elizabeth McManus, PP  
Clarke Caton Hintz  
100 Barrack Street, Trenton, NJ 08608

bmcmanus@cchnj.com

This Notice is provided pursuant to directive of the Court and is intended to inform interested parties of the proposed Settlement Agreement and inform such parties that they are able to comment on said 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.