

**IN THE MATTER OF THE APPLICATION OF THE  
TOWNSHIP OF LAWRENCE  
DOCKET NO. MER-L-1538-15 (MOUNT LAUREL)**

**NOTICE OF FAIRNESS AND FINAL COMPLIANCE HEARING FOR  
CONSIDERATION OF AMENDED SETTLEMENT AGREEMENT, AND  
AMENDMENTS TO THE HOUSING ELEMENT AND FAIR SHARE PLAN AND  
ASSOCIATED ORDINANCES INVOLVING THE TOWNSHIP OF LAWRENCE,  
COUNTY OF MERCER**

**PLEASE TAKE NOTICE** that on July 21, 2021 beginning at 9:30 a.m., a fairness and final compliance hearing will be conducted virtually by Zoom before the Honorable Mary C. Jacobson, A.J.S.C. Interested persons may contact the Lawrence Township Attorney (contact information listed below) at least forty-eight (48) hours in advance of the fairness and final compliance hearing for the Zoom audio dial-in number and/or video link. As soon as the Zoom information for the hearing is made available by the Court, the Zoom information will be listed on the Township of Lawrence’s affordable housing website at: <https://www.lawrencetwp.com/departments/AffordableHousingBoard>.

Please note that Virtual Courtroom guides are available at: <https://www.njcourts.gov/attorneys/remotel.html>. The unauthorized recording and/or use of this Court event may subject the individual involved to criminal charges, including a violation of the New Jersey Anti-Piracy Act, N.J.S.A. 2C:21-21, among other possible charges.

Upon conclusion of the hearing, the Court will determine whether the terms of the Second Amendment to the Settlement Agreement between the Township of Lawrence (“Township”) and Fair Share Housing Center, Inc. (“FSHC”) regarding the RPM Development, LLC site on Texas Avenue, which shall resolve and conclude the Township’s declaratory judgment action, is fair and reasonable to low income and moderate income households, and whether the Second Amendment to the Housing Element and Fair Share Plan (dated November 2, 2020) and implementing ordinances, satisfy the Township’s obligation to provide a realistic opportunity for the creation of affordable housing pursuant to its constitutional responsibilities under the *Mount Laurel* doctrine.

The Second Amendment to the Housing Element and Fair Share Plan will address the Township’s Present Need Obligation of 73 housing units, its Prior Round Obligation of 891 housing units, and its Third Round New Construction Fair Share Obligation of 1,110 housing units, all determined pursuant to the Fair Housing Act, N.J.S.A. 52:27D-301, et seq., the applicable regulations of the New Jersey Council on Affordable Housing (“COAH”), the New Jersey Supreme Court’s March 10, 2015 decision in In re N.J.A.C. 5:96 & 5:97, 221 N.J. 1 (2015), other applicable laws, and a 2017 Settlement Agreement with FSHC and subsequent amendments thereto.

The Township seeks a Final Judgment of Compliance and Repose, which will afford the Township, among other things, a period of protection from any builder’s remedy or constitutional compliance lawsuits brought pursuant to the *Mount Laurel* Doctrine through July 1, 2025.

The Second Amendment to the Settlement Agreement with FSHC and Second Amendment to the Housing Element and Fair Share Plan set forth those compliance mechanisms the Township will employ to address its affordable housing obligation. The full text of these documents are available for public access during normal business hours (M-F 8:30 a.m. – 4:30 p.m.) by contacting the Township Clerk's Office by email at [clerk@lawrencetwp.com](mailto:clerk@lawrencetwp.com) or by facsimile at (609)844-0984, and are posted on the Township's website at [www.lawrencetwp.com](http://www.lawrencetwp.com).

Any interested person may appear and be heard at the hearing to address the Second Amendment to the Settlement Agreement and/or the Second Amendment to the Housing Element and Fair Share Plan, and offer any comments or objections, provided any such person first files its comments or objections in writing with the Court at the Mercer County Criminal Courthouse, 400 South Warren St, Trenton, NJ 08650 no later than **July 12, 2021**, and serves by email or otherwise such comments or objections upon the following persons:

David M. Roskos, Esq.  
Eckert Seamans Cherin & Mellott, LLC  
P.O. Box 5404  
Princeton, NJ 08543  
[droskos@eckertseamans.com](mailto:droskos@eckertseamans.com)  
*Township Attorney*

Adam M. Gordon, Esq.  
Fair Share Housing Center, Inc.  
510 Park Blvd  
Cherry Hill, NJ 08002  
[adamgordon@fairsharehousing.org](mailto:adamgordon@fairsharehousing.org)

Ronald C. Morgan, Esq.  
Parker McCay, P.A.  
9000 Midlantic Dr, Suite 300  
Mount Laurel, NJ 08054  
[rmorgan@parkermccay.com](mailto:rmorgan@parkermccay.com)

Christopher J. Norman, Esq.  
Platt & Riso, P.C., Attorneys at Law  
40 Berlin Ave.  
Stratford, NJ 08084  
[cnorman@prlawoffice.com](mailto:cnorman@prlawoffice.com)

Craig M. Gianetti, Esq.  
Day Pitney, LLP  
77 Park Street  
Montclair, NJ 07042  
[cgianetti@daypitney.com](mailto:cgianetti@daypitney.com)

John D. MacZuga, PP, Court Master  
JDM Planning Associates, LLC

614 Harbor Road  
Brick, NJ 08724  
jmaczuga@jdmplanning.com

Elizabeth McManus, PP, Township Planner  
Kyle + McManus Associates  
P.O. Box 236  
Hopewell, NJ 08525  
bmcmanus@kylemcmanus.com

Kathleen S. Norcia, RMC, Municipal Clerk  
2207 Lawrence Rd  
Lawrence, NJ 08648  
clerk@lawrencetwp.com

This notice is intended to inform interested persons of the Second Amendment to the Settlement Agreement and the Second Amendment to the Township's Third Round Housing Element and Fair Share Plan, and inform such persons that they are able to comment on these documents before the Court decides whether or not to approve them. This notice does not indicate any view by the Court as to the fairness of the Second Amendment to the Settlement Agreement, or the adequacy of the Township's Second Amendment to the Housing Element and Fair Share Plan.

Eckert Seamans Cherin & Mellott, LLC  
Attorneys for the Township of Lawrence

By: /s/David M. Roskos  
David M. Roskos