

SETTLEMENT AGREEMENT

This memorializes the Settlement by and between the **TOWNSHIP OF HARDING**, a body politic of the County of Morris, State of New Jersey with offices located at 21 Blue Mill Road, New Vernon, New Jersey 07976 (the “Township”); and **FAIR SHARE HOUSING CENTER**, a non-profit entity formed under the laws of the State of New Jersey with offices located at 510 Park Boulevard, Cherry Hill, New Jersey 08002 (“FSHC”); and, further includes a settlement agreement previously entered into between the Township and **S/K MT. KEMBLE ASSOCIATES, LLC** an entity formed under the laws of the State of New Jersey with offices located at 520 U.S. Highway 22 East, PO Box 6872, Bridgewater, New Jersey 08807 (“Mt. Kemble”) (FSHC, and the Township are hereinafter sometimes individually referred to as a “Party” and collectively referred to as the “Parties”) in settlement of In the Matter of the Township of Harding for a Judgment of Compliance of Its Third Round Housing Element and Fair Share Plan, bearing Docket No. MRS-L-1762-15 (the “Action”).

Background

On March 10, 2015, the New Jersey Supreme Court issued In re Adoption of N.J.A.C. 5:96 and 5:97 ex rel. New Jersey Council on Affordable Housing, 221 N.J. 1 (2015) (“Mount Laurel IV”), which terminated COAH’s jurisdiction to administer and approve municipalities’ affordable housing plans, determined that the Court would reassert primary jurisdiction over the same and directed interested municipalities to petition the Court for immunity while constitutionally compliant housing plans were prepared. The Township was previously granted Substantive Certification for the Third Round on May 14, 2009 from COAH. Due to the subsequent

invalidation of the prior Third Round Rules, followed by Mount Laurel IV, on or about July 7, 2015, the Township filed the Action seeking a declaration of its compliance with the Mount Laurel doctrine and the Fair Housing Act of 1985, N.J.S.A. 52:27D-301, et seq., and also petitioned the Court for temporary immunity from builder's remedy lawsuits. By Order dated September 1, 2015, the Township was granted temporary immunity from builder's remedy actions, and continues to have immunity as of the date of this Agreement. On February 26, 2016, Mt. Kemble was granted leave to intervene in the Township's Action. Although FSHC has not intervened in the Township's Action, it has participated as an interested party and, by virtue of this Agreement, is deemed to have party status in this matter and to have intervened in this matter as a defendant without the need to file a motion to intervene or an answer or other such pleading.

The Parties recognize that the settlement of Mount Laurel litigation is favored because it avoids delays and the expense of trial and results more quickly in the construction of housing for lower-income households. Having mediated this matter on multiple occasions, the Parties have agreed to settle the litigation and to present that settlement to the trial court with jurisdiction over this matter to review. The Township had entered into a settlement agreement with Mt. Kemble Associates on or about February 9, 2018, ("Mt. Kemble Agreement"), a copy of which is annexed hereto at Exhibit A.

The Parties recognize that this Agreement must be reviewed by the Court in accordance with the requirements of Morris County Fair Housing Council v. Boonton Township, 197 N.J. Super. 359, 364 (Law Div. 1984), aff'd o.b., 209 N.J. Super. 108 (App. Div. 1986) and East/West Venture v. Borough of Fort Lee, 286 N.J. Super. 311, 328 (App. Div. 1996), and that, in order to approve the settlement, the Court must find that it adequately protects the interests of

the lower-income persons for whom the affordable units proposed by this settlement are to be built. In that regard, the Parties shall petition the Superior Court, Morris County for a favorable determination that this Agreement and the approach to meeting the Township's Prior Round and Third Round Mount Laurel obligation as detailed herein, is fair to the interests of lower-income households in New Jersey and entitles the Township to protection from Mount Laurel litigation for a period through July 1, 2025, as shall be set forth in an order entered by the Court approving this Agreement.

The Township will prepare a Housing Element and Fair Share Plan ("HEFSP" or "Plan") which implements the provisions of this Agreement that will demonstrate that it has adequately addressed its Prior Round obligation and its Third Round obligation, as both were or are modified via a durational adjustment, and has identified specific sites and mechanisms for the remainder of its Third Round obligation that adequately address its regional fair share of housing affordable to lower-income households, including families, people with special needs, and very-low-income households.

The Parties acknowledge that at this particular point in the process resulting from the Supreme Court's Mount Laurel IV decision, when fair share obligations have yet to be finally determined, it is appropriate for the Parties to arrive at a settlement of those obligations using a mutually-agreed upon process for determining said obligations in the context of a settlement rather than litigate a full resolution of those obligations; and to amicably resolve this matter in a way that all parties agree complies with the Mount Laurel doctrine, and consequently the Parties have agreed to the following terms and conditions:

Settlement Terms

1. **Purpose of Agreement.** The purpose and intent of this Agreement is to settle the Action on terms that are fair to lower-income households in accordance with the requirements of the Mount Laurel doctrine and Fair Housing Act of 1985, N.J.S.A. 52:27D-301 et seq., for the Prior Round (1987-1999) and Third Round (1999-2025).

2. **Housing Plan.** All parties agree that the Township, through the adoption of a HEFSP that implements the provisions of this Agreement, and through the implementation of HEFSP and this Agreement, will have satisfied its obligations under the Mount Laurel doctrine and Fair Housing Act of 1985, N.J.S.A. 52:27D-301 et seq., for the Prior Round (1987-1999) and Third Round (1999-2025).

3. **Establishment of the Fair Share Obligation.** In accordance with Morris County Fair Housing Council, 197 N.J. Super. 359 (L. Div. 1984), the Parties hereby agree that the Township's affordable housing obligations are as follows:

- a. **The Rehabilitation Share**, is 0.
- b. **The Prior Round Obligation**, per N.J.A.C. 5:93, is 83.
- c. **The Third Round Obligation**, which, for purposes of this Agreement, includes the entire period from 1999-2025, is 176, which has been accepted for settlement purposes only.. For purposes of this Agreement, the Third Round Obligation shall be deemed to include the Gap Period Present Need, that is a measure of households formed from 1999-2015 that need affordable housing, that was recognized by the Supreme Court in In re Declaratory Judgment Actions Filed By Various Municipalities, 227 N.J. 508 (2017), and the Prospective Need projected for the period from 2015-2025.

4. Satisfaction of Rehabilitation Share. As the Township does not have a “Rehabilitation Share” obligation, there are no actions to be taken towards rehabilitation of housing in the Township.

5. Satisfaction of the Prior Round. As noted above, the Township had a Prior Round Obligation of 83 units, which has been met through the following compliance mechanisms:

Project/program Name	Mechanism or Bonus type	Proposed or Completed Units	# Addressing Obligation	# addressing Rental Obligation	# subject to Age Restricted Cap
RCA with City of Orange	RCA	Funds Transferred 1996	41 out of 43	0	0
<i>The Farm at Harding</i>	100% municipal construction	Completed 2006	21 out of 24	21	0
<i>The Farm at Harding</i>	Rental Bonus	Certified Plan 1996	21	n/a	0
Totals	N/A	N/A	83	21	0

6. Satisfaction of the Third Round. The Township has a Third Round obligation of 176 units. The Township has implemented or will implement the mechanisms summarized in the following chart to address its Third Round obligation:

Housing Component	Certified Units/Credits
Credit for surplus prior round units (includes 3 rental units at <i>The Farm at Harding</i>)	3
Credit for Supportive/Special Needs Housing established in 2001 (Universal Institute -5 bedroom group home)	5
Credit for excess RCA transfers against pre-2008 portion of Third Round Obligation	2
Municipal construction of new rental units on municipal property (<i>The Farm at Harding</i>)	2
Accessory Apartments (enactment of an ordinance to establish “affordable accessory residences”)	10
Supportive/Special Needs Housing to be established by one or	

more qualified housing providers	4
Private developer construction (Mt. Kemble Development)	16 ¹
Hurstmont & Glen Alpin (multi-family age restricted)	40
Rental bonus ²	21
Durational adjustment for 73 units addressed through overlay zoning along designated lots on 202 Corridor	73
TOTAL	176

7. **Durational Adjustment.** The Township will seek the Court's approval for, and FSHC will support, a durational adjustment as the Township does not currently have sufficient water or sewer to support inclusionary development, in accordance with N.J.A.C. 5:93-4.3. This shall be addressed in the HEFSP. The durational adjustment shall be for seventy-three (73) units as set forth on Exhibits B and C, and shall address the requirements of N.J.A.C. 5:93-4.3 through the following:

a. The Township shall reserve and set aside new water and/or sewer capacity, when it becomes available for low and moderate income housing, on a priority basis, in the Overlay Area as described in 7.b. of this Agreement. Municipal officials shall endorse all applications to the Department of Environmental Protection (DEP) or its agent and to any county, regional or municipal entity to provide water and/or sewer capacity for the Overlay Area as described in 7.b. of this Agreement.

b. The parties to this Agreement agree to request the Court to find that the requirements included in N.J.A.C. 5:93-4.3(c)3 and 4 related to inclusion in a fair share plan when the DEP or its designated agent approves a proposal to provide

¹ If these 16 units are deed-restricted as family rentals, they would be eligible for rental bonuses, yielding a total of 32 credits.

² Includes 7 bonus credits from 21 age-restricted units at the Hurstmont Development in accordance with N.J.A.C. 5:93-5.15(d)2. Also includes bonuses for 3 family rental units at The Farm (Prior Round surplus); 2 additional family rental units at The Farm; and 9 Special Needs (proposed and existing).

water and/or sewer to a site other than those designated for the development of low and moderate income housing in the housing element be waived in accordance with N.J.A.C. 5:93-4.3(c)4, which permits waiver of such requirements when a municipality has a plan that will provide water and/or sewer to sufficient sites to address the municipal housing obligation within the substantive certification period.

c. The Township has designated the following sites for overlay zoning to permit inclusionary development, as also set forth in Exhibit B :

- i. Block 32 Lots 4, 1.02, 9.01, and 9.02; Block 46.01 Lots 9.01 and 8; and Block 33.03 Lots, 4, 8,, 18 and 19 shall be zoned for 6 dwelling units per acre. If, however, existing lots or assembled lots produce a parcel that is two acres or more in size, the density on those two-acre-or-greater parcels shall be increased to 8 dwelling units per acre.
- ii. The 2 existing office buildings, Block 46.01 Lots 9&10, and the Verizon Site, Block 43.01 Lot 13.02, shall permit development of 8 dwelling units per acre for units that are for sale, or up to 10 units per acre for rental units. These sites may be redeveloped through adaptive reuse of the existing buildings, adaptive reuse and expansion of the existing buildings, or the demolition and construction of new mixed-use buildings. In addition, these properties may be redeveloped at the listed densities whether on a treatment system approved by the appropriate authorities, or by the extension of sewer service.
- iii. All of the redevelopment in the overlay areas set forth in paragraph 7.c. shall be mixed-use, for example, ground floor retail with 2 stories of residential units above.

- d. On all development in the overlay areas, the set aside for affordable housing shall be 20% for “for-sale” affordable units, and 15% for rental affordable units.

8. Municipally-sponsored developments.

a. In accordance with N.J.A.C. 5:93-5.5, the Township recognizes that it must provide evidence that the municipality has adequate and stable funding for the non-inclusionary affordable housing developments set forth in 8.b of this Agreement. The municipality is required to provide a pro forma of both total development costs and sources of funds and documentation of the funding available to the municipality and/or project sponsor, and any applications still pending. In the case where an application for outside funding is still pending, the municipality shall provide a stable alternative source, such as municipal bonding, in the event that the funding request is not approved. In accordance with N.J.A.C. 5:93-5.5, for non-inclusionary developments, a construction or implementation schedule, or timetable, shall be submitted for each step in the development process: including preparation of a site plan, granting of municipal approvals, applications for State and Federal permits, selection of a contractor and construction. The schedule shall provide for construction to begin within two years of court approval of this settlement. The municipality shall indicate the entity responsible for undertaking and monitoring the construction and overall development activity.

b. The municipality has or will address the obligations addressed in this paragraph as follows:

- i. The Farm: The Farm is an existing 100% affordable housing development owned, constructed and managed by the Township. The Township agrees to

provide an additional two (2) units to be constructed at the Farm. It is anticipated that the cost of construction will be funded through funds provided in the agreement with KRE, Exhibit A. The Township will be constructing the additional units and will be going to bid for contractors. The Township intends to construct the units within two (2) years of the entry of final judgment in this matter. Additional information in compliance with this paragraph and a resolution of intent to bond in the event of a shortfall will be provided prior to the compliance hearing in this matter.

ii. CPNJ: The CPNJ project involves Township land that is to be donated to CPNJ. CPNJ has retained Nouvelle, LLC as the developer, with Dykstra Walker Design Group as the Civil Engineer. CPNJ is anticipating funding from County Home Funds. CPNJ anticipates construction to commence in November, 2018 with a target occupancy date of April 2019. Additional information in compliance with this paragraph and a resolution of intent to bond in the event of a shortfall will be provided prior to the compliance hearing in this matter.

9. Very low income requirement. The Township/Borough agrees to require and to set forth in the HFSP that 13% of all units referenced in this Agreement, excepting those units that were constructed or granted preliminary or final site plan approval prior to July 1, 2008, to be very low income units, with half of the very low income units being available to families.

10. Miscellaneous Third Round Requirements. The Township shall address its Third Round Prospective Need in accordance with the following standards, including units provided through the provisions related to the durational adjustment addressed in this Agreement:

- a. Third Round bonuses will be applied in accordance with N.J.A.C. 5:93-5.15(d). To the extent that rental bonuses become available that were not applied in this the Third Round, the Township reserves the right to apply them to the Third Round and move units built during and credited to the Third Round to future rounds, provided that all of the parameters for Third Round compliance set forth in this Agreement continue to be met.
- b. At least fifty percent (50%) of the units addressing the Third Round Obligation shall be affordable to very-low-income and low-income households with the remainder affordable to moderate-income households.
- c. At least twenty-five percent (25%) of the Third Round Obligation may be met through rental units, including at least half in rental units available to families.
- d. At least half of the units addressing the Third Round Obligation in total must be available to families.
- e. The Township agrees to comply with an age-restricted cap of twenty-five percent (25%) and to not request a waiver of that requirement. This shall be understood to mean that in no circumstance may the Township claim credit towards its fair share obligation for age-restricted units that exceed twenty-five percent (25%) of all units developed or planned to meet its cumulative Prior Round and Third Round fair share obligations.
- f. At least 13% of the units addressing the Third Round Obligation shall be affordable to very-low income households (<30% of area median income as adjusted in regional income limits)

g. At least 6.5% of the units addressing the Third Round Obligation shall be affordable to very-low income families (<30% of area median income as adjusted in regional income limits).

10. Affirmative Marketing Requirement. The Township shall add to the list of community and regional organizations in its affirmative marketing plan, pursuant to N.J.A.C. 5:80-26.15(f)(5), Fair Share Housing Center, the New Jersey State Conference of the NAACP, the Latino Action Network, the Morris County Branch of the NAACP, Homeless Solutions of Morristown, and the Supportive Housing Association, and shall, as part of its regional affirmative marketing strategies during its implementation of this plan, provide direct notice to those organizations of all available affordable housing units in Harding, along with copies of or links to application forms. The Township also agrees to require any other entities, including developers or persons or companies retained to do affirmative marketing, to comply with this paragraph.

11. Affordability Controls. All affordable units shall include the required bedroom distribution, be governed by controls on affordability and be affirmatively marketed in conformance with the UHAC Regulations or any successor regulation, with the exception that in lieu of ten percent (10%) of affordable units in rental projects being required to be at thirty-five percent (35%) of median income, thirteen percent (13%) of affordable units in such projects shall be required to be at thirty percent (30%) of median income, and all other applicable law. The Township as part of its Plan shall adopt and/or update appropriate implementing ordinances in conformance with standard ordinances and guidelines developed by COAH to ensure that this provision is satisfied.

a. Income limits for all units that are part of the Plan required by this Agreement and for which income limits are not already established through a federal program exempted from the Uniform Housing Affordability Controls pursuant to N.J.A.C. 5:80-26.1 shall be updated by the Township annually within 30 days of the publication of determinations of median income by HUD as follows:

(i) Regional income limits shall be established for the region in which the Township is located (i.e. Region 2) based on the median income by household size, which shall be established by a regional weighted average of the uncapped Section 8 income limits published by HUD. To compute this regional income limit, the HUD determination of median county income for a family of four is multiplied by the estimated households within the county according to the most recent decennial Census. The resulting product for each county within the housing region is summed. The sum is divided by the estimated total households from the most recent decennial Census in the Township's housing region. This quotient represents the regional weighted average of median income for a household of four. The income limit for a moderate-income unit for a household of four shall be 80 percent of the regional weighted average median income for a family of four. The income limit for a low-income unit for a household of four shall be 50 percent of the HUD determination of the regional weighted average median income for a family of four. The income limit for a very low income unit for a household of four shall be 30 percent of the regional weighted average median income for a family of four. These income limits shall be adjusted by household size based on multipliers used by HUD to adjust median income by

household size. In no event shall the income limits be less than those for the previous year.

(ii) The 2018 income limits attached hereto as **Exhibit D** are the result of applying the percentages set forth in paragraph (a) above to HUD's determination of median income for FY 2018, and shall be utilized until the Township updates the income limits after HUD has published revised determinations of median income for the next fiscal year.

(iii) The Regional Asset Limit used in determining an applicant's eligibility for affordable housing pursuant to N.J.A.C. 5:80-26.16(b)3 shall be calculated by the Township annually by taking the percentage increase of the income limits calculated pursuant to paragraph (a) above over the previous year's income limits, and applying the same percentage increase to the Regional Asset Limit from the prior year. In no event shall the Regional Asset Limit be less than that for the previous year.

12. New Construction. All new construction affordable units shall be adaptable in conformance with P.L.2005, c.350/N.J.S.A. 52:27D-311(a) and -311(b) and all other applicable law.

13. Effectuation of Settlement Terms. The Parties acknowledge that the purpose of this Agreement is to settle the Township's affordable housing obligation for the years 1999-2025.

14. Reservation of Rights. The Parties agree that if a decision of a court of competent jurisdiction in the Appellate Division or of the New Jersey Supreme Court; a determination by an administrative agency responsible for implementing the Fair Housing Act;

or an action by the New Jersey Legislature that results in a calculation of an obligation for the Township for the period 1999-2025 that by more than twenty (20%) percent than the Third Round Obligation established in this Agreement, and if that calculation is memorialized in an unappealable final judgment, ruling or legislation, the Township may seek to amend the judgment in this matter to reduce its fair share obligation accordingly. Notwithstanding any such reduction, the Township shall be obligated to implement the HEFSP required by this Agreement, including leaving in place any site specific zoning adopted or relied upon in connection with the Plan approved pursuant to this Agreement; taking all steps necessary to support the development of any one hundred percent (100%) affordable developments referenced herein; supporting the acquisition of sewer in view of the durational adjustment recognized by this Agreement; and otherwise fulfilling fully the fair share obligations as established herein; however, any resulting additional units created in the Third Round will be permitted to be applied to a subsequent round. The foregoing notwithstanding, nothing contained in this paragraph 15 shall adversely affect the rights of Mt. Kemble as set forth in Exhibit A to this Agreement.

15. Spending Plan. The Township will prepare a Spending Plan which must be approved by the trial court with jurisdiction over this matter. The expenditure of funds contemplated under this agreement shall constitute a "commitment" for expenditure pursuant to N.J.S.A. 52:27D-329.2 and -329.3, with the four-year time period for expenditure designated pursuant to those provisions beginning to run with the entry of a final judgment approving this settlement in accordance with the provisions of In re Tp. Of Monroe, 442 N.J. Super. 565 (Law Div. 2015) (aff'd N.J. Super. 563). On the first anniversary of the execution of this Agreement, and every anniversary thereafter through the end of this agreement, the Township agrees to provide annual reporting of trust fund activity to the New Jersey Department of Community

Affairs, Council on Affordable Housing, Local Government Services, or other entity designated by an appropriate body of the State of New Jersey, with a copy provided to Fair Share Housing Center and posted on the municipal website, using forms developed for this purpose by the New Jersey Department of Community Affairs, Council on Affordable Housing, or Local Government Services. The reporting shall include an accounting of all housing trust fund activity, including the source and amount of funds collected and the amount and purpose for which any funds have been expended.

16. Annual Reporting. On the first anniversary of the execution of this Agreement, and every anniversary thereafter through the end of this agreement, the Township agrees to provide annual reporting of the status of all affordable housing activity within the municipality through posting on the municipal website with a copy of such posting provided to FSHC, using forms previously developed for this purpose by COAH or any other forms endorsed by the Special Master and FSHC.

17. Mid-Point and Triennial Review. The Fair Housing Act includes two provisions regarding action to be taken by the Township during the ten-year period of protection provided in this Agreement. The Township agrees to comply with those provisions as follows:

- a.** For the midpoint realistic opportunity review due on July 1, 2020, as required pursuant to N.J.S.A. 52:27D-313, the Township will post on its municipal website, with a copy provided to FSHC, a status report as to its implementation of its Plan and an analysis of whether any unbuilt sites or unfulfilled mechanisms continue to present a realistic opportunity and whether any mechanisms to address the municipality's fair share obligations should be revised or supplemented. Such posting shall invite any interested party to submit comments to the municipality, with a copy to FSHC,

regarding whether any sites no longer present a realistic opportunity and should be replaced and whether any mechanisms to address the municipality's fair share obligations should be revised or supplemented. Any interested party may by motion request a hearing before the court regarding these issues.

b. For the review of very low income housing requirements required by N.J.S.A. 52:27D-329.1, within thirty (30) days of the third anniversary of this Agreement, and every third year thereafter, the Township will post on its municipal website, with a copy provided to FSHC, a status report as to its satisfaction of its very low income requirements, including the family very-low income requirements referenced herein. Such posting shall invite any interested party to submit comments to the municipality and FSHC on the issue of whether the municipality has complied with its very low income housing obligation under the terms of this settlement.

18. FSHC'S Intervention. FSHC is deemed to have party status in this matter and to have intervened in this matter as a defendant without the need to file a motion to intervene or an answer or other pleading. The Parties to this Agreement agree to request the Court to enter an order declaring FSHC is an intervenor, but the absence of such an order shall not impact FSHC's rights. Within 30 days of the entry of an Order approving this Settlement Agreement at a duly-noticed Fairness Hearing, the Township shall pay \$10,000 in attorney's fees to FSHC. The Township may delegate all or a portion of this payment obligation to third parties, but if payment is not received by FSHC by the date set forth in this paragraph the Township shall make payment within 10 days after the initial 30 day period ends.

19. Fairness Hearing. This Agreement must be approved by the Court following a fairness hearing as required by Morris Cty. Fair Hous. Council v. Boonton Twp., 197 N.J. Super.

359, 367-69 (Law Div. 1984), aff'd o.b., 209 N.J. Super. 108 (App. Div. 1986); East/West Venture v. Borough of Fort Lee, 286 N.J. Super. 311, 328-29 (App. Div. 1996). The Township shall present its planner as a witness at this hearing, and the Special Master shall testify as to fairness of the Agreement. FSHC agrees not to challenge the proposed Plan as set forth herein, including **Exhibit B**, at the fairness hearing but shall indicate their support of said Plan on the record at the fairness hearing or in writing to the Court prior to the fairness hearing. In the event the Court approves this proposed settlement, the Parties contemplate the municipality will receive "the judicial equivalent of substantive certification and accompanying protection as provided under the FHA," as addressed in the Supreme Court's decision in In re N.J.A.C. 5:96 & 5:97, 221 N.J. 1, 36 (2015), and conditioned on the Township adopting implementing ordinances for the inclusionary site identified in this Agreement within 120 days from the date the Court approves this Agreement and submitting them for review and approval by FSHC and the Special Master and to the Court for a final Compliance Hearing. Subject to the foregoing, the "accompanying protection" shall remain in effect through July 1, 2025. If the Agreement is rejected by the Court at a fairness hearing, it shall be null and void.

20. Appeal. If an appeal is filed of the Court's approval or rejection of the Agreement, the Parties agree to defend the Agreement on appeal, including in proceedings before the Superior Court, Appellate Division and New Jersey Supreme Court, and to continue to implement the terms of the Agreement if the Agreement is approved before the trial court unless and until an appeal of the trial court's approval is successful, at which point the Parties reserve their right to rescind any action taken in anticipation of the trial court's approval. All Parties shall have an obligation to fulfill the intent and purpose of this Agreement.

21. Enforcement. This Agreement may be enforced through a motion to enforce litigant's rights or a separate action filed in Superior Court, Morris County.

22. Severability. Unless otherwise specified, it is intended that the provisions of this Agreement are severable. The validity of any article, section, clause or provision of this Agreement shall not affect the validity of the remaining articles, sections, clauses or provisions hereof. If any section of this Agreement shall be adjudged by a court of competent jurisdiction to be invalid, illegal, or unenforceable in any respect, such determination shall not affect the remaining sections.

23. Governing Law. This Agreement shall be governed by and construed by the laws of the State of New Jersey.

24. No Modification. This Agreement may not be modified, amended or altered in any way except by a writing signed by each of the Parties.

25. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be an original and all of which together shall constitute but one and the same Agreement.

26. Voluntary Agreement. The Parties acknowledge that each has entered into this Agreement on its own volition without coercion or duress after consulting with its counsel, that each Party is the proper person and possesses the authority to sign the Agreement, that this Agreement contains the entire understanding of the Parties and that there are no representations, warranties, covenants or undertakings other than those expressly set forth herein.

27. Preparation. Each of the Parties hereto acknowledges that this Agreement was not drafted by any one of the Parties, but was drafted, negotiated and reviewed by all Parties and, therefore, the presumption of resolving ambiguities against the drafter shall not apply. Each of

the Parties expressly represents to the other Parties that: (i) it has been represented by counsel in connection with negotiating the terms of this Agreement' and (ii) it has conferred due authority for execution of this Agreement upon the persons executing it.

28. Exhibits and Schedules. Any and all Exhibits and Schedules annexed to this Agreement are hereby made a part of this Agreement by this reference thereto. Any and all Exhibits and Schedules now and/or in the future are hereby made or will be made a part of this Agreement with prior written approval of all Parties.

29. Entire Agreement. This Agreement constitutes the entire Agreement between the Parties hereto and supersedes all prior oral and written agreements between the Parties with respect to the subject matter hereof except as otherwise provided herein.

30. Conflict of Interest. No member, official or employee of the Township shall have any direct or indirect interest in this Agreement, nor participate in any decision relating to the Agreement which is prohibited by law, absent the need to invoke the rule of necessity.

31. Effective Date. Notwithstanding anything herein contained to the contrary, the effective date of this Agreement shall be the date upon which all of the Parties hereto have executed and delivered this Agreement.

32. Notices. All notices required under this Agreement ("Notice[s]") shall be written and shall be served upon the respective Parties by certified mail, return receipt requested, or by a recognized overnight or by a personal carrier. In addition, where feasible (for example, transmittals of less than fifty pages) shall be served by facsimile or e-mail. All Notices shall be deemed received upon the date of delivery. Delivery shall be affected as follows, subject to change as to the person(s) to be notified and/or their respective addresses upon ten (10) days notice as provided herein:

TO FSHC:

Kevin D. Walsh, Esq.
Fair Share Housing Center
510 Park Boulevard
Cherry Hill, NJ 08002
Phone: (856) 665-5444
Telecopier: (856) 663-8182
E-mail: kevinwalsh@fairsharehousing.org

TO THE TOWNSHIP:

Clerk, Township of Harding
Township of Harding Municipal Building
21 Blue Mill Road
New Vernon, New Jersey 07976

WITH A COPY TO:

Steven A. Kunzman, Esq.
DiFrancesco, Bateman, Kunzman, Davis, Lehrcr &
Flaum, P.C.
15 Mountain Blvd.
Warren, New Jersey 07059
-and-
Mark Roselli, Esq.
Roselli Griegel Lozier & Lazzaro, P.C.
1337 State Highway 33
Hamilton, N.J. 08690

In the event any of the individuals identified above has a successor, the individual identified shall name the successor and notify all others identified of the successor.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the Parties have caused this Settlement Agreement to be executed by their duly authorized representatives as of the date first written above.

Witness/Attest:

TOWNSHIP OF HARDING
a public body corporate and politic

Lisa Sharp, Township Clerk

By: _____
Christopher M. Yates, Mayor

Dated: _____

Dated: _____

FAIR SHARE HOUSING CENTER

Elizabeth A. Peters

By: _____
Kevin Walsh, Executive Director

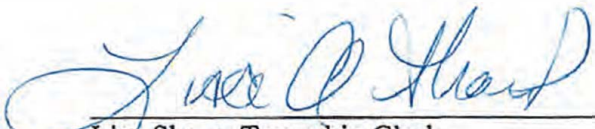
Dated: 9/27/18

Dated: 9/27/2018


IN WITNESS WHEREOF, the Parties have caused this Settlement Agreement to be executed by their duly authorized representatives as of the date first written above.

Witness/Attest:

TOWNSHIP OF HARDING
a public body corporate and politic



Lisa Sharp, Township Clerk

By: 

Christopher M. Yates, Mayor

Dated: 9-21-2018

Dated: 9-21-2018

FAIR SHARE HOUSING CENTER

By: _____
Kevin Walsh, Executive Director

Dated: _____

Dated: _____

EXHIBIT A
MOUNT KEMBLE AGREEMENT

FIRST AMENDED AND RESTATED SETTLEMENT AGREEMENT

This First Amended and Restated Settlement Agreement (the "Agreement") is entered into this ____th day of February, 2018 by and between:

The **TOWNSHIP OF HARDING**, a body politic of the County of Morris, State of New Jersey with offices located at 21 Blue Mill Road, New Vernon, New Jersey 07976 (the "Township"); and

S/K MT. KEMBLE ASSOCIATES, LLC an entity formed under the laws of the State of New Jersey with offices located at 520 U.S. Highway 22 East, PO Box 6872, Bridgewater, New Jersey 08807 ("Mt. Kemble") (Mt. Kemble and the Township are hereinafter sometimes individually referred to as a "Party" and collectively referred to as the "Parties")

WITNESSETH

WHEREAS 1, over the past decade, the New Jersey Council on Affordable Housing ("COAH") has failed to adopt constitutionally compliant Third Round Rules that have withstood judicial scrutiny; and

WHEREAS 2, on March 10, 2015, the New Jersey Supreme Court handed down its decision in In re Adoption of N.J.A.C. 5:96 and 5:97 ex rel. New Jersey Council on Affordable Housing, 221 N.J. 1 (2015), which terminated COAH's jurisdiction to administer and approve municipalities' affordable housing plans, determined that the Court would reassert primary jurisdiction over the same and directed interested municipalities to petition the Court for immunity while constitutionally compliant housing plans were prepared; and

WHEREAS 3, the Township was previously granted Substantive Certification for the Third Round on May 14, 2009 from COAH; however, due to the invalidation of the prior Third

Round Rules and the decision of the New Jersey Supreme Court in In re N.J.A.C. 5:96 and 5:97, 221 N.J. 1, 30 (2015) (“Mount Laurel IV”), on or about July 7, 2015, the Township filed a declaratory judgment action in the case entitled In the Matter of the Township of Harding for a Judgment of Compliance of Its Third Round Housing Element and Fair Share Plan, bearing Docket No. MRS-L-1762-15 (the “Township’s DJ Action”) seeking a declaration of its compliance with the Mount Laurel doctrine and the Fair Housing Act of 1985, N.J.S.A. 52:27D-301, et seq., and also petitioned the Court for temporary immunity from builder’s remedy lawsuits; and

WHEREAS 4, by Order dated September 1, 2015, the Township was granted temporary immunity from builder’s remedy actions, and continues to have immunity as of the date of this Agreement; and

WHEREAS 5, by Order dated February 26, 2016, Mt. Kemble was granted leave to intervene in the Township’s DJ Action; and

WHEREAS 6, the Parties recognize that the settlement of Mount Laurel litigation is favored because it avoids delays and the expense of trial and results more quickly in the construction of housing for lower-income households; and

WHEREAS 7, the Parties have mediated this matter on multiple occasions and have agreed to resolve Mt. Kemble’s intervention and to present this settlement to the trial court with jurisdiction over this matter to review; and

WHEREAS 8, pursuant to the Parties’ settlement negotiations the Parties request that the Superior Court, Morris County, find that this Agreement is fair to the interests of lower-income households in New Jersey and partially addresses the Township’s Third Round obligation in a reasonable fashion appropriate to the site in question; and

WHEREAS 9, the Parties recognize that this Agreement must be reviewed by the Court in accordance with the requirements of Morris County Fair Housing Council v. Boonton Township, 197 N.J. Super. 359, 364 (Law Div. 1984), aff'd o.b., 209 N.J. Super. 108 (App. Div. 1986) and East/West Venture v. Borough of Fort Lee, 286 N.J. Super. 311, 328 (App. Div. 1996), and that, in order to approve the settlement, the court must find that it adequately protects the interests of lower-income persons for whom the affordable units proposed by this settlement are to be built; and

WHEREAS 10, the Township will, in the future, seek the Court's approval of a Housing Element and Fair Share Plan (the "Plan"), inclusive of the project proposed by Mt. Kemble, but regardless of the Court's approval or disapproval of said Plan, the Parties intend to be bound by this Agreement; and

WHEREAS 11, in order to amicably resolve this matter in a way that the Parties agree complies with the Mouni Laurel doctrine, the Parties have agreed to the terms and conditions set forth herein; and

WHEREAS 12, the Township and Mt. Kemble are parties to that certain Settlement Agreement, dated as of January 3, 2018 (the "Original Agreement"); and

WHEREAS 13, subsequent to the execution of the Original Agreement, the Special Master appointed by the Court by Order of October 25, 2017 provided comments and proposed revisions to the Original Agreement; and

WHEREAS 14, the Court must approve any settlement agreement involving affordable housing at a Fairness Hearing, and therefore, has directed the Parties to address the Special Master's comments in a revised agreement; and

WHEREAS 15, Paragraph 23 of the Original Agreement provides that the Original Agreement may be amended in writing signed by both Parties thereto; and

WHEREAS 16, each Party to the Original Agreement agrees to the terms and provisions of the Agreement and further acknowledges and agrees that this Agreement supersedes the Original Agreement; and

WHEREAS 17, Mt. Kemble will provide the Court Appointed Special Master the necessary information so that she can confirm the suitability of the site for the proposed development.

NOW THEREFORE, in consideration of the foregoing recitals, the promises and obligations set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and intending to be legally bound, the Parties mutually agree as follows:

1. **Incorporation of Recitals.** The Parties incorporate the foregoing recitals as if fully set forth at length herein and made a part hereof.

2. **Purpose of Agreement.** The purpose and intent of this Agreement is to resolve Mt. Kemble's intervention on terms that are fair to lower-income households in accordance with the requirements of the Mount Laurel doctrine and Fair Housing Act of 1985, N.J.S.A. 52:27D-301 et seq. for the Prior Round (1987-1999) and Third Round (1999-2025). This Agreement does not purport to resolve all of the issues in the Township's DJ Action. In the event the Court approves this Agreement but the Township is unable to reach a settlement with Fair Share Housing Center ("FSHC") or any other person or entity, the Township must still discharge its obligations under this Agreement, including but not limited to the adoption of the Ordinance, *infra*, and the duty to defend this Agreement.

3. **Zoning Ordinance.** All parties agree that the Township, through the adoption of a zoning ordinance (the “Ordinance”), the final form of which is presently being drafted by the Parties, and the implementation of this Agreement, partially satisfies its obligation under the Mount Laurel doctrine and Fair Housing Act of 1985, N.J.S.A. 52:27D-301 et seq., for the Prior Round (1987-1999) and Third Round (1999-2025). In that regard, and as part of any site plan submitted for approval by the Township Planning Board for the development proposed by Mt. Kemble and as part of this settlement, Mt. Kemble acknowledges that it shall not be permitted to have any access onto Blackwell Avenue. Additionally, as part of any site plan application to the Township Planning Board, the Parties acknowledge and agree that Mt. Kemble shall not seek a density variance in accordance with the provision of N.J.S.A. 40:55D-70(d)(5).

4. **Resolution of Litigation.** At this time and at this particular point in the process resulting from the Supreme Court’s Mount Laurel IV decision, even though fair share obligations have yet to be definitely determined, it is appropriate for the Parties to resolve Mt. Kemble’s intervention and generate affordable housing credits for the Township to apply to its Third Round obligation, as will be determined in the future.

5. **The Mt. Kemble Site.** Mt. Kemble is the owner of certain property identified as Block 23.02, Lot 5 on the Township’s official Tax Map, comprised of approximately fifteen (15) acres (the “Mt. Kemble Property”). In partial satisfaction of the Township’s Third Round affordable housing obligation, and within ninety (90) days after the approval of this Agreement by the Court at a Preliminary or Final Fairness Hearing, the Township will adopt the Ordinance to permit the construction of an inclusionary residential development as a permitted use on the Mt. Kemble Property, generally as depicted on the concept plan annexed hereto as **Exhibit A** (the “Concept Plan”), to provide for ninety-six (96) units, sixteen (16) of which will be reserved

for, and affordable to, low and moderate income households (collectively, the “Mt. Kemble Development”), subject to certain conditions and obligations set forth herein. The eighty (80) market-rate units shall be townhouse units owned in fee simple and the sixteen (16) affordable units, which may be either fee simple or rental¹, shall be incorporated into the Mt. Kemble Development as stacked flats as approximately reflected on the Concept Plan.

6. Fair Share Allocation for the Mt. Kemble Property. The Ordinance to be adopted by the Township that provides the zoning and bulk requirements for the construction of the Mt. Kemble Development shall provide for the following:

a. Notwithstanding any language contained herein that may be construed to the contrary, it is the agreement of the Parties that the affordable housing set-aside for the Mt. Kemble Development shall be 16 units to be constructed within the Mt. Kemble Development, in addition to the contribution as set forth in Paragraph 9 of this Agreement. Mt. Kemble further agrees that the affordable units within the Mt. Kemble Development shall not be age-restricted.

b. The affordable components of the Mt. Kemble Development shall include low income units (including very-low-income units) and moderate income units, as the term low-and-moderate income units have been defined in this Agreement in accordance with the requirements of the Second Round Rules, N.J.A.C. 5:93-1.1 et. seq.; applicable Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1. et. seq. (“UHAC Regulations”), and the requirement pursuant to N.J.S.A. 52:27D-329.1 that thirteen percent (13%) of the affordable housing units shall be available to very-low income families, defined as households

¹ If the developer makes a commitment that the affordable units will be and remain as rental units for as long as the affordability controls are in effect, then the Township will be entitled to claim rental bonuses, subject to the Court’s approval of the Township’s final Housing Element and Fair Share Plan.

earning thirty percent (30%) or less of the regional median household income by household size.

c. The affordable components of the Mt. Kemble Development shall be built in accordance with the following schedule:

Minimum Percentage of Low- and Moderate- Income Units Completed	Percentage of Market-Rate Housing Units Completed
10	25 + 1 unit
50	50 + 1 unit
75	75 + 1 unit
100	90

7. **Amendment to Wastewater Management Plan to Include the Mt. Kemble Development.** Mt. Kemble shall file an application to extend the Township's sewer service area to include the entirety of the Mt. Kemble Development in the area-wide Wastewater Management Plan and the Township will take all reasonably necessary actions, as expeditiously as is reasonably possible, to support the inclusion of the Mt. Kemble Development in the Wastewater Management Plan to be approved by New Jersey Department of Environmental Protection ("NJDEP"). The Township's support and cooperation shall include, but not be limited to the adoption of consent resolutions (e.g., for submission to the NJDEP, the County of Morris, or other necessary governmental agencies), certifications, participation at meetings, timely submission of paperwork, testimony, and other reasonable means of support to secure the inclusion of the Mt. Kemble Development in the NJDEP's Wastewater Management Plan, whether by a site specific amendment or a revision thereto. The Township shall also cooperate,

as set forth herein, with Mt. Kemble's application to obtain and secure public water service to the Mt. Kemble Development. Mt. Kemble agrees that it will be responsible for the payment or reimbursement to the Township for any reasonable additional costs incurred by the Township as a result of any work that may be required to be performed by the Townships' professionals, such as the Township Engineer, Planner and Attorney in connection with the above.

8. Mutual Cooperation on All Governmental Approvals. The Township, including all of its officials, employees, agents, committees, departments, and subsidiary bodies, shall cooperate with Mt. Kemble's efforts, to the extent permitted under any applicable state or federal law, rule or regulations, to secure necessary municipal, county and state permits, approvals, licenses, waivers, exceptions, variations and variances for the development (which shall be de minimis in nature and limited in scope and number in relation to any site plan approval application before the Township Planning Board, except that it shall not include a density variance as set forth in paragraph 3 above), including Mt. Kemble's site plan application, Treatment Works Approval applications/permits, soil conservation district approvals, construction/building permits, and all other necessary governmental approvals. Mt. Kemble shall be responsible for payment of all fees associated with the foregoing permits, applications, licenses, etc., as required under law. The foregoing notwithstanding, the Parties agree that nothing in this paragraph shall usurp the authority of the Township Planning Board to grant or deny variances in accordance with the MLUL.

9. Mt. Kemble's Contribution to the Township's Affordable Housing Trust Fund. Mt. Kemble shall contribute a total of One Million Dollars (\$1,000,000.00) to the Township's Affordable Housing Trust Fund to finance the construction of at least two (2) affordable rental units at the Farm at Harding, in accordance with the following:

a. Mt. Kemble shall pay Two Hundred Thousand Dollars (\$200,000.00) to the Township within thirty (30) days of execution of this Agreement by all Parties ("Escrow"). In that regard, no Party shall unduly delay executing the Agreement. The Escrow shall be held in the attorney trust account of Roselli Griegel Lozier & Lazarro, P.C. ("Escrow Agent"), counsel for the Township, until forty-five (45) days have elapsed, without the filing of an appeal by a third-party, from the date of publication of the notice of the adoption of the Ordinance establishing the requirements for the construction of the Mt. Kemble Development, as set forth herein. If an appeal is filed, then such initial escrow shall continue to be held by the Escrow Agent until such time as said appeal is fully and finally resolved in favor of adoption of the ordinance and is not subject to any further appeal. The Escrow shall be non-refundable upon release to the Township by the Escrow Agent.

b. Mt. Kemble shall pay Five Hundred Thousand Dollars (\$500,000.00) to the Township within thirty (30) days of receipt of all final governmental approvals, i.e., those for which no party has filed an appeal and for which any appeal period for that approval has expired, necessary to permit the construction of the Mt. Kemble Development, but in no event shall payment of the \$500,000.00 by Mt. Kemble to the Township be made later than two (2) years from the date of the release of the Escrow by the Escrow Agent to the Township as set forth in subparagraph (a) above. This payment shall also be non-refundable.

c. Mt. Kemble shall pay Three Hundred Thousand Dollars (\$300,000.00) to the Township within thirty (30) days of Mt. Kemble's receipt of

the first certificate of occupancy for a market-rate unit in the Mt. Kemble Development. This payment shall also be non-refundable.

d. Mt. Kemble agrees to act in an expeditious manner in obtaining all necessary approvals and commencing and continuing the construction of the Mt. Kemble Development and obtaining the first certificate of occupancy for a market rate unit as required in subparagraph (c) above.

10. Mt. Kemble's Obligation to Support. So long as the Township discharges its obligations under this Agreement in good faith, including but not limited to the adoption of the Ordinance referenced in paragraph 3 hereof, Mt. Kemble shall support this Agreement at the Fairness Hearing to be scheduled by the Court. Mt. Kemble's support of this Agreement shall include certifications, testimony and all other reasonable means of support as may be requested by the Township. Upon the Court's approval of this Agreement at the Fairness Hearing, Mt. Kemble shall withdraw from the Township's DJ Action.

11. Affordability Controls.

a. All affordable units shall include the required bedroom distribution, be governed by controls on affordability and affirmatively marketed in conformance with the UHAC Regulations or any successor regulation, with the exception that in lieu of ten percent (10%) of affordable units in rental projects being required to be at thirty-five percent (35%) or less of regional median household income by household size, thirteen percent (13%) of affordable units in such projects shall be required to be at thirty percent (30%) of median income, and all other applicable law. The Township shall adopt and/or update appropriate implementing ordinances in conformance with standard ordinances and guidelines developed by COAH to ensure that this provision is satisfied.

b. Mt. Kemble shall take all necessary steps to maintain affordability controls for the affordable units provided for under this Agreement in accordance with the UHAC regulations and all other applicable laws for a thirty (30) year period from the date that a certificate of occupancy is issued for each of the affordable units and, in accordance with applicable law, pursuant to the terms of the UHAC compliant deed restriction(s) to be filed for such units in the form approved by the Township's Administrative Agent. The deed restrictions to be filed by Mt. Kemble, whether for rental or fee simple units, shall be in accordance with the samples attached hereto as **Exhibit B**, which, however, shall be subject to final approval by the Administrative Agent prior to execution and filing.

12. New Construction. All affordable new construction units shall be adaptable in conformance with P.L.2005, c.350/N.J.S.A. 52:27D-311(a) and -311(b) and all other applicable law.

13. Effectuation of Settlement Terms. As an essential term of settlement, within ninety (90) days of entry of a Court Order approving this Agreement, the Township shall adopt the Ordinance which permits and enables Mt. Kemble to file an as-of-right site plan application for the Mt. Kemble Development, as described herein and in the Concept Plan annexed hereto as **Exhibit A**, with the Township's Planning Board. Upon the adoption of the Ordinance, Mt. Kemble shall be permitted to proceed for site plan approval before the Planning Board. The Township shall work diligently, in good faith, and shall undertake all reasonable efforts to effectuate the terms of this Agreement and the zoning contemplated herein.

14. Reservation of Rights. Regardless of the ultimate determination of the Township's Third Round affordable housing obligation for the period 1999-2025, the Township shall be obligated to implement the Ordinance referenced in paragraph 3 hereof.

15. Fairness Hearing. This Agreement must be approved by the Court following a Fairness Hearing in accordance with Morris Ctv. Fair Hous. Council v. Boonton Twp., 197 N.J. Super. 359, 367-69 (Law Div. 1984), aff'd o.b., 209 N.J. Super. 108 (App. Div. 1986); East/West Venture v. Borough of Fort Lee, 286 N.J. Super. 311, 328-29 (App. Div. 1996). Mt. Kemble agrees to support said Agreement on the record at any Fairness Hearing as necessary. If the Agreement is rejected by the Court at a Fairness Hearing, it shall be null and void.

16. FSHC Attorneys' Fees and Costs. To the extent that counsel for Fair Share Housing Center ("FSHC") seeks or requires reimbursement from the Township of any attorneys' fees and/or costs in connection with the Township's DJ Action and/or settlement with FSIIC, Mt. Kemble agrees that it shall contribute a maximum of \$3,500.00 towards said fees and costs on behalf of the Township of Harding.

17. Appeal. If an appeal is filed of the Court's approval or rejection of the Agreement, the Parties agree to defend the Agreement on appeal, including in proceedings before the Superior Court, Appellate Division and New Jersey Supreme Court, and to continue to implement the terms of the Agreement if the Agreement is approved by the trial court unless and until an appeal of the trial court's approval is successful, at which point the Parties reserve their right to rescind any action taken in anticipation of the trial court's approval, except with respect to any payments required to be made by Mt. Kemble hereunder that become non-refundable once paid to the Township as set forth in paragraph 9 above. All Parties shall have an obligation to fulfill the intent and purpose of this Agreement.

18. Process for Agreement to Become Final:

a. The Township Committee has considered and approved execution of this Agreement by Resolution.

b. If the Court upon review of the Agreement finds that it is fair and consistent with East/West Venture v. Bor. Of Fort Lee, 286 N.J. Super. 311 (App. Div. 1996), the Parties anticipate that the Court will enter an Order approving this Agreement.,

19. Enforcement. This Agreement may be enforced through a motion to enforce litigant's rights or a separate action filed in Superior Court, Morris County.

20. Severability. Unless otherwise specified, it is intended that the provisions of this Agreement are severable. The validity of any article, section, clause or provision of this Agreement shall not affect the validity of the remaining articles, sections, clauses or provisions hereof. If any section of this Agreement shall be adjudged by a court of competent jurisdiction to be invalid, illegal, or unenforceable in any respect, such determination shall not affect the remaining sections.

21. Successors Bound. The provisions of this Agreement and the obligations and benefits hereunder shall be binding upon and inure to the benefit of the parties, their successors and assigns, including any person, corporation, partnership or other legal entity which at any particular time may have an interest in any of the provisions which are the subject of this Agreement.

22. Governing Law. This Agreement shall be governed by and construed by the laws of the State of New Jersey.

23. No Modification. This Agreement may not be modified, amended or altered in any way except by a writing signed by each of the Parties.

24. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be an original and all of which together shall constitute but one and the same Agreement.

25. Voluntary Agreement. The Parties acknowledge that each has entered into this Agreement on its own volition without coercion or duress after consulting with its counsel, that each Party is the proper person and possesses the authority to sign the Agreement, that this Agreement contains the entire understanding of the Parties and that there are no representations, warranties, covenants or undertakings other than those expressly set forth herein.

26. Preparation. Each of the Parties hereto acknowledges that this Agreement was not drafted by any one of the Parties, but was drafted, negotiated and reviewed by all Parties and, therefore, the presumption of resolving ambiguities against the drafter shall not apply. Each of the Parties expressly represents to the other Parties that: (i) it has been represented by counsel in connection with negotiating the terms of this Agreement' and (ii) it has conferred due authority for execution of this Agreement upon the persons executing it.

27. Exhibits and Schedules. Any and all Exhibits and Schedules annexed to this Agreement are hereby made a part of this Agreement by this reference thereto. Any and all Exhibits and Schedules now and/or in the future are hereby made or will be made a part of this Agreement with prior written approval of all Parties.

28. Entire Agreement. This Agreement constitutes the entire Agreement between the Parties hereto and supersedes all prior oral and written agreements between the Parties with respect to the subject matter hereof except as otherwise provided herein.

29. Conflict of Interest. No member, official or employee of the Township shall have any direct or indirect interest in this Agreement, nor participate in any decision relating to the Agreement which is prohibited by law, absent the need to invoke the rule of necessity.

30. Effective Date. Notwithstanding anything herein contained to the contrary, the effective date of this Agreement shall be the date upon which all of the Parties hereto have executed and delivered this Agreement.

31. Notices. All notices required under this Agreement ("Notice[s]") shall be written and shall be served upon the respective Parties by certified mail, return receipt requested, or by a recognized overnight or by a personal carrier. In addition, where feasible (for example, transmittals of less than fifty pages) Notice may also be served by facsimile or e-mail. All Notices shall be deemed received upon the date of delivery, except if delivered by email, which shall require that the recipient acknowledge receipt. Delivery shall be affected as follows, subject to change as to the person(s) to be notified and/or their respective addresses upon ten (10) days notice as provided herein:

TO THE TOWNSHIP:

Clerk, Township of Harding
Township of Harding Municipal Building
21 Blue Mill Road
New Vernon, New Jersey 07976

WITH A COPY TO:

Steven A. Kunzman, Esq.
DiFrancesco, Bateman, Kunzman, Davis, Lehrer &
Flaum, P.C.
15 Mountain Blvd.
Warren, New Jersey 07059
-and-
Mark Roselli, Esq.
Roselli Griegel Lozier & Lazarro P.C.
1337 State Highway 33
Hamilton, N.J. 08690

TO MT. KEMBLE:

Murray Kushner, President
The KRE Group

520 US Highway 22
PO Box 6872
Bridgewater, New Jersey 08807

WITH A COPY TO:

David B. Kahan, Esq.
David B. Kahan, P.C.
520 US Highway 22
PO Box 6872
Bridgewater, New Jersey 08807

WITH A COPY TO:

John P. Inglesino, Esq.
Inglesino, Webster, Wyciskala & Taylor, LLC
600 Parsippany Road, Suite 204
Parsippany, New Jersey 07054

TO SPECIAL MASTER:

Elizabeth C. McKenzie, AICP, PP
Elizabeth C. McKenzie, PP, PA
9 Main Street
Flemington, New Jersey 08822

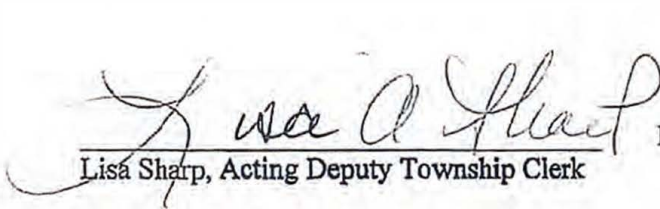
In the event any of the individuals identified above has a successor, the individual identified shall name the successor and notify all others identified of the successor.

[SIGNATURES ON FOLLOWING PAGE 17]

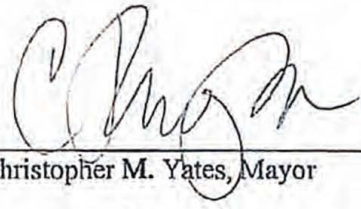
IN WITNESS WHEREOF, the Parties have caused this Settlement Agreement to be executed by their duly authorized representatives as of the date first written above.

Witness/Attest:

TOWNSHIP OF HARDING
a public body corporate and politic



Lisa Sharp, Acting Deputy Township Clerk

By: 

Christopher M. Yates, Mayor

Dated: 2/12/2018

Dated: 2/12/2018

S/K MT. KEMBLE ASSOCIATES, LLC

By: _____
By its Managing Member
S/K Mt. Kemble Corp.
Murray Kushner, President

Dated: _____

Dated: _____

IN WITNESS WHEREOF, the Parties have caused this Settlement Agreement to be executed by their duly authorized representatives as of the date first written above.

Witness/Attest:

TOWNSHIP OF HARDING
a public body corporate and politic

Paige Frank, Acting Township Clerk

By: _____
Christopher M. Yates, Mayor

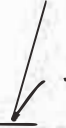
Dated: _____

Dated: _____

S/K MT. KEMBLE ASSOCIATES, LLC



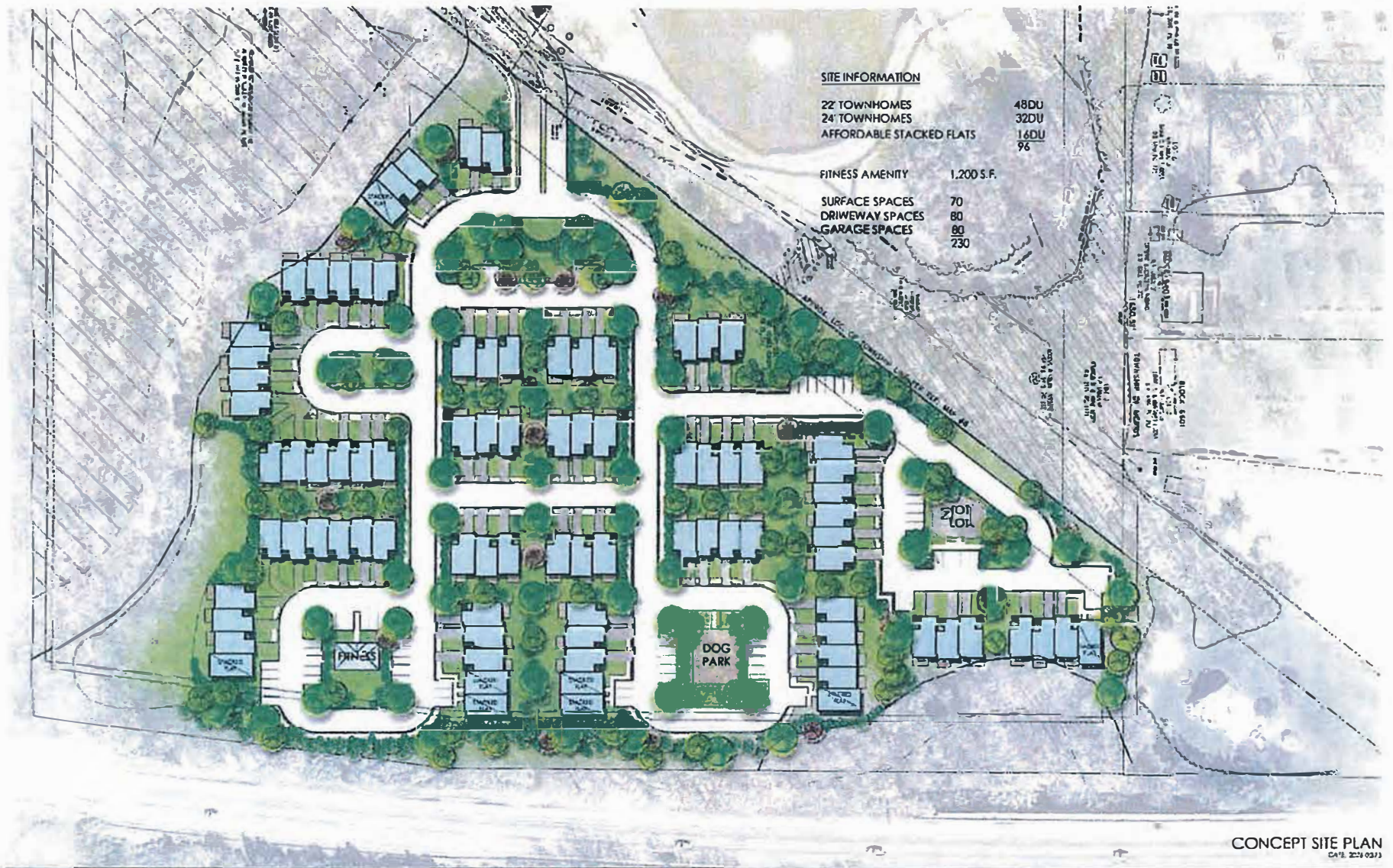
David B. Kahan

By: 
By its Managing Member
S/K Mt. Kemble Corp.
Murray Kushner, President

Dated: 2/9/18

Dated: 2/9/18

EXHIBIT A
MT. KEMBLE CONCEPT PLAN



MINNO ■ WASKO
ARCHITECTS AND PLANNERS

60 LAMBERT LAKE, SUITE 105, LAMBERTVILLE, NEW JERSEY 08530 MINNOWASKO.COM

KRE Group

HARDING TOWNHOMES

Harding, New Jersey

10/04/2017
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EXHIBIT B

SAMPLE DEED RESTRICTIONS

MANDATORY DEED RESTRICTION FOR RENTAL PROJECTS

Deed Restriction

**DEED-RESTRICTED AFFORDABLE HOUSING PROPERTY
WITH RESTRICTIONS ON RESALE AND REFINANCING**

**To Rental Property
With Covenants Restricting Rentals, Conveyance and Improvements
And Requiring Notice of Foreclosure and Bankruptcy**

THIS DEED RESTRICTION, entered into as of this the ____ day of _____, 20____, by and between the Township of Harding, with offices located at 21 Blue Mill Road, New Vernon, New Jersey 07976, including any Administrative Agent it appoints to manage affordable housing (collectively referred to herein as "Municipality"), and S/K Mt. Kemble Associates, LLC, formed under the laws of the State of New Jersey, having offices at 52D U.S. Highway 22 East, P.O. Box 6872, Bridgewater, New Jersey 08807 ("Mt. Kemble"), the developer/sponsor (the "Owner") of a residential low – and – moderate income project (the "Project"):

WITNESSETH

Article I. Consideration

In consideration of benefits and/or right to develop received by the Owner from the Municipality regarding this rental Project, the Owner hereby agrees to abide by the covenants, terms and conditions set forth in this Deed restriction, with respect to the land and improvements more specifically described in Article 2, hereof (the Property).

Article 2. Description of Property

The Property consists of all of the land, and a portion of the improvements thereon, that is located in the municipality of the Township of Harding, County of Morris, State of New Jersey, and described more specifically as Block No. _____ Lot No. _____, and known by the street address:

More specifically designated as:

[INSERT MORE SPECIFIC DESCRIPTION OF PROJECT, INCLUDING BUT NOT LIMITED TO, THE TOTAL NUMBER OF UNITS, THE AFFORDABLE HOUSING SET ASIDE PERCENTAGE AND NUMBER OF UNITS, INCOME DISTRIBUTION, BEDROOM DISTRIBUTION, AGE-RESTRICTION, ETC.]

[List each affordable unit by unit number, number of bedrooms, income level, etc. For example, "Unit A, 2-bedroom low income family rental", on a list that shall be referred to herein as "Identified Affordable Units"]

Article 3. Affordable Housing Covenants

The following covenants (the "Covenants") shall run with the land for the period of time (the "Control Period"), determined separately with respect for each dwelling unit, commencing upon the date on which the first certified household occupies the unit, and expiring as determined under the Uniform Controls, as set forth below.

In accordance with N.J.A.C. 5:80-26.11, each restricted unit shall remain subject to the requirements of this subchapter, the "Control Period," until the Municipality in which the unit is located elects to release the unit from such requirements. Prior to such a municipal election, a restricted unit must remain subject to the requirements of this subchapter for a period of at least 30 years.

- A. Sale and use of the Property is governed by regulations known as the Uniform Housing Affordability Controls, which are found in New Jersey Administrative Code at Title 5, chapter 80, subchapter 26 (N.J.A.C. 5:80-26.1, *et seq.*, the "Uniform Controls"), with the exception that in lieu of 10 percent of affordable units in rental projects being required to be affordable to households earning at or below 35 percent of the regional median household income by household size, 13 percent of affordable units in such projects shall be required to be affordable to households earning at or below 30 percent of the regional median household income by household size.
- B. The Identified Affordable Units shall be used solely for the purpose of providing rental dwelling units for very low, low or moderate income households, and no commitment for any such dwelling unit shall be given or implied, without exception, to any person who has not been certified for that unit in writing by the Municipality. So long as any dwelling unit remains within its Control Period, sale of the Property must be expressly subject to these Deed Restrictions, deeds of conveyance must have these Deed Restrictions appended thereto, and no sale of the Property shall be lawful, unless approved in advance and in writing by the Municipality.
- C. No improvements shall be made to the Property that would affect the bedroom configuration of any of its dwelling units, and any improvements to the Property must be approved in advance and in writing by the Municipality.
- D. The Owner shall notify the Municipality of any foreclosure actions filed with respect to the Property within five (5) business days of service upon Owner.
- E. The Owner shall notify the Municipality within three (3) business days of the filing of any petition for protection from creditors or reorganization filed by or on behalf of the Owner.

Article 4. Remedies for Breach of Affordable Housing Covenants

A breach of the Covenants will cause irreparable harm to the Municipality and to the public, in light of the public policies set forth in the New Jersey Fair Housing Act, the Uniform Housing Affordability Control rules found at N.J.A.C. 5:80-26, and the obligation for the provision of low and moderate-income housing.

- A. In the event of a threatened breach of any of the Covenants by the Owner, or any successor in interest of the Property, the Municipality shall have all remedies provided at law or equity, including the right to seek injunctive relief or specific performance.
- B. Upon the occurrence of a breach of any Covenants by the Owner, or any successor in interest or other owner of the Property, the Municipality shall have all remedies provided at law or equity including but not limited to forfeiture, foreclosure, acceleration of all sums due under any mortgage, recouping of any funds from a sale in violation of the Covenants, diverting of rent proceeds from illegal rentals, injunctive relief to prevent further violation of said Covenants, entry on the premises, those provided under Title 5, Chapter 80, Subchapter 26 of the New Jersey Administrative Code and specific performance.

IN WITNESS WHEREOF, the Municipality and the Owner have executed this Deed Restriction in triplicate as of the date first above written.

BY: _____

Title

On this the _____ day of _____, 20____, before me came _____, known to me to be the duly appointed representative of the Township of Harding, who states that he/she has signed this Deed Restriction on behalf of said Municipality for the purposes stated therein.

NOTARY PUBLIC

[INSERT NAME OF DEVELOPER]:

BY: _____

Title

On this the _____ day of _____, 20____, before me came _____, known to me to be _____ of _____, the Owner of the Property, who states that he/she has signed this Deed Restriction for the purposes stated therein.

NOTARY PUBLIC

APPROVED BY THE TOWNSHIP OF HARDING:

BY: _____
_____, Mayor

On this the _____ day of _____, 20____, before me came _____, known to me to be the Mayor of the Township of Harding, the Municipality identified as such in the foregoing Deed

Restriction, who states that he is duly authorized to execute said Deed Restriction on behalf of said Municipality, and that he has so executed the foregoing Deed Restriction for the purposes stated therein.

NOTARY PUBLIC

Language to be Inserted into Each Deed of Conveyance

Sale and use of the Property shall be and is governed by regulations known as the Uniform Housing Affordability Controls, which are found in the New Jersey Administrative Code at Title 5, chapter 80, subchapter 26 (N.J.A.C. 5:80-26.1, *et seq.*, the "Regulations" or "UHAC"). Consistent with the Regulations, the following covenants (the "Covenants") shall run with the land for the period of time commencing upon the date the initial certified household takes title to the Property and terminating only at such time as the Municipality in which the Property is located elects to release the unit from such requirements (the "Control Period"). Prior to such municipal election, the Property shall remain subject to the affordability controls set forth herein for a period of at least 30 years. In addition:

- A. The Property may only be conveyed to a household which has been approved in advance and in writing by the Township of Harding or its duly appointed Administrative Agent(hereinafter, the "Administrative Agent").
- B. No sale of the Property shall be lawful, unless approved in advance and in writing by the Administrative Agent, and no sale shall be for a consideration greater than the maximum permitted resale price ("Maximum Resale Price" or "MRP") as determined by the Administrative Agent.
- C. No refinancing, equity loan, secured letter of credit, or any other mortgage obligation or other debt (collectively, "Debt") secured by the Property, may be incurred except as approved in advance and in writing by the Administrative Agent. At no time shall the Administrative Agent approve any such Debt, if incurring the Debt would make the total of all such Debt exceed Ninety-Five Percent (95%) of the applicable MRP.
- D. The owner of the Property shall at all times maintain the Property as his or her principal place of residence.
- E. At no time shall the owner of the Property lease or rent the Property to any person or persons, except on a short-term hardship basis as approved in advance and in writing by the Administrative Agent.
- G. No improvements shall be made to the Property that would affect its bedroom configuration, and in any event, no improvement made to the Property will be taken into consideration to increase the MRP, except for improvements approved in advance and in writing by the Administrative Agent and consistent with N.J.A.C. 5:80-26.1, *et seq.*

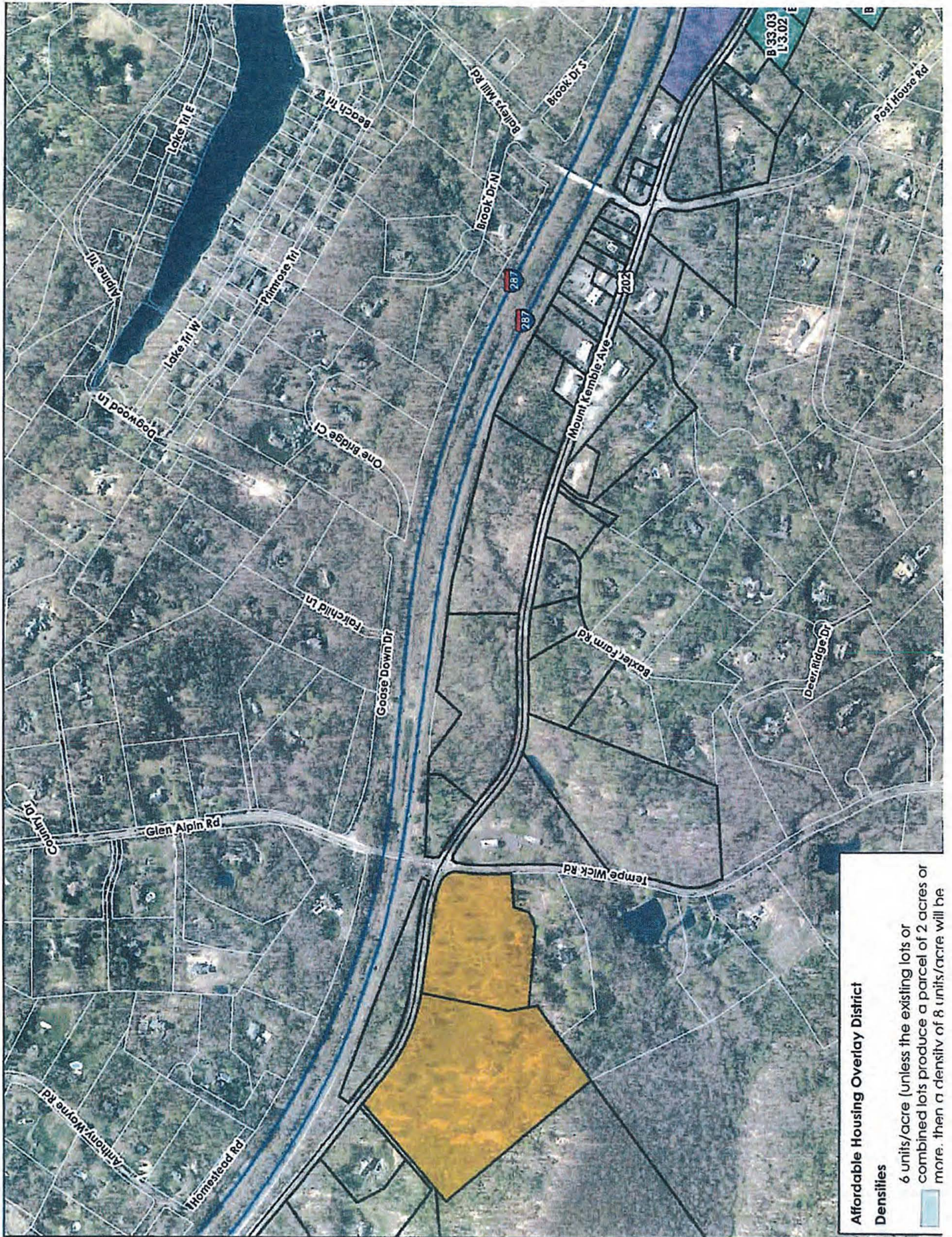
Remedies for Breach of Affordable Housing Covenants

A breach of the Covenants will cause irreparable harm to the Administrative Agent, the Township of Harding and to the public, in light of the public policies set forth in the New Jersey Fair Housing Act, the Uniform Housing Affordability Control rules found at N.J.A.C. 5:80-26-1, *et seq.*, and the Constitutional obligation for the provision of low and moderate-income housing. Accordingly, and as set forth in N.J.A.C. 5:80-26.18:

- A. In the event of a threatened breach of any of the Covenants by the Grantee, or any successor in interest or other owner of the Property, the Administrative Agent shall have all remedies provided at law or equity, including the right to seek injunctive relief or specific performance.
- B. Upon the occurrence of a breach of any Covenants by the Grantee, or any successor in interest or other owner of the Property, the Administrative Agent shall have all remedies provided at law or equity including but not limited to forfeiture, foreclosure, acceleration of all sums due under any mortgage, recouping of any funds from a sale in violation of the Covenants, diverting of rent proceeds from illegal rentals, injunctive relief to prevent further violation of said Covenants, entry on the premises, those provided under Title 5, Chapter 80, Subchapter 26 of the New Jersey Administrative Code and specific performance.

EXHIBIT B

MAP



Affordable Housing Overlay District

Densities

6 units/acre (unless the existing lots or combined lots produce a parcel of 2 acres or more, then a density of 8 units/acre will be

EXHIBIT C
OVERLAY CHART

SCENARIO 1
Affordable Housing
Route 202 Corridor - Harding Twp, NJ

TOTAL REQUIRED UNITS	73 Units
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For-Sale Units in Office Buildings (8 units/acre with 20% affordable set aside)							
EXISTING OFFICE BUILDINGS	Acreage	Building Footprint	Stories	Total Sq. Ft.	Total Units	AH Units	Density
B 46.01 L9	14.0	33,000 sf	3 stories	99000	112	22	8 du/acre
B 46.01 L10	13.8	31,500 sf	3 stories	94500	110	22	
B 46.01 L 13.02	5.0	-	-	-	40	8	
TOTAL AH:						52	

For-Rent Units in Office Buildings (10 units/acre with 15% affordable set aside)							
EXISTING OFFICE BUILDINGS	Acreage	Building Footprint	Stories	Total Sq. Ft.	Total Units	AH Units	Density
B 46.01 L9	14.0	33,000 sf	3 stories	99000	140	21	10 du/acre
B 46.01 L10	13.8	31,500 sf	3 stories	94500	138	21	
B 46.01 L 13.02	5.0	-	-	-	50	8	
TOTAL AH:						50	

Assuming 21-23 Unit Overlay					
	Acreage	6 units/acre		8 units/acre	
		Total Units	AH Units	Total Units	AH Units
B 32 L 4	1.1	7	1	-	-
B 32 L 1.02	2.5	-	-	20	4
B 32 L 9.01	1.3	8	2	-	-
B 32 L 9.02	1.0	6	1	-	-
B 46.01 L 9.01	3.3	-	-	26	5
B 46.01 L 8	2.5	-	-	20	4
B 33.03 L 8	1.4	8	2	-	-
B 33.03 L 18	3.2	-	-	26	5
B 33.03 L 4	3.4	-	-	27	5
B 33.03 L 19	1.8	11.0	2	-	-
B 33.03 L 3.02	1.9	11.0	2	-	-

TOTAL UNITS	51	10	119	23
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TOTAL AFFORDABLE UNITS IN OVERLAY	33
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Total Affordable Units in Office Buildings	50-52
Total Affordable Units in Overlay District	33

Total Affordable Housing Units	83-85
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EXHIBIT D
INCOME LIMITS

Prepared by Affordable Housing Professionals of New Jersey (AHPNJ) - April 2018

2018 AFFORDABLE HOUSING REGIONAL INCOME LIMITS BY HOUSEHOLD SIZE

Income limits not officially adopted by the State of New Jersey. Contact your municipality to see if applicable in your jurisdiction. Additional information about AHPNJ income limits is posted on

		1 Person	*1.5 Person	2 Person	*3 Person	4 Person	*4.5 Person	5 Person	6 Person	7 Person	8+ Person	Max Increase Rents** Sales***	Regional Asset Limit****
Region 1 Bergen, Hudson, Passaic and Sussex	Median	\$63,597	\$68,140	\$72,682	\$81,767	\$90,853	\$94,487	\$98,121	\$105,389	\$112,657	\$119,926	2.2% 5.52%	\$175,679
	Moderate	\$50,878	\$54,512	\$58,146	\$65,414	\$72,682	\$75,589	\$78,497	\$84,311	\$90,126	\$95,940		
	Low	\$31,798	\$34,070	\$36,341	\$40,884	\$45,426	\$47,243	\$49,060	\$52,695	\$56,329	\$59,963		
	Very Low	\$19,079	\$20,442	\$21,805	\$24,530	\$27,256	\$28,346	\$29,436	\$31,617	\$33,797	\$35,978		
Region 2 Essex, Morris, Union and Warren	Median	\$66,755	\$71,523	\$76,291	\$85,828	\$95,364	\$99,179	\$102,993	\$110,622	\$118,252	\$125,881	2.2% 1.22%	\$182,955
	Moderate	\$53,404	\$57,218	\$61,033	\$68,662	\$76,291	\$79,343	\$82,395	\$88,498	\$94,601	\$100,705		
	Low	\$33,377	\$35,762	\$38,146	\$42,914	\$47,682	\$49,589	\$51,497	\$55,311	\$59,126	\$62,940		
	Very Low	\$20,026	\$21,457	\$22,887	\$25,748	\$28,609	\$29,754	\$30,898	\$33,187	\$35,475	\$37,764		
Region 3 Hunterdon, Middlesex and Somerset	Median	\$75,530	\$80,925	\$86,320	\$97,110	\$107,900	\$112,216	\$116,532	\$125,164	\$133,796	\$142,428	2.2% 2.37%	\$205,458
	Moderate	\$60,424	\$64,740	\$69,056	\$77,688	\$86,320	\$89,773	\$93,226	\$100,131	\$107,037	\$113,942		
	Low	\$37,765	\$40,463	\$43,160	\$48,555	\$53,950	\$56,108	\$58,266	\$62,582	\$66,898	\$71,214		
	Very Low	\$22,659	\$24,278	\$25,896	\$29,133	\$32,370	\$33,665	\$34,960	\$37,549	\$40,139	\$42,728		
Region 4 Mercer, Monmouth and Ocean	Median	\$69,447	\$74,407	\$79,368	\$89,289	\$99,209	\$103,178	\$107,146	\$115,083	\$123,020	\$130,956	2.2% 5.19%	\$186,616
	Moderate	\$55,557	\$59,526	\$63,494	\$71,431	\$79,368	\$82,542	\$85,717	\$92,066	\$98,416	\$104,765		
	Low	\$34,723	\$37,204	\$39,684	\$44,644	\$49,605	\$51,589	\$53,573	\$57,541	\$61,510	\$65,478		
	Very Low	\$20,834	\$22,322	\$23,810	\$26,787	\$29,763	\$30,953	\$32,144	\$34,525	\$36,906	\$39,287		
Region 5 Burlington, Camden and Gloucester	Median	\$61,180	\$65,550	\$69,920	\$78,660	\$87,400	\$90,896	\$94,392	\$101,384	\$108,376	\$115,368	2.2% 5.05%	\$161,977
	Moderate	\$48,944	\$52,440	\$55,936	\$62,928	\$69,920	\$72,717	\$75,514	\$81,107	\$86,701	\$92,294		
	Low	\$30,590	\$32,775	\$34,960	\$39,330	\$43,700	\$45,448	\$47,196	\$50,692	\$54,188	\$57,684		
	Very Low	\$18,354	\$19,665	\$20,976	\$23,598	\$26,220	\$27,269	\$28,318	\$30,415	\$32,513	\$34,610		
Region 6 Atlantic, Cape May, Cumberland, and Salem	Median	\$51,085	\$54,734	\$58,383	\$65,681	\$72,979	\$75,898	\$78,817	\$84,655	\$90,494	\$96,332	2.2% 0.00%	\$136,680
	Moderate	\$40,868	\$43,787	\$46,706	\$52,545	\$58,383	\$60,718	\$63,054	\$67,724	\$72,395	\$77,066		
	Low	\$25,543	\$27,367	\$29,192	\$32,840	\$36,489	\$37,949	\$39,409	\$42,328	\$45,247	\$48,166		
	Very Low	\$15,326	\$16,420	\$17,515	\$19,704	\$21,894	\$22,769	\$23,645	\$25,397	\$27,148	\$28,900		

Moderate income is between 80 and 50 percent of the median income. Low income is 50 percent or less of median income. Very low income is 30 percent or less of median income.

* These columns are for calculating the pricing for one, two and three bedroom sale and rental units as per N.J.A.C. 5:80-26.4(a).

**This column is used for calculating the pricing for rent increases for units (as previously calculated under N.J.A.C. 5:97-9.3). The increase for 2015 was 2.3%, the increase for 2016 was 1.1%, the increase for 2017 was 1.7%, and the increase for 2018 is 2.2% (Consumer price Index for All Urban Consumers (CPI-U); Regions by expenditure category and commodity and service group). Landlords who did not increase rents in 2015, 2016, or 2017 may increase rent by up to the applicable combined percentage from their last rental increase for that unit. In no case can rent for any particular apartment be increased more than one time per year.

*** This column is used for calculating the pricing for resale increases for units (as previously calculated under N.J.A.C. 5:97-9.3). The price of owner-occupied low and moderate income units may increase annually based on the percentage increase in the regional median income limit for each housing region. In no event shall the maximum resale price established by the administrative agent be lower than the last recorded purchase price.

Low income tax credit developments may increase based on the low income tax credit regulations.

**** The Regional Asset Limit is used in determining an applicant's eligibility for affordable housing pursuant to N.J.A.C. 5:80-26.16(b)3.

Note: Since the Regional income limits for Region 6 in 2017 were higher than the 2018 calculations, the 2017 income limits will remain in force for 2018 (as previously required by N.J.A.C. 5:97-9.2(c)).