

**NOTICE OF FINAL COMPLIANCE HEARING ON HOUSING ELEMENT AND FAIR SHARE PLAN AND ASSOCIATED ORDINANCES OF THE TOWNSHIP OF RIVER VALE, COUNTY OF BERGEN (“TOWNSHIP”)**

**Docket No. BER-L-6277-15**

**PLEASE TAKE NOTICE** that on June 26, 2020, beginning at 2:30 p.m., a Final Compliance Hearing (the “Hearing”) will be conducted before the Honorable Christine A. Farrington, J.S.C., at the Bergen County Justice Center, 10 Main Street, Room 202, Hackensack, New Jersey 07601. Due to the current COVID-19 pandemic should the Court not be open to the public on June 26, 2020, the Hearing will be conducted via Zoom and can be accessed by using <https://njcourts.gov/public/channels.html>. The aforementioned link allows the public to watch all Superior court live stream hearings. Upon conclusion of the Hearing, the Court will determine whether the terms of the Township’s proposed Final Housing Element and Fair Share Plan (hereinafter the “Affordable Housing Plan”), and implementing Ordinances satisfy the terms and conditions of the Court’s Order of Fairness and Preliminary Compliance and therefore provide a realistic opportunity for the creation of affordable housing pursuant to its constitutional responsibilities under the Mount Laurel Doctrine, including but limited to *In re N.J.A.C. 5:96 & N.J.A.C. 5:97*, 221 N.J. 1 (2015), the Fair Housing Act (N.J.S.A. 52:27D-301, et seq.), and the applicable procedural and substantive regulations of the Council on Affordable Housing (COAH).

The Affordable Housing Plan fully addresses the Township’s Present Need Obligation (or rehabilitation obligation) of 30 housing units, a Prior Round (1987-1999) obligation of 121 units pursuant to N.J.A.C. 5:93, and a 26-year third round prospective need of 235 units, which is adjusted through a vacant land adjustment to a realistic development potential of 77 units and an unmet need of 158 units, which the Court determined to be fair and reasonable after conclusion of the initial fairness hearing. The Affordable Housing Plan provides a detailed list of the Township’s total affordable housing obligation and compliance mechanisms that demonstrate the Township’s compliance with those affordable housing obligations. The Affordable Housing Plan is available for public inspection and/or photocopying (at requestor’s expense) between the hours of 9:00 a.m. to 4:00 p.m. at the Township Clerk’s office located at 406 Rivervale Road, River Vale, New Jersey 07675.

On the date of the Final Hearing, the Court will determine whether the Affordable Housing Plan satisfies the Township’s affordable housing obligations and is fair to low 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.), 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 Final Judgment of Compliance and Repose formally approving the Affordable Housing Plan, subject to appropriate conditions, if any, that may be imposed by the Court, which Final Judgment of Compliance will entitle the Township to protection from any Mount Laurel builder’s remedy lawsuits for a period of time as to be determined by the Court.

Any interested party may appear and be heard at the Hearing to address the Township's Affordable Housing Plan, and offer any comments or objections, *provided* any such person first files with the Court at the above address, its comments or objections, in writing, no later than June 12, 2020, with copies served at that time by regular mail and e-mail to the attention of the following:

Honorable Christine A. Farrington, J.S.C.  
Superior Court of New Jersey  
Bergen County Justice Center  
10 Main Street, Room 202  
Hackensack, New Jersey 07601

Silvana D. Raso, Esq.  
Schepisi & McLaughlin, P.A.  
473 Sylvan Avenue  
Englewood Cliffs, New Jersey 07632  
[sraso@schepisi.com](mailto:sraso@schepisi.com)

Karen Campanelli, Clerk  
Township of River Vale  
406 Rivervale Road  
River Vale, NJ 07675  
[clerk@rivervalenj.org](mailto:clerk@rivervalenj.org)

Josh Bauers, Esq.  
Fair Share Housing Center  
510 Park Boulevard  
Cherry Hill, NJ 08002  
[kevinwalsh@fairsharehousing.org](mailto:kevinwalsh@fairsharehousing.org)  
[joshbauers@fairsharehousing.org](mailto:joshbauers@fairsharehousing.org)

Shirley M. Bishop. P.P., LLC  
100 Overlook Center, Floor 2  
Princeton, NJ 08540  
[shirleymbishop@aol.com](mailto:shirleymbishop@aol.com)

This Notice is provided by direction of the Court and is intended to inform interested parties of the Borough's Affordable Housing Plan and inform such parties that they are able to comment on the Housing Plan before the Court reviews and evaluates whether to approve the Affordable Housing Plan and provide repose in accordance with the New Jersey Fair Housing Act.