FAIR SHARE
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June 18, 2026

Via eCourts and Electronic Mail
Hon. Robert G. Malestein, P.J.Ch.
Gloucester County Old Courthouse
1 North Broad Street, Floor 2
Woodbury, New Jersey 08096

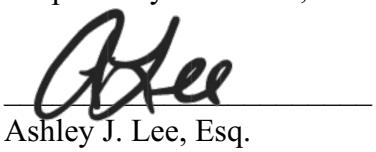
Re: IMO the Application of Logan Township
Docket No. GLO-L-105-25

Dear Judge Malestein:

Enclosed please find the consent order between Logan Township and Fair Share Housing Center which has been executed by both parties. The parties respectfully request that the court enter this order which upon completion of all conditions 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,



Ashley J. Lee, Esq.

Counsel to Fair Share Housing Center

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 JUNE 18, 2026
SUPERIOR COURT
CHANCERY DIVISION
Robert Malestein, P.J.CH.

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In the Matter of the Application of Township of Logan, County of Gloucester.	SUPERIOR COURT OF NEW JERSEY Law Division, Gloucester County Docket No. GLO-L-105-25 **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 Brian J. Duffield Esq. (of Law Office of Brian J. Duffield LLC), as well as Fair Share Housing Center, via counsel Ashley J. 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 Logan (the "Township" or "Logan") 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 Court having entered an Order on February 23, 2026 accepting and adopting the Program Member's Report and

Recommendations for amending the Township's Housing Element and Fair Share Plan ("HEFSP");

WHEREAS, the Township having filed its Amended HEFSP on and implementing ordinances and resolutions on March 17, 2026; and

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

WHEREAS, the Court having reviewed the Township's Amended HEFSP, attachments, and implementing ordinances and resolutions, incorporating therein any changes from the Program and 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 18TH day of JUNE, 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-20 (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 Logan's Amended 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 Amended HEFSP and earlier court orders, the Township's Present Need or Rehabilitation Obligation is 0, the Township's Prior Round Obligation (1987-1999) is 417, the Township's Third Round Obligation (1999-2025) is 418, and the Township's Fourth Round Prospective Need (2025-2035) is 374.

5. The Township's combined obligation of 1,209 is adjusted via a Vacant Land Adjustment ("VLA") and Durational Adjustment. This adjustment results in a Realistic Development Potential ("RDP") of 785, where 621 units are durationally adjusted due to lack of sewer/water capacity and/or infrastructure, and an Unmet Need of 424.

6. The Township's RDP of 785 is addressed with the following mechanisms:

Logan Township's 785-unit RDP Compliance Mechanism	Credits	Bonus Credits	Total
100% Affordable Family Rentals - Approved			
Block 1701, Lot 4	60	60	120
100% Affordable Age Restricted - Proposed			
Block 1703, Lot 12	22	22	44
Durational Adjustment	621	-	621
Total	**703**	**82**	**785**

7. The Township's Unmet Need of 424 is addressed with the following mechanisms:

   - Continued implementation of existing affordable housing overlay zoning in the Affordable Housing Overlay District (AH-O) and Age Restricted Affordable Housing Overlay District (ARH-O)
   - Mandatory set aside ordinance imposing a 20% affordable housing set aside in all new residential development of 5 or more units at 6 du/ac
   - Redevelopment overlay zoning to permit residential use with 20% affordable housing set aside
   - Use of funds to implement the following:
     i. Market to Affordable/Scattered Site program to create additional new, gut rehab, or buy down units
     ii. Extension of infrastructure to affordable housing overlay zones
     iii. Acquisition of lands to support additional affordable housing

8. The Township and FSHC agree that following conditions remain to be met as conditions of compliance certification by August 30, 2026:

   - The Township shall provide the following documentation for Block 1701, Lot 4:

i. Bedroom distribution and income breakdown

ii. Site specific zoning ordinance

iii. Pro forma and construction schedule

iv. Developer agreement

- The Township shall provide the redevelopment overlay zoning and/or redevelopment plan.
- The Township shall provide the following administrative documents:

i. Resolution designating the Municipal Housing Liaison

ii. Resolution appointing the Administrative Agent

iii. Resolution of intent to bond for any shortfall

iv. Affordability assistance program manual

- The Township shall provide an adopted spending plan in accordance with P.L. 2024, c. 2 and N.J.A.C. 5:99.
- The Township shall provide the updated affordable housing ordinance, development fee ordinance, and affirmative marketing plan in accordance with N.J.A.C. 5:80-26.1, et seq. and N.J.A.C. 5:99.

9. The Township and FSHC recognize that substantial changes in circumstances affecting the Township's RDP are possible pursuant to the holding in Fair Share Housing Center v. Cherry Hill, 173 N.J. 393, (2002) and related law. In the event such a substantial changed circumstance occurs, the Township shall have one hundred twenty (120) days to present to the trial

court and FSHC a plan to address such change in circumstances on notice and opportunity to be heard from FSHC. The Township agrees that any additional RDP generated due to changed circumstances must be addressed in a manner that is consistent with controlling law.

10. The Township's Compliance Certification shall be subject to long term compliance conditions and required ongoing monitoring as follows:

- 100% Affordable Project at Block 1701, Lot 4: The Township shall provide 40-year affordability controls within thirty (30) days of being recorded.
- 100% Affordable Project at Block 1703, Lot 12: The Township shall provide the 40-year affordability controls within thirty (30) days of being recorded and the following documentation within ninety (90) days of designating the developer:
  - i. Bedroom distribution and income breakdown
  - ii. Site specific zoning ordinance
  - iii. Pro forma and construction schedule
  - iv. Developer agreement
- 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 of affordable housing units actually constructed, construction starts, certificates of occupancy granted, and 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 Township 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 as set forth 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.

11. 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.

12. 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 Township of Logan:

Brian J. Duffield, Esq.

On behalf of Fair Share Housing Center:

Ashley J. Lee, Esq.

SCHEDULE-1

P-1 Township of Logan's Fourth Round Fair Share Plan

P-2 Resolution No. 144-2025 directing the Logan Township Planning Board to prepare a Housing Element and Fair Share Plan and Spending Plan to address the Fourth Round Affordable Housing Obligations adopted on May 6, 2025.

P-3 Resolution No. 169-2025 endorsing the Housing Element and Fair Share Plan for the Fourth Round adopted by the Logan Township Planning Board on June 12, 2025, adopted on June 17, 2025.

P-4 Resolution No. 14-2025 of the Logan Township Planning Board Adopting the Township's Housing Element and Fair Share Plan for the Fourth Round: 2025-2035 adopted on June 12, 2025.

P-5 Ordinance No. 15-2025 adopting a Redevelopment Plan for Block 1701, Lot 4 adopted on July 15, 2026.

P-6 Resolution No. 244-2025 appointing Triad Associates as Affordable Housing Administrative Agent adopted on December 2, 2025.

P-7 Resolution No. 263-2025 designating Crestline Developers LLC as Redeveloper for Block 1703, Lot 12 Redevelopment Plan adopted on December 16, 2025.

P-8 Resolution No. 264-2025 authorizing and approving Redevelopment Agreement by and Between the Township of Logan and Crestline Developers LLC adopted on December 16, 2025.

P-9 Resolution No. 77-2026 referring various ordinances to the Logan Township Planning Board to address Fourth Round Affordable Housing Obligations adopted on February 17, 2026.

P-10 Resolution No. 07-2026 of the Logan Township Planning Board adopting an Amended Housing Element and Fair Share Plan for the Fourth Round (2025-2035) adopted on March 12, 2026.

P-11 Resolution No. 08-2026 of the Logan Township Planning Board amending Chapter UDO Unified Development Ordinance to adopt a new Affordable Housing Zoning Overlay District adopted on March 12, 2026.

P-12 Resolution No. 09-2026 of the Logan Township Planning Board repealing and replacing Chapter 53 entitled "Affordable Housing" of the Code of the Township of Logan adopted on March 12, 2026.

P-13 Resolution No. 84-2026 endorsing the Township's Amended Housing Element and Fair Share Plan for the Fourth Round: 2025-2035 adopted on March 16, 2026.

P-14 Resolution No. 85-2026 adopting an Affirmative Marketing Plan adopted March 16, 2026.

P-15 Resolution No. 86-2026 adopting an Operating Manual for the administration of the Affordability Assistance Program adopted on March 16, 2026.

P-16 Resolution No. 87-2026 adopting Operating Manual for the administration of the Affordable Housing Owner and Rental Rehabilitation Program adopted on March 16, 2026.

P-17 Resolution No. 88-2026 adopting Fourth Round Affordable Housing Trust Fund Spending Plan adopted March 16, 2026.

P-18 Ordinance No. 3-2026 amending Chapter UDO Unified Development Ordinance to Adopt a New Affordable Housing Zoning Overlay District adopted on March 16, 2026.

P-19 Ordinance No. 4-2026 Repealing and Replacing Chapter 53 entitled "Affordable Housing" of the Code of the Township of Logan adopted on March 16, 2026.

P-20 Resolution No. 158-2026 authorizing disbursement of funds from the Affordable Housing Trust Fund to purchase Block 1701, Lot 4 for the production of affordable housing adopted on June 16, 2026.