

BOROUGH OF NORTH PLAINFIELD

NOTICE OF MOUNT LAUREL COMPLIANCE HEARING FOR THE BOROUGH OF NORTH PLAINFIELD, COUNTY OF SOMERSET, STATE OF NEW JERSEY RELATED TO THE BOROUGH'S OBLIGATION TO PROVIDE AFFORDABLE HOUSING TO LOW- AND MODERATE-INCOME HOUSEHOLDS

DOCKET NO. SOM-L-000935-15

PLEASE TAKE NOTICE that on September 22, 2020, beginning at 9:00 a.m., there will be a Compliance Hearing (hereinafter referred to as the “Hearing”) before the Honorable Thomas C. Miller, A.J.S.C. at the Somerset County Courthouse, Superior Court of New Jersey, 20 North Bridge Street, P.O. Box 3000, Somerville, New Jersey 08876-1262, Court Room 301. The Hearing will be held by remote access via Zoom.

The purpose of the Hearing is for the Court to consider whether the Borough’s current Housing Element and Fair Share Plan (hereinafter “Affordable Housing Plan”) meets the Borough’s obligation to provide a realistic opportunity to satisfy the Borough’s 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 Mount Laurel decisions and their progeny, 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 (hereinafter referred to as “COAH”), the New Jersey 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) and other applicable laws. If the Court determines that the Borough has satisfied its obligation to provide a realistic opportunity to satisfy its rehabilitation, Prior Round and Third Round components of its “fair share,” it will enter a Judgment of Compliance and Repose, which will give the Borough protection from Mount Laurel lawsuits until July 2, 2025.

To facilitate this procedure, the Borough has presented to the Court and placed on file with the Borough Clerk a copy of the Affordable Housing Plan and various other related documents. These documents are available for public inspection at the office of the Borough Clerk located at 263 Somerset Street, North Plainfield, New Jersey 07060-4846, during normal business hours.

Any persons who wish to participate in the hearing, or who wish to be able to access the Zoom proceeding in its “live format” on the date and time referenced above, should provide notice of such an intent of such request by emailing the Court at robert.colaneri@njcourts.gov by 4:00 p.m. on September 21, 2020 (the day before the Hearing) so that the interested party can be included in the email list for the remote proceedings that will be broadcast on Zoom. Interested parties will be able to participate as follows:

Join NJCourts Virtual Courtroom

<https://njcourts.zoom.us/j/94628355212?pwd=WUtmcGF2QWNkelJGeVo1djlrSURIUT09>

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Objections or comments by any interested person must be filed with the Court at the above address on or before September 1, 2020, with duplicate copies forwarded by mail and e-mail to the attention of the following:

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This Notice is provided pursuant to directive of the Court and is intended to inform interested parties of the Borough's compliance with the Affordable Housing Plan and inform such parties that they are able to comment on said compliance before the Court reviews and evaluates whether to approve the Borough's intended compliance. This Notice does not indicate any view by the Court as to the reasonableness or adequacy of the Borough's Affordable Housing Plan or whether the Court will approve the Affordable Housing Plan.

s/ Eric M. Bernstein
Eric M. Bernstein, Esq.