

Fair Share Housing Center

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In the Matter of the
Application of the Borough of
Pine Hill, County of Camden.

SUPERIOR COURT OF NEW JERSEY
Law Division, Camden County
Docket No. CAM-L-281-25

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 Borough via David C. Patterson, Esq. (of Maressa Patterson 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 Borough of Pine Hill (the "Borough" or "Pine Hill") having filed a resolution of participation in the Affordable Housing Dispute Resolution Program (the "Program") and a declaratory judgment action on January 28, 2025; and

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

January 15, 2026, and which consent order is incorporated herein by reference; and

WHEREAS, the Borough having filed its Housing Element and Fair Share Plan ("HEFSP") on June 19, 2026 and implementing ordinances and resolutions on March 9, 2026; and

WHEREAS, Fair Share Housing Center ("FSHC") having reviewed the Borough's filing in accordance with the parties' consent order and confirmed that the Borough has 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 Borough'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 23rd day of April,

2026, **ORDERED** as follows:

1. The Borough'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 Borough of Pine Hill'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 Borough 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 Borough'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 Borough 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 Borough'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 Borough and all interested parties and good cause shown, at any time during the pendency of the Fourth Round Housing cycle.

4. As per the Borough's HEFSP and earlier court orders, the Borough's Present Need or Rehabilitation Obligation is 53, the Borough's Prior Round Obligation (1987-1999) is 22, the Borough's Third Round Obligation (1999-2025) is 0, and the Borough's Fourth Round Prospective Need (2025-2035) is 79 units.
5. The Borough will address its Present Need via continued participation in the Camden County Home Improvement Program, administered with the use of CDBG funds.
6. The Borough's Prior Round Obligation is 22 and has been met with the following mechanisms:

Mechanism	Type	Units	Bonus	Total
The Mansion Apartments (Block 24.01, Lot 1.02)	Family rentals	18	6	22
TOTAL		18	6	22

7. The Borough's Fourth Round Obligation is 79 and shall be met with the following mechanisms:

Mechanism	Type	Units	Bonus	Total
The Mansion Apartments (Block 24.01, Lot 1.02)	Family rentals	79	0	79
TOTAL		79	0	79
<i>Remaining units at Mansion Apartments</i>				263
<i>The Greens at Pine Hill (Block 9, Lot 1)</i>				300

8. The Borough and FSHC agree that following long term condition remains to be met as conditions of compliance certification:

- The Borough will take action necessary to ensure units at The Mansion Apartments remain family rentals through the end of the Fourth Round.
- The Borough shall provide updates on the progress during monitoring.

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

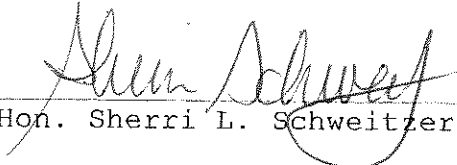
- The Borough by February 15, 2026, and annually, agrees to electronically enter data into the AHMS system of the Department of Community Affairs of a detailed accounting of all development fees and any other payments into its trust fund that have been collected including residential and non-residential 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 Borough 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.

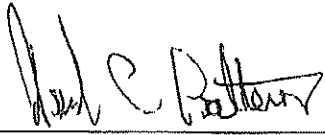
- For the midpoint realistic opportunity review as of July 1, 2030, pursuant to N.J.S.A. 52:27D-313, the municipality or other interested party may file an action through the program seeking a realistic opportunity review and shall provide for notice to the public, including a realistic opportunity review 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 Borough'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. Sherri L. Schweitzer, P.J.Ch.

On behalf of the Borough of Pine Hill:

A handwritten signature in black ink, appearing to read "David C. Patterson". The signature is written in a cursive style with a long horizontal stroke at the end.

David C. Patterson, Esq.

On behalf of Fair Share Housing Center:

A handwritten signature in black ink, appearing to read "Laura S. Smith-Denker, Esq.". The signature is written in a cursive style with a long horizontal stroke at the end.

Laura S. Smith-Denker, Esq.

CONSENT ORDER SCHEDULE – 1

- P-1 Resolution of the Pine Hill Planning and Zoning Board adopting the 2025-2026 Fourth Round Housing Plan Element and Fair Share Plan for the Borough of Pine Hill, County of Camden, State of New Jersey – Resolution No. 2025-13 dated June 12, 2025.
- P-2 Borough of Pine Hill Housing Element and Fair Share Plan, Fourth Round: 2025-2035 dated June 2, 2025.
- P-3 Resolution of the Borough of Pine Hill Confirming and Endorsing the Housing Element and Fair Share Plan as Part of the Borough’s Fourth Round Housing Requirement – Resolution No. 2025-106 adopted June 16, 2025.
- P-4 Ordinance Amending Chapter 23 of the Code of the Borough of Pine Hill Captioned “Land Use Ordinance of the Borough of Pine Hill” to Address the Requirements of the Fair Housing Act and the Uniform Housing Affordability Controls (UHAC) Regarding Compliance with the Borough of Pine Hill’s Affordable Housing Obligations - Ordinance No. 2025-1056.
- P-5 Resolution of the Borough of Pine Hill Adopting an Affirmative Fair Housing Marketing Plan in Accordance with the Borough’s Fourth Round Affordable Housing Obligation – Resolution No. 2025-107, adopted June 16, 2025.
- P-6 Affirmative Fair Housing Marketing Plan.
- P-7 Resolution of the Borough of Pine Hill Adopting a Spending Plan in Accordance with the Borough’s Fourth Round Affordable Housing Obligation – Resolution No. 2025-108, adopted June 16, 2025, with attached Pine Hill Borough Affordable Housing Trust Fund’s Spending Plan.
- P-8 Resolution of the Borough of Pine Hill Approving Intent to Fund Shortfall and Cost of any Borough Sponsored Affordable Housing Program or Rehabilitation Program – Resolution No. 2025-106 adopted June 16, 2025.
- P-9 Ordinance of the Borough of Pine Hill to create the position of Municipal Housing Liaison for the Purpose of Administering the Borough of Pine Hill’s Affordable Housing Program Pursuant to the Fair Housing Act – Ordinance No. 2024-1049, adopted November 4, 2024.
- P-10 Resolution of the Borough of Pine Hill Appointing a Municipal Housing Liaison Pursuant to the Fair Share Housing Act – Resolution No. 2024-219, adopted November 18, 2024.
- P-11 Ordinance Amending Chapter 23 of the Code of the Borough of Pine Hill Captioned “Land Use Ordinance of the Borough of Pine Hill” to Address the Requirements of the Fair Housing Act and the Uniform Housing Affordability Controls (UHAC) Regarding

Compliance with the Borough of Pine Hill's Affordable Housing Obligations – Ordinance No. 2026-1066, adopted March 2, 2026.

- P-12 Resolution of the Borough of Pine Hill Approving an Affordable Housing Rental Rehabilitation Program Manual as Part of its Fourth Round Affordable Housing Obligation and Appointing Triad as the Administrative Agent for Administering the Program – Resolution No. 2026-58, adopted March 9, 2026, with attached Rental Rehabilitation Program Manual.
- P-13 Resolution of the Borough of Pine Hill Approving an Affordability Assistance Program Manual as Part of its Fourth Round Affordable Housing Obligation and Appointing TRIAD as the Administrative Agent for Administering the Program – Resolution No. 2026-57, adopted March 9, 2026, with attached Affordability Assistance Program Manual.
- P-14. Resolution of the Borough of Pine Hill Readopting an Affordable Housing Spending Plan in Accordance with the Borough's Fourth Round Affordable Housing Obligation – Resolution No. 2026-55, adopted March 9, 2026.

RESOLUTION NUMBER 2026-75

**BOROUGH OF PINE HILL
COUNTY OF CAMDEN**

**RESOLUTION APPROVING CONSENT ORDER FINAL COMPLIANCE
CERTIFICATION (N.J.S.A. 52:27D-304(q))**

WHEREAS, the Borough of Pine Hill previously entered into a Conditional Consent Order dated January 15, 2026 in the Matter of the Application of the Borough of Pine Hill, County of Camden with respect to its Fourth Round Affordable Housing Obligation; and

WHEREAS, the Borough having filed its Housing Element and Fair Share Plan ("HEFSP") on June 19, 2025 together with the implementing Ordinances and Resolutions on March 9, 2026; and

WHEREAS, a Final Consent Order to be entered by the Court has been served on the Borough by Fair Share Housing Center to confirm that the Borough has complied with all the terms and conditions set forth in the Conditional Consent Order of January 15, 2026, including the filing of the Borough's HEFSP, related attachments, implementing Ordinances and Resolutions that were previously filed with the Court and that the Borough meets the "Objective Standard" for compliance with the Fair Housing Act and the Mount Laurel Doctrine; and

WHEREAS, the Borough Council for the Borough of Pine Hill has reviewed said Consent Order and is in agreement to enter into the Consent Order with the Fair Share Housing Center as approved by the Court.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Pine Hill, County of Camden, State of New Jersey, that for the reasons set forth in the Preamble hereinabove it hereby approves the attached Consent Order with the Superior Court of New Jersey, Law Division, Camden County, Docket No. CAM-L-281-25 and authorizes David C. Patterson, Esquire, as the attorney for the Borough of Pine Hill to execute same on behalf of the Borough of Pine Hill.

BE IT FURTHER RESOLVED this Resolution shall take effect immediately upon adoption.

BOROUGH OF PINE HILL

BY: 
CHRISTOPHER J. GREEN, MAYOR


AFFEST:


PATRICIA HENDRICKS, BOROUGH CLERK

	WARRINGTON	ROBB	CORRY-GAFT	WAKELEY	MORRIS	BAIORI
YES	✓	✓	✓	✓	✓	✓
ABSTAIN						
NO						
ABSENT						

CERTIFICATION

I, Patrica Hendricks, Borough Clerk of the Borough of Pine Hill, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by Borough of Pine Hill at a meeting of said Council held on the 20th day of April 2026 at the Borough Municipal Building.


Patrica Hendricks, Borough Clerk