

FAIR SHARE HOUSING CENTER

Adam M. Gordon, Esq.
Laura Smith-Denker, Esq.
Joshua D. Bauers, Esq.
Ashley J. Lee, Esq.
Esmé M. Devenney, Esq.
Ariela Rutbeck-Goldman, Esq.
Joelle L. Paull, Esq.

April 15, 2026

Via eCourts and Electronic Mail

Hon. Robert Malestein, P.J.Ch.
1 North Broad Street, 3rd Floor
Woodbury, NJ 08096

Re: IMO the Application of the City of Bridgeton
Docket No. CUM-L-000093-25

Dear Judge Malestein:

Enclosed please find the consent order between the City of Bridgeton and Fair Share Housing Center which has been executed by both parties. The parties respectfully request that the court enter this order which shall represent the final compliance certification contemplated in N.J.S.A. 52:27D-301 et. seq.

Thank you for your attention to this matter.

Respectfully submitted,

Laura S. Smith-Denker, Esq.

Dated April 15, 2026

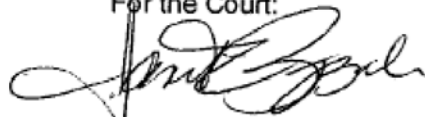
Laura S. Smith-Denker, Esq.
Counsel to Fair Share Housing Center

c: Michele Gibson, Esq.

SUPREME COURT OF NEW JERSEY

Pursuant to Rule 1:13-2(a), it is ORDERED that the payment of filing fees, other fees, and charges of public officers for service of process in connection with actions filed by the Fair Share Housing Center shall be waived; this Order is effective immediately and until further order of the Court.

For the Court:



Chief Justice

Dated: January 16, 2007

FILED APRIL 15, 2026
SUPERIOR COURT
CHANCERY DIVISION
Robert Malestein, P.J.CH.

Fair Share Housing Center

510 Park Boulevard
Cherry Hill, New Jersey 08002
P: 856-665-5444
F: 856-663-8182

Attorneys for Fair Share Housing Center

By: Laura S. Smith-Denker, Esq. (Attorney ID: 030572007)
lauradenker@fairsharehousing.org

**In the Matter of the
Application of the City of
Bridgeton, County of
Cumberland.**

SUPERIOR COURT OF NEW JERSEY
Law Division, Cumberland
County
Docket No. CUM-L-93-25

**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 City via counsel Michele Gibson, Esq., 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 City of Bridgeton (the "City" or "Bridgeton") having filed a resolution of participation in the Affordable Housing Dispute Resolution Program (the "Program") and a declaratory judgment action on February 6, 2025; and

WHEREAS, the above-named parties having previously presented a consent order to the Court which was entered on December 3, 2025, and which consent order is incorporated herein

by reference; and

WHEREAS, the City having filed its Housing Element and Fair Share Plan ("HEFSP") on June 19, 2025 and implementing ordinances and resolutions on March 6, 2026; and

WHEREAS, Fair Share Housing Center ("FSHC") having reviewed the City's filing in accordance with the parties' consent order and confirmed that the City 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 City'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 16th day of April,

2026, **ORDERED** as follows:

1. The City's Fourth Round HEFSP, attachments, and applicable implementing ordinances and resolutions, collectively referenced at SCHEDULE-1 hereto as Exhibit P-2 through

Exhibit P-9 (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 City of Bridgeton's Fourth Round Fair Share Plan (Exhibit P-2) 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 City 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 City'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

City 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 City'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 City and all interested parties and good cause shown, at any time during the pendency of the Fourth Round Housing cycle.

4. As per the City's HEFSP and earlier court orders, the City's Present Need or Rehabilitation Obligation is 290, the City's Prior Round Obligation (1987-1999) is 0, the City's Third Round Obligation (1999-2025) is 0, and the City's Fourth Round Prospective Need (2025-2035) is 0 units.
5. The City will address its Present Need via continued participation in the Vineland, Millville, Bridgeton Home Consortium, utilizing Community Development Block Grant funds and HOME funding. Depending on available funding, the City anticipates it will complete 40-45 habitability-related rehabilitation projects of affordable housing during the Fourth Round.

- Additionally, there are 262 affordable housing units anticipated for completion in the City within the Fourth Round.

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

- The City 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 City 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.

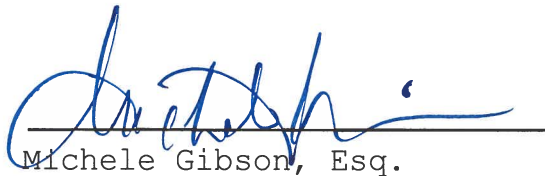
- For the midpoint realistic opportunity review as of July 1, 2030, pursuant to N.J.S.A. 52:27D-313, the municipality or other interested party may file an action through the program seeking a realistic opportunity review and shall provide for notice to the public, including a realistic opportunity review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

7. The Court shall retain jurisdiction for the purpose of enforcing the terms and conditions of this Certification of Compliance and Repose and the City's adopted Fourth Round HEFSP.
8. A copy of this Order shall be entered on eCourts and shall be effective as of the date of filing.



Hon. Robert G. Malestein, P.J.Ch.

On behalf of the City of Bridgeton:



Michele Gibson, Esq.

Type text here

On behalf of Fair Share Housing Center:

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

SCHEDULE 1

<u>Exhibit</u>	<u>Document</u>
P-1	City of Bridgeton Resolution No. 45-25 Accepting the New Jersey Department of Community Affairs Affordable Housing Obligations for the Fourth Round
P-2	Housing Element and Fair Share Plan (Fourth Round)
P-3	Resolution of the Bridgeton Planning Board Adopting a Fourth Round Housing Element and Fair Share Plan Which Amends the Master Plan of the City of Bridgeton
P-4	City of Bridgeton Resolution No. 112-25 Endorsing the Fourth Round Housing Element and Fair Share Plan as Adopted by the City of Bridgeton Planning Board
P-5	City of Bridgeton Ordinance No. 26-03 Amending Chapter 2 (Affordable Housing) of the City Code (Affordable Housing Ordinance)(includes Development Fee Ordinance)
P-6	City of Bridgeton Resolution No. 126-25 Designating Municipal Housing Liaison
P-7	City of Bridgeton Resolution No. 61-26 Designating Affordable Housing Administrative Agent
P-8	City of Bridgeton Resolution No. 59-26 Adopting an Affordable Housing Trust Fund Fair Share Spending Plan (Fourth Round)
P-9	City of Bridgeton Resolution No. 60-26 Adopting the Fourth Round Affirmative Fair Housing Marketing Plan