

THE HADDON TOWNSHIP PLANNING/ZONING BOARD

AGENDA

Monday April 21, 2014

A work session and Regular meeting of the Planning/Zoning Board of the Township of Haddon will be held on Monday April 21, 2014 at 7:30 p.m. in the Municipal Building meeting room (2nd floor) located at 135 Haddon Avenue, Haddon Township, New Jersey.

Flag Salute

Confirmation of Sunshine Law

Chapter 231, Public Law requires adequate notice of the meeting be provided by specifying time, place and agenda. This has been done by mailing a copy of the agenda to the Courier-Post and the Retrospect newspapers, and by posting on two bulletin boards in the Municipal Building.

Roll Call

Work Session

Old Business:

New Business: Application 14-005 – Block 21.12 Lot 9 Zone C-1, Vincenzo Barone, 128 Haddon Avenue, owner of the property Charles Conroy. The application is seeking permission for a sign 15 sq. ft. Mounted to roof. It will be custom made sign with dimensional wood plank background painted semi-gloss black with white painted lettering and graphics.

Regular meeting

Old Business:

New Business: hearing to consider proposed settlement of litigation and approval of litigation settlement agreement.

Resolutions:

Public Comments:

Next Meeting Thursday May 1, 2014 – Regular meeting

Monday May19, 2014 – Work Session

Respectfully submitted

Bonnie Richards, Secretary

TOWNSHIP OF HADDON PLANNING BOARD

NOTICE OF HEARING TO CONSIDER PROPOSED SETTLEMENT OF LITIGATION AND APPROVAL OF LITIGATION SETTLEMENT AGREEMENT

PLEASE TAKE NOTICE that on the 21st day of April, 2014 at 7:30 p.m. the Planning Board of the Township of Haddon, County of Camden, State of New Jersey will hold a special meeting to consider a proposed settlement of litigation and approval of a Litigation Settlement Agreement in matters known as, In the Matter of the Application of the Township of Haddon, County of Camden, bearing Docket No. L-514-09 ("2009 Lawsuit") and Fair Share Housing Center, Inc. v. Township of Haddon, Planning/Zoning Board of the Township of Haddon and Fieldstone Associates, LP d/b/a Town Center at Haddon Urban Renewal, LP, bearing Docket No. L-4888-11 ("2011 Lawsuit"), pending in the Superior Court of New Jersey, Law Division, Camden County. These lawsuits involve litigations filed pursuant to Southern Burlington County NAACP v. Mt. Laurel Township, 92 N.J. 158 (1983) ("Mt. Laurel II") regarding property known as Block 21.06, Lot 12 and Block 21.05, Lot 43 (collectively the "Haddon Avenue Properties"). In the 2009 Lawsuit, the Township of Haddon is seeking a Judgment of Compliance and Repose pursuant to the Fair Housing Act and *Mt. Laurel* doctrine for the Third Round Housing Cycle. In the 2011 Lawsuit, Fair Share Housing Center ("FSHC") appealed the Planning Board's grant of site plan approval to Fieldstone Associates, LP ("Fieldstone") and alleged, among other things, that the Planning Board approvals should have contained a certain percentage of affordable housing units. The parties have agreed to resolve amicably all issues in the 2011 Lawsuit and a portion of the 2009 Lawsuit which would require Fieldstone to construct 277 residential units at the Haddon Avenue Properties and to provide 35 units of affordable housing as a result of the Planning Board approval ("Project"). 23 of the 35 units shall be constructed by Fieldstone Associates, LP as a component of the Project and the remaining 12 units shall be produced by the Township of Haddon or a third party within five years of the date of issuance of the first certificate of occupancy for the Project. The parties have also agreed to enter into a revised form of Financial Agreement, Redevelopment Agreement and Amendment to the Redevelopment Plan that will provide Fieldstone Associates, LP with sufficient compensatory benefits to construct, deed restrict and administer 23 units of affordable housing within the Project. If the settlement is approved and the Agreement is finalized, the 2011 Lawsuit will be settled and dismissed with prejudice. Furthermore, if the proposed settlement is approved by the Mayor and Board of Commissioners of the Township of Haddon, it will be subject to approval by the Superior Court who shall conduct a Fairness Hearing on May 19, 2014 at 1:30 p.m. at the Hall of Justice, 101 South Fifth Street, Camden, New Jersey, Courtroom 53. Entry of an order approving this settlement by the Court will assist the Township of Haddon with its obligation to provide realistic opportunities for affordable housing to low and moderate income households under Mt. Laurel II.

A copy of the proposed Litigation Settlement Agreement is on file for public inspection with the Secretary of the Township of Haddon Planning Board in the Municipal Building 135 Haddon Avenue, Westmont, New Jersey 08108. The proposed Litigation Settlement Agreement will be available for public inspection and photocopying during normal business hours. Its contents are incorporated by reference as if fully set forth herein at length.

All interested parties shall be provided with an opportunity to appear and be heard before the Township of Haddon Planning Board at the above time and place.

Bonnie Richards, Planning Board Secretary
Township of Haddon
135 Haddon Avenue
Westmont, New Jersey 08108

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