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In the Matter of the Application
of the Township of Gloucester,
County of Camden.

SUPERIOR COURT OF NEW JERSEY
Law Division, Camden County
Docket No. CAM-L-282-25

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 Nancy L. Holm, Esq. (of Surenian, Edwards, Buzak & Nolan 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 Gloucester (the "Township" or "Gloucester") having filed a resolution of participation in the Affordable Housing Dispute Resolution Program (the "Program") and a declaratory judgment action on January 11, 2025; and

WHEREAS, the above-named parties having previously presented a consent order to the Court which was filed on March 5, 2026, and

which consent order is incorporated herein by reference; and

WHEREAS, the Township having filed its Amended Fourth Round Housing Element and Fair Share Plan ("HEFSP") and implementing ordinances and resolutions on March 13, 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 Amended Fourth Round 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 20th 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-10 (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 Gloucester'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 by FSHC to the Township and good cause shown, at any time during the pendency of the Fourth Round Housing cycle, in accordance with FHA Requirements.

4. As per the Township's Amended HEFSP and earlier court orders, the Township's Present Need or Rehabilitation Obligation is 221, the Township's Prior Round Obligation (1987-1999) is 359, the Township's Third Round Obligation (1999-2025) is 1,014, and the Township's Fourth Round Prospective Need (2025-2035) is 339 units.
5. The Township will satisfy its Present Need obligation of 221 through participation in the Township's rehabilitation program.
6. The Township has satisfied its Prior Round obligation of 359 as follows:

PRIOR ROUND OBLIGATION COMPLIANCE (1987- 1999) SUMMARY TABLE				
Name of Project	Type	Units	Bonus Credits	Total

Quail Ridge	Family Rental	40	40	80
Revere Run	Family For-sale	37		37
Brittany Woods	Family Rental	29	29	58
Valley Stream	Family For-sale	8		8
Revere Run III	Family Rental	79	20	99
Gloucester Township Housing Authority Senior Campus 1	Senior Rental	75		75
MSAA Supportive Housing	Supportive Housing	2		2
TOTAL		270	89	359

7. The Township has satisfied its Third Round obligation of 1,014 as follows:

THIRD ROUND OBLIGATION COMPLIANCE (1999 - 2025) SUMMARY TABLE				
Name of Project	Type	Units	Bonus Credits	Total
Franklin Square Senior Village	Senior Rental	224		224
Scenic Falls	Family Rental	99	99	198
Blackwood West	Family Rental	100	100	200
MSAA Supportive Housing	Supportive Housing	22	22	44
1495 Chews Landing Road	Family Rental	11	11	22
M & T Partners LLC Development	Family Rental	18		18
Volunteers of America	Supportive Housing	23		23
Camden County Supportive	Supportive Housing	60		60

Housing (Collier Drive)				
Elmwood Hills Healthcare Center	Supportive Housing	30		30
Camden County Veterans Cottages at Lakeland	Supportive Housing	5		5
Camden County Lakeland Complex Redevelopment, Phase 2 (420 Turnersville Road, Block 12302, Lot 1).	Family For-sale	77		77
Camden County Lakeland Complex Redevelopment, Phase 2 (420 Turnersville Road, Block 12302, Lot 1).	Family Rental	92	21	113
TOTAL		761	253	1,014

8. The Township will address its Fourth Round obligation of 339 as follows:

FOURTH ROUND OBLIGATION COMPLIANCE (2025 - 2035) SUMMARY TABLE				
Name of Project	Type	Units	Bonus Credits	Total
Brittany Woods	Family Rental	29	14	43
Camden County Lakeland Complex Redevelopment, Phase 2 (420 Turnersville Road, Block 12302, Lot 1).	Family Rental	12		12
Camden County Lakeland Complex Redevelopment, Phase I (420 Turnersville Road, Block 12301, Lot 4)	Family Rental	50		50
Camden County Lakeland Complex Redevelopment, Phase 1 (420 Turnersville Road, Block 12301, Lot 1).	Family Rental	74		74
Vision Stream (2025)	Senior Rental	32		32

Vision Stream (2025)	Family Rental	43		43
Vision Stream (2025)	Supportive Housing	18	18	36
Quail Ridge	Family Rental	40	20	60
TOTAL		298	52	350

9. The Township also amended its Mandatory Set-Aside Ordinance to require a 20% affordable housing set-aside for for-sale units and a 15% affordable housing set-aside for rental units.

10. The Township and FSHC agree that following conditions remain to be met as conditions of compliance certification:

- The Township will provide the following documentation within 120 days of this order, or a status update on the particular project or documentation request:

i. Deed restrictions for any prior round projects completed since the most recent HEFSP. It is not anticipated that any new deed restrictions will be completed by this deadline. Upon the expiration of the 120 days, this requirement will convert to a long-term, continuing obligation as projects are completed.

ii. Documentation for the M&T Partners LLC project.

iii. Documentation for the following assisted living/supportive housing/ transitional housing credits:

1. Volunteers of America/Regan Center Camden County Emergency Housing - A license for this was already provided to FSHC.
2. Camden County Supportive Housing
3. Elmwood Hills Healthcare Center - The Township will provide crediting documentation showing the facility meets the statutory definition.
4. Camden County Veterans Cottages at Lakeland

11. 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, agrees to electronically enter data into the AHMS system of the Department of Community Affairs of up-to-date municipal information concerning the number affordable of housing units actually constructed, construction starts, certificates of occupancy granted, the start and expiration dates of deed restrictions. 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 adopted HEFSP 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.

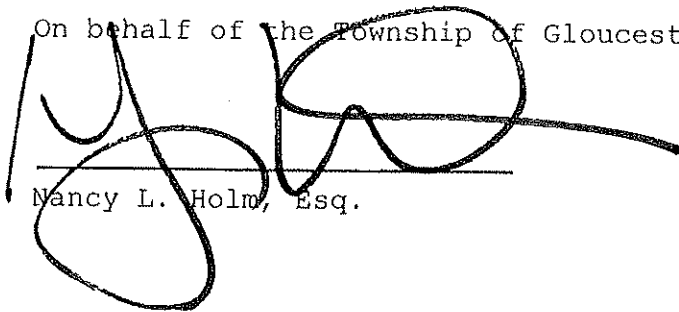
12. The Court shall retain jurisdiction for the limited purpose of allowing FSHC and the Township the opportunity to enforce the terms and conditions of this Certification of Compliance and Repose and the Township's adopted Fourth Round HEFSP.

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




Hon. Sherri L. Schweitzer, P.J.Ch.

On behalf of the Township of Gloucester:



Nancy L. Holm, Esq.

On behalf of Fair Share Housing Center:



Laura S. Smith-Denker, Esq.

Schedule-1

P-1: Adopted, Amended Fourth Round Housing Element and Fair Share Plan ("HEFSP").

P-2: Planning Board Resolution Adopting the Amended Fourth Round HEFSP.

P-3: Council Resolution No. 26:03-104, Endorsing the Amended Fourth Round HEFSP.

P-4: Ordinance No. 26-06, Repealing and Replacing the Township's Affordable Housing Ordinance, as well as the Planning Board consistency resolution.

P-5: Ordinance No. 26-05, Repealing and Replacing the Township's Development Fee Ordinance, as well as the Planning Board consistency resolution.

P-6: Resolution No. 26:03-102 Adopting an Amended Spending Plan.

P-7: Resolution No. 26:03-104 Adopting an Affordability Assistance Manual.

P-8: Resolution No. 26:03-103 Adopting an Affirmative Marketing Plan.

P-9: Resolution No. 26:03-106 Adopting a Rehabilitation Manual and attached Manual.

P-10: Resolution No. 26:01-051 Naming Triad as Township's Administrative Agent.