

Fair Share Housing Center

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In the Matter of the
Application of the Township of
Mansfield, County of
Burlington.

SUPERIOR COURT OF NEW JERSEY
Law Division, Burlington
County
Docket No. BUR-L-180-25

CIVIL ACTION
(Mount Laurel)

Consent Order Final Compliance
Certification (N.J.S.A.
52:27D-304 (q))

THIS MATTER having come before the Court via the joint request of the Township via Timothy M. Prime, Esq. (of Prime Tuvell & Miceli LLC), as well as Fair Share Housing Center, via counsel Ashley Lee, Esq. (on behalf of Fair Share Housing Center), seeking a certification of compliance with the Fair Housing Act ("FHA"); and

WHEREAS, the Township of Mansfield (the "Township" or "Mansfield") having filed a resolution of participation in the Affordable Housing Dispute Resolution Program (the "Program") and a declaratory judgment action on January 23, 2025; and

WHEREAS, the above-named parties having previously presented a consent order to the Court which was entered on

February 13, 2026, and which consent order is incorporated herein by reference; and

WHEREAS, the Township having filed its Housing Element and Fair Share Plan ("HEFSP") on June 27, 2025 and implementing ordinances and resolutions on March 19, 2026; and

WHEREAS, Fair Share Housing Center ("FSHC") having reviewed the Township's filing in accordance with the parties' consent order and confirmed that the Township has partially complied with all terms outlined in the consent order; and

WHEREAS, no other interested-party filed a challenge or any other communication; and

WHEREAS, the Court having reviewed the Township's HEFSP, attachments, and implementing ordinances and resolutions, incorporating therein any changes from the Court's prior order(s) and determined that they meet the "objective standard" and are in compliance with the Fair Housing Act and the Mount Laurel doctrine so long as the conditions set forth in this order are met; and

WHEREAS, the Court incorporates the Court's prior orders and for good cause shown:

IT IS on this 29th day of April,

2026, **ORDERED** as follows:

1. The Township's Fourth Round HEFSP, attachments, and applicable implementing ordinances and resolutions,

collectively referenced at SCHEDULE-1 hereto as Exhibit P-1 through Exhibit P-14 (inclusive) and herein as the "Implementing Ordinances & Resolutions", are hereby admitted into evidence and entered into the record.

2. Subject to the satisfaction of the Conditions of this Order and the deadlines established therein, the Township of Mansfield's Fourth Round Fair Share Plan (Exhibit P-1) is hereby approved and deemed to meet the "objective standard" pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) of complying with the Fair Housing Act and the Mount Laurel doctrine and the Township is granted a Compliance Certification as to its Rehabilitation Obligation ("Present Need"), its Prior Round Obligation (1987-1999), its Third Round Obligation (consisting of both its Gap Obligation for 1999-2015 and its Prospective Need Obligation for 2015-2025), and its Fourth Round obligation pursuant to the Fair Housing Act (N.J.S.A. 52:27D-301, et. seq.) ("FHA"), the Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1, et seq.) ("UHAC"), applicable Council on Affordable Housing (hereinafter "COAH") substantive rules, and Mount Laurel case law, including the New Jersey Supreme Court's Mount Laurel IV decision.
3. The Township's Compliance Certification shall remain in effect for ten (10) years beginning on July 1, 2025 and

ending on June 30, 2035, and during this ten (10) year period the Township shall have repose from exclusionary zoning litigation, including, but not limited to, Builder's Remedy lawsuits, as provided for in the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et. seq. The Township's Compliance Certification shall remain subject, however, to revocation or other Order of the Court that does or may hereafter issue, on notice of motion to the Township and all interested parties and good cause shown, at any time during the pendency of the Fourth Round Housing cycle.

4. As per the Township's HEFSP and earlier court orders, the Township's Present Need or Rehabilitation Obligation is 0, the Township's Prior Round Obligation (1987-1999) is 114, the Township's Third Round Obligation (1999-2025) is 265, and the Township's Fourth Round Prospective Need (2025-2035) is 82 units.

5. The Township's Prior Round Obligation is 114 and has been met with the following mechanisms:

- Villages at Mapleton for 56 affordable single family attached homes
- Pulte Homes (Block 42, Lot 1) for 29 affordable family rental units and 29 bonus credits

6. The Township's Third Round Obligation is 265 and shall be met with the following mechanisms:

- Villages at Mapleton for 41 affordable single family attached homes
- Pulte Homes (Block 42, Lot 1) for 39 affordable family rental units and 19 bonus credits
- Tower Gate (Block 70, Lot 6.02) for 96 affordable family rental units and 47 bonus credits
- Bellweather (Block 30, Lot 5.01) for 8 community residence bedrooms
- Market-to-Affordable Program to provide 22 affordable rental units
- 12 community residence bedrooms

7. The Township's Fourth Round Obligation is 82 and shall be met with the following mechanisms:

- 19 Third Round surplus credits
- Pulte Homes for 61 affordable rental units and 21 bonus credits, to consist of at least 31 family rental units and a maximum of 18 age-restricted rental units

8. The Township and FSHC agree that following short term and long term conditions remain to be met as conditions of compliance certification:

- Short Term: The Township will file the adopted Affordable Housing Ordinance by April 30, 2026.
- Long Term:

- i. Pulte Homes: The Township will provide the pro forma and construction schedule within ninety (90) days of designating the developer.
- ii. The Township will continue and increase efforts in establishing 12 community residence bedrooms and provide a status update via monitoring reporting.

9. The Township's Compliance Certification shall be subject to required ongoing monitoring as follows:

- The Township by February 15, 2026, and annually, agrees to electronically enter data into the AHMS system of the Department of Community Affairs of a detailed accounting of all development fees and any other payments into its trust fund that have been collected including residential and non-residential development fees, along with the current balance in the municipality's affordable housing trust fund as well as trust funds expended, including purposes and amounts of such expenditures, in the previous year from January 1st to December 31st.
- The Township by February 15, 2026, and annually, shall provide the Department of Community Affairs with an up-to-date municipal status report based on its collection and publication of information concerning

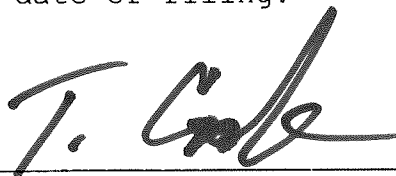
the number affordable of housing units actually constructed, construction starts, certificates of occupancy granted, the start and expiration dates of deed restrictions, and residential and non-residential development fees collected and expended, including purposes and amounts of such expenditures, along with the current balance in the municipality's affordable housing trust funds. With respect to units actually constructed, the information shall specify the characteristics of the housing, including housing type, tenure, affordability level, number of bedrooms, date and expiration of affordability controls, and whether occupancy is reserved for families, senior citizens, or other special populations.

- For the midpoint realistic opportunity review as of July 1, 2030, pursuant to N.J.S.A. 52:27D-313, the municipality or other interested party may file an action through the program seeking a realistic opportunity review and shall provide for notice to the public, including a realistic opportunity review of any inclusionary development site in the housing element and fair share plan that has not received preliminary site plan approval prior to the midpoint of the 10-year round. Any such filing shall be through

eCourts or any similar system set forth by the Program with notice to any party that has appeared in this matter.

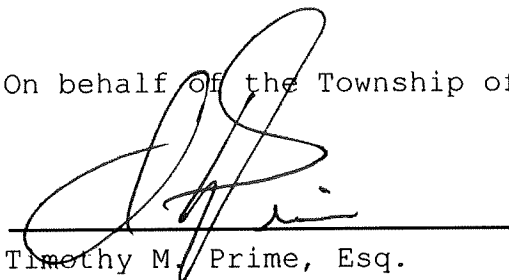
10. The Court shall retain jurisdiction for the purpose of enforcing the terms and conditions of this Certification of Compliance and Repose and the Township's adopted Fourth Round HEFSP.

11. A copy of this Order shall be entered on eCourts and shall be effective as of the date of filing.



Hon. Terrence R. Cook, A.J.S.C.

On behalf of the Township of Mansfield:



Timothy M. Prime, Esq.

On behalf of Fair Share Housing Center:

Laura S. Smith-Denker, Esq.
Laura S. Smith-Denker, Esq.

SCHEDULE 1
MANSFIELD TOWNSHIP
IMPLEMENTING ORDINANCES AND RESOLUTIONS

P-1: Housing Element & Fair Share Plan

P-2: Planning Board Resolution 2025-6-10 Adopt Housing Element & Fair Share Plan

P-3: Resolution Endorsing Housing Element & Fair Share Plan

P-4: Resolution 2025-8-5 Appointing Municipal Housing Liaison

P-5: Resolution 2026-1-7 Designating Administrative Agent

P - 6: Ordinance 2026-4 Affordable Housing & Development Fee Ordinance

P-7: Resolution 2026-3-7 Approving Updated Spending Plan

P-8: Adopted Updated Spending Plan

P-9: Resolution 2026-3-6: Adopting Affirmative Marketing Plan & Affordability Assistance Manual

P-10: Affirmative Marketing Plan

P-11: Affordability Assistance Manual

P-12: Updated Compliance Charts