

**CITY OF NORTHFIELD, COUNTY OF ATLANTIC
PUBLIC NOTICE OF MOUNT LAUREL COMPLIANCE HEARING**

Docket Number: ATL-L-2050-14

PLEASE TAKE NOTICE that, on June 13, 2024, beginning at 10:00 am, the Honorable John C. Porto, P.J.Cv. will conduct a Compliance Hearing in the In The Matter of the Application of the City of Northfield in Atlantic County, bearing Docket No. ATL-L-2050-14 at the Atlantic County Superior Courthouse located at 1201 Bacharach Boulevard, Atlantic City, NJ 08401 to consider approval of the City’s 2024 Amended Housing Element and Fair Share Plan (hereinafter “2024 Amended HEFSP”).

The purpose of the Compliance Hearing is for the Court to determine whether the City’s 2024 Amended HEFSP, 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 affordable housing for very low, 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 Northfield on April 24, 2018, approved by the Court at a properly noticed Fairness Hearing held on June 1, 2018, and memorialized by a Court Order entered on June 19, 2018, as amended by the City and FSHC, and approved by the Court on January 22, 2024, and (iv) other applicable laws.

To facilitate this procedure, the City has filed with the Court and placed on file with the City Clerk, a copy of the 2024 Amended HEFSP and various other related documents. These documents are available for public inspection at the office of the City Clerk located at 1600 Shore Road Northfield, NJ 08225 during normal business hours. In addition, you may contact the City Clerk during normal business hours, to request a copy of the documents be sent to you. Alternatively, you may contact Surenian, Edwards, Buzak & Nolan LLC at the contact information listed below to request a copy of the documents be sent to you.

The 2024 Amended HEFSP on file in the City’s Municipal Building describes how the City will address its “fair share” of the regional need for very low, low and moderate-income housing. The City’s Rehabilitation Obligation, Prior Round Obligation (1987-1999) and Round 3 Obligation (1999-2025) were approved at a Fairness Hearing held on June 1, 2018, and the approval of said obligations was memorialized by an order entered by the Court on June 19, 2018. Furthermore, a conditional Judgement of Compliance and Repose Order was entered by the Court on August 31, 2018.

The various elements of the City’s 2024 Amended HEFSP are summarized as follows:

1. The City’s Court approved Rehabilitation Obligation is 17.
2. The City’s Court approved Prior Round Obligation (1987-1999) is 190.
3. The City’s Court approved Round 3 Obligation (1999-2025) is 89.
4. The City has a Round 3 Realistic Development Potential (“RDP”) of 29, which leaves a remaining “unmet need” of 60.
5. The City is in the process of satisfying its Rehabilitation Obligation through participation with the Atlantic County rehabilitation program or a separate qualified, experienced entity.

6. The City will satisfy its Prior Round Obligation of 190 through a combination of group homes, family rental, family for sale, and senior rental projects, as follows:
 - a. 21 bedroom credits from various existing group homes within the City;
 - b. 28 family rental units from the Gurwicz/MGS project on Cresson Avenue/Tilton Road;
 - c. 47 age-restricted rental units from the Camden Diocese project on Dolphin Avenue (Block 150, Lot 1);
 - d. 9 family units to be built by Habitat for Humanity on Dolphin Avenue (Block 69, Lot 1.02 and Block 66, Lot 11);
 - e. 50 family units to be constructed on Shore Road, surrounding the Atlantic City Country Club, Block 175, Lot 48; and
 - f. 35 rental bonus credits.

7. The City is addressing its Round 3 RDP of 29 as follows:
 - a. 7 senior rental units from the Camden Diocese project on Dolphin Ave (Block 150, Lot 1)
 - b. 3 units from a family unit project with Habitat for Humanity on Dolphin Ave (Blocks 69, Lot 1.02 and Block 66, Lot 11)
 - c. 12 units from a family rental project with Gurwicz/MGS on Cresson Ave/Tilton Road
 - d. 7 rental bonus credits.

8. The City will address its remaining “unmet need” of 60 as follows:
 - a. 18 senior rental units from the Camden Diocese project on Dolphin Avenue (Block 150, Lot 1);
 - b. 12 units from the Mason Properties/Homes For All senior rental project on Mill Road/Wabash Avenue (Block 92, Lot 25, 28, 29, 33 & 34);
 - c. 22 family units from Atlantic City Country Club project on Shore Road (Block 175, Lot 48)
 - d. 8 units from the family project on Tilton Road (Block 16.01, Lots 52, 57)
 - e. 20 senior units from the adopted St. Gianna Parish overlay zone on Block 40, Lots 28, 29, & 40
 - f. A previously adopted and approved development fee ordinance to collect money for affordable housing projects within the City; and
 - g. A previously adopted and approved mandatory set-aside ordinance that permits a set-aside for all new multifamily residential developments of five (5) units or more. The set-aside for rentals is fifteen percent (15%) and the set-aside for for-sale developments is twenty percent (20%).

Any interested party, including any low- or moderate-income persons residing in the housing region, any organization representing the interests of low- and moderate-income persons, any owner of property in the City of Northfield, or any organization representing the interests of owners of property in the City of Northfield, may file comments on, or objections to, the Amended Plan. Objections must provide: (a) a clear and complete statement as to each aspect of the City’s Amended Plan contested by the objector; (b) an explanation of the basis for each objection; and

(c) copies of all such expert reports, studies, or other data relied upon by the objector, along with a list of witnesses the Objector intends to call during the Compliance Hearing. For an objector witness to testify during the Compliance Hearing, an accompanying written expert report must be filed with all interested parties by the deadline below.

Such comments or objections, together with copies of any supporting affidavits, expert reports, or other documents, **must be filed in writing**, on or before May 20, 2024 at 4:00 pm. with the Honorable John C. Porto, P.J.Cv. at the Atlantic County Superior Courthouse located at 1201 Bacharach Boulevard, Atlantic City, New Jersey 08401 with copies of all papers being forwarded by mail or e-mail to:

Honorable Steven P. Perskie, J.S.C. (ret)
Special Master
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This Notice is intended to inform all interested parties of the existence of the Amended Plan, that explain the specific manner in which the City proposes to address its “fair share” of affordable housing and to explain the consequences of court approval of the City’s Amended Plan; which may ultimately lead to a Judgement of Compliance and Repose or the judicial equivalent of a grant of Substantive Certification pursuant to the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 to -329. 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 affordable housing obligations.