

## **TOWNSHIP OF HADDON PLANNING BOARD**

### **NOTICE OF PLANNING BOARD MEETING TO CONSIDER AMENDMENTS TO THE REDEVELOPMENT PLAN FOR THE "DYDEE SITE"**

PLEASE TAKE NOTICE that on the 2<sup>nd</sup> day of July, 2015 at 7:30 p.m. the Planning Board of the Township of Haddon, County of Camden, State of New Jersey at its regular meeting will consider proposed amendments to the Redevelopment Plan for the "Dydee Site" in connection with a Litigation Settlement Agreement in the matter known as, 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. This lawsuit involves litigation 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 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 a process to resolve amicably all issues in the 2011 Lawsuit through a Litigation Settlement Agreement which, if approved, would allow Fieldstone to construct a maximum of 252 residential units (apartments) and 12,500 square feet of retail space at the Haddon Avenue Properties and to provide 38 units of affordable housing as a result of a Planning Board approval ("Project"). Of the 38 units, 25 would be constructed by Fieldstone Associates, LP as a component of the Project and the remaining 13 units, to the extent such units are necessary to meet the Township's Third Round fair share obligation, would be produced by the Township of Haddon or a third party within two years from the date the Township receives substantive certification or a Judgment of Compliance and/or Repose for its Third Round housing element and fair share plan, if these additional units are required thereunder. The parties would also enter into a revised form of the Financial Agreement (PILOT), Redevelopment

Agreement and Amendment to the Redevelopment Plan with respect to the Project. If the Agreement is finalized, the 2011 Lawsuit will be settled and dismissed with prejudice.

Furthermore, the proposed settlement will be subject to approval by the Superior Court of New Jersey which shall conduct a Fairness Hearing on September 1, 2015, at 9:00 a.m. at the Hall of Justice, 101 South Fifth Street, Camden, New Jersey, Courtroom 640. 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 the Mt. Laurel II decision.

A copy of the Litigation Settlement Agreement and proposed modifications to the Redevelopment Plan are 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 and 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 at the time of the Township of Haddon Planning Board Meeting to discuss the proposed amendments to the Redevelopment Plan for the "Dydee Site."

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