

SURENIAN, EDWARDS, BUZAK & NOLAN LLC

Jeffrey R. Surenian, Esq. ▲
Email - JRS@Surenian.com

Michael J. Edwards, Esq. ►
Email - MJE@Surenian.com

Edward J. Buzak, Esq. ▼
Email - EJB@Surenian.com

Erik C. Nolan, Esq.
Email - EN@Surenian.com

Also admitted:
◀ CA ▼ DC ▲ PA ■ MA ► NY

A Limited Liability Company
Counselors at Law
311 Broadway, Suite A
Point Pleasant Beach, New Jersey 08742
Phone: (732) 612-3100
Fax: (732) 612-3101
www.Surenian.com

North Jersey location:
150 River Road, Suite N-4
Montville, NJ 07045
Phone: (973) 335-0600
Fax: (973) 335-1145

Keli L. Gallo, Esq. ►
Email - KLG@Surenian.com

Susan L. Crawford, Esq. ▲ ■
Email - SLC@Surenian.com

Nancy L. Holm, Esq. ▲
Email - NLH@Surenian.com

Jacquelin P. Gioioso, Esq.
Email - JPG@Surenian.com

William E. Olson, Esq.
Email - WEO@Surenian.com

May 5, 2026

VIA eCOURTS

Honorable Robert Malestein, P.J.Ch.
Gloucester County Courthouse
1 North Broad Street
Chambers/Courtroom 203
Woodbury, New Jersey 08096

RE: In the Matter of the Application of the City of Vineland
Docket No. CUM-L-73-25

Dear Judge Malestein:

This office represents the City of Vineland (the "City") as Special Affordable Housing Counsel. As per the Fair Housing Act ("FHA"), the City filed a Fourth Round Housing Element and Fair Share Plan on June 12, 2025 in satisfaction of the FHA's June 30, 2025 filing deadline. The City did not receive any objections to its Fourth Round HEFSP from either Fair Share Housing Center or any developers by the August 31, 2025 FHA deadline. Additionally, the City filed its implementing ordinances and resolution with the Court prior to the March 15, 2026 deadline.

As the City has satisfied all FHA filing deadlines and did not receive any objections to its Fourth Round HEFSP, enclosed, please find a proposed form of Order for Final Compliance Certification for the Court's review.

Respectfully submitted,

Nancy L. Holm

NLH/sp
Enclosure

Surenian, Edwards, Buzak & Nolan LLC

311 Broadway, Suite A
Point Pleasant Beach, NJ 08742
(732) 612-3100

Attorneys for Declaratory Plaintiff, City of Vineland

By: Nancy L. Holm (Attorney ID:013442006)

**FILED MAY 6, 2026
SUPERIOR COURT
CHANCERY DIVISION
Robert Malestein, P.J.CH.**

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

SUPERIOR COURT OF NEW JERSEY
Law Division, Cumberland
County
Docket No. CUM-L-73-25

**CIVIL ACTION
(Mount Laurel)**

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

THIS MATTER having come before the Court via the request of the City via counsel Nancy L Holm, Esq., seeking a certification of compliance with the Fair Housing Act ("FHA"); and

WHEREAS, the City of Vineland (the "City" or "Vineland") having filed a resolution of participation in the Affordable Housing Dispute Resolution Program (the "Program") and a declaratory judgment action on January 29, 2025; and

WHEREAS, the Court having previously entered an Order to approve the City's Fourth Round Housing Element and Fair Share Plan on February 20, 2026, and Order is incorporated herein by reference; and

WHEREAS, the City having filed its implementing ordinances

and resolutions on March 12, 2026; and

WHEREAS, no 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; and

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

IT IS on this 6th day of May, 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-1 through Exhibit P-4 (inclusive) and herein as the "Implementing Ordinances & Resolutions", are hereby admitted into evidence and entered into the record.
2. The City of Vineland'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 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.
4. As per the City's HEFSP and earlier court orders, the City's Present Need or Rehabilitation Obligation is 276, 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 municipal Residential Rehabilitation Program that is funded in part through money collected from development fees in the Affordable Housing Trust Fund and in part through Community Development Block Grants received by the City from the Federal Department of Housing and Urban Development.

6. The City does not have a Prior Round or Third Round Prospective Need obligation due to its status as a Qualified Urban Aid Municipality.

7. The City does not have a Fourth Round Prospective Need obligation as it has once again been classified as a Qualified Urban Aid Municipality; however the City is still creating opportunities for affordable housing. These units may be able to satisfy any future obligations the City may have in future rounds if the City is no longer considered a qualifying urban aid municipality. The following units were approved in the City's 2021 JOR as being creditworthy for future rounds, along with the affordable units listed in the City's court approved 2015 Housing Element and Fair Share Plan:

- 68 senior rental units from the Newcomb Senior Phase I project.
- 68 senior rental units from the Newcomb Senior Phase II project.

- 60 senior rental units from the Newcomb Senior Phase III project.
 - 58 family rental units from the Oak Hill project.
 - 1 family for sale unit from the 406 Third Street project.
 - 1 family for sale unit from the 410 Third Street project.
 - 1 family for sale unit from the 412 Third Street project.
 - 1 family for sale unit from the 419 Third Street project.
 - 28 senior rental units from the Veteran Housing project.
8. 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, 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, and residential. 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.

9. The Court shall retain jurisdiction for the limited purpose to enforce the terms and conditions of this Certification of Compliance and Repose and the City's adopted Amended Fourth Round HEFSP.

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

A handwritten signature in black ink, appearing to be 'RM', with a long horizontal stroke extending to the right.

Hon. Robert Malestein, P.J.Ch.

SCHEDULE-1

P-1: City's Fourth Round Housing Element and Fair Share Plan that was filed with the Court on June 12, 2025.

P-2: Ordinance No. 2026-10, Repealing and Replacing the City's Affordable Housing Ordinance and Development Fee Ordinance.

P-3: Resolution No. 2026-104 Adopting an Affordability Assistance Manual.

P-4: Resolution No. 2026-101 Adopting an Affirmative Marketing Plan.