

PUBLIC NOTICE

TOWNSHIP OF LOGAN, GLOUCESTER COUNTY

**NOTICE OF COMPLIANCE HEARING FOR THE TOWNSHIP OF LOGAN,
GLOUCESTER COUNTY (“TOWNSHIP”) HOUSING ELEMENT AND FAIR SHARE
COMPLIANCE PLAN FOR THE AFFORDABLE HOUSING PERIOD 1987-2025
DOCKET NO. GLO-L-916-15**

PLEASE TAKE NOTICE that on the 28th day of August, 2020, at 10:00 a.m., and as may be continued thereafter, there will be a Compliance Hearing (the “Hearing”) before the Honorable Timothy W. Chell, P.J.Cv., at the Superior Court of New Jersey, Gloucester County Courthouse, 2nd Floor, 1 North Broad Street, Woodbury, New Jersey 08096, in the matter known as *In the Matter of the Application of the Township of Logan, Gloucester County*, bearing Docket No. GLO-L-916-15 (the “Action”).

The purpose of the Hearing is for the Court to review and approve the Township’s Housing Element and Fair Share Plan, including implementing ordinances (hereinafter the “Affordable Housing Plan”), as meeting the Township’s obligation to provide a realistic opportunity to satisfy its Prior 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. 52:37D-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 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.

The Court will consider whether Logan Township’s Affordable Housing Plan fully addresses the existing components of the Township’s affordable housing obligation for the period 1987-2025. These include Logan Township’s cumulative 1987-2025 Prior Round and Prospective Need Mount Laurel affordable obligation which is comprised as follows:

- a) Present Need/Rehabilitation Share obligation of 0 units;
- b) Prior Round Obligation of 455 units;
- c) Prior Round Obligation Based on 20% Cap: 417 units;
- d) Prospective Need Obligation: 418 units; and
- e) Vacant Land Adjustment-RDP: 86 units.

The Affordable Housing Plan provides a detailed list of the Township’s total affordable housing obligation, all compliance mechanisms demonstrate the Township’s compliance with those affordable housing obligations, which includes amendments to the Township’s Affordable Housing Ordinance. The full text of the Township’s Affordable Housing Plan is available for public inspection and/or photocopying (at requestor’s expense) at the office of the Logan Township Municipal Clerk, 125 Main Street, Bridgeport, New Jersey 08014, during normal business hours. The Township’s adopted Spending Plan is also available for inspection at the Clerk’s Office.

On the date of the Hearing, the Court will conduct a Compliance Hearing to determine whether the Affordable Housing Plan and Spending Plan, are fair to low and moderate income households, and creates a realistic opportunity for satisfaction of the Township's affordable housing obligation pursuant to 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 Affordable Housing Plan and Spending Plan, subject to 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.

Any interested party that seeks to appear and be heard at the August 28, 2020, Hearing on the Township's Affordable Housing Plan and Spending Plan, shall have the opportunity to present any comment or position on said Affordable Housing Plan and Spending Plan. Objections or comments by any interested party must be filed with the Court at the above address on or before August 18, 2020, 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 directive of the Court and N.J.S.A. 52:27D-313 and is intended to inform interested parties of the Township's compliance with the Affordable Housing Plan and Spending Plan, and inform such parties that they are able to comment on said Housing Plan and Spending Plan, before the Court reviews and evaluates whether to approve the aforementioned Housing Plan and Spending Plan. This Notice does not indicate any view by the Court or the parties as to the adequacy of the Township's Affordable Housing Plan and Spending Plan.

LAW OFFICE OF BRIAN J. DUFFIELD
Attorneys for the Township of Logan
By: Brian J. Duffield, Esquire