

## SETTLEMENT AGREEMENT

This Settlement Agreement (the "Agreement") is entered into this \_\_\_\_<sup>th</sup> day of November, 2018 by and between:

The **TOWNSHIP OF NUTLEY**, a body politic of the County of Essex, State of New Jersey, with offices located at 1 Kennedy Drive, Nutley, New Jersey 07110 (the "Township"); and

**FAIR SHARE HOUSING CENTER**, an entity formed under the laws of the State of New Jersey with offices located at 510 Park Boulevard, Cherry Hill, New Jersey 08002 ("FSHC") (FSHC 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**, the Township was previously granted substantive certification by COAH for the Second Round on September 2, 1998, and extended substantive certification on February 9, 2005; and

**WHEREAS 3**, on February 23, 2006, COAH approved the Township's original development fee ordinance and, on February 8, 2010, COAH approved the Township's amended development fee ordinance; and

**WHEREAS 4**, the Township subsequently petitioned COAH for Third Round substantive certification on July 13, 2009 and, although said petition was deemed complete and no objections were filed thereto, COAH failed to act on such petition; and

**WHEREAS 5**, in connection with its Third Round petition, the Township also submitted a Spending Plan for approval to COAH in accordance with N.J.A.C. 5:97-8.1(d), and said Spending Plan was subsequently approved by the Department of Community Affairs (“DCA”) on or about February 6, 2012; and

**WHEREAS 6**, on March 10, 2015, the New Jersey Supreme Court issued 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) (“Mt. 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; and

**WHEREAS 7**, on or about July 7, 2015, the Township filed a declaratory judgment action in the case entitled In the Matter of the Application of the Township of Nutley for A Determination of Mount Laurel Compliance, bearing Docket No. ESX-L-4800-15 (the “Township’s DJ Action”) seeking a declaration of its compliance with the Mt. Laurel doctrine and the Fair Housing Act of 1985, N.J.S.A. 52:27D-301, et seq., in accordance with Mt. Laurel IV, and also petitioned the Court for approval of a Spending Plan as the same may be prepared and temporary immunity from builder’s remedy lawsuits; and

**WHEREAS 8**, by Order dated September 15, 2015, the Township was granted temporary immunity from builder’s remedy actions, and continues to enjoy immunity as of the date of this Agreement; and

**WHEREAS 9**, the Parties recognize that the settlement of Mt. Laurel litigation is favored because it avoids delays and the expense of trial and results more quickly in the construction of homes for lower-income households; and

**WHEREAS 10**, the Parties have mediated this matter on multiple occasions and have agreed to settle the litigation and to present that settlement to the trial court with jurisdiction over this matter to review; and

**WHEREAS 11**, pursuant to the Parties' settlement negotiations the Parties request that the Superior Court, Essex County, find that this Agreement, and the approach to meeting the Township's Prior Round and Third Round Mt. Laurel obligation, as detailed herein, is fair to the interests of lower-income households in the region and entitles the Township to protection from Mt. Laurel litigation for a period through July 1, 2025, as shall be set forth in an order entered by the court approving this Agreement; and

**WHEREAS 12**, 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 13**, at this time and at this particular point in the process resulting from the Supreme Court's Mt. 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

**WHEREAS 14**, in order to amicably resolve this matter in a way that all Parties agree complies with the Mt. Laurel doctrine, the Parties have agreed to following terms and conditions set forth herein.

**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:

**General Settlement Terms Applicable to All Parties.**

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 the Township's DJ Action on terms that are fair to lower-income households in accordance with the requirements of the Mt. 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. **Adoption of Housing Plan.** Prior to the compliance hearing to be held on this matter, the Township will adopt a Housing Element and Fair Share Plan (the "Plan") and Spending Plan to comport with the terms of this Agreement. For purposes of settlement and a fairness hearing, all Parties agree that the foregoing is sufficient. Furthermore, all Parties agree that the Township, through the future adoption of a Plan that comports with the requirements of this Agreement, and the implementation of said Plan and this Agreement, satisfies its obligation under the Mt. 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).

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, when fair share obligations have yet to be definitely determined, it is appropriate for the Parties to arrive at a settlement regarding the Township's Third Round Rehabilitation Share, Gap Period Present Need, and Third Round Prospective Need instead of doing so through plenary adjudication.

5. **Establishment of the Fair Share Obligation.** In accordance with Morris County Fair Housing Council, supra, 197 N.J. Super. at 370-71, the Parties hereby agree that the Township's affordable housing obligations are as follows:

a. The **Rehabilitation Share**, as calculated by Dr. Kinsey, PhD, FAICP, PP, is 256. All Parties agree that the Township may seek to demonstrate during the compliance hearing in this matter that it has received credits toward its Rehabilitation Share and/or demonstrate, via a survey conducted in accordance with applicable law, that it is entitled to a reduction of its Rehabilitation Share. The parties anticipate the Special Master will review this issue and recommend to the Court how many credits toward the Rehabilitation Share the Township should receive or whether it is entitled to a reduction. To the extent that the Township has a Rehabilitation Share that remains to be fulfilled, it shall be addressed as outlined in paragraph 6 herein.

b. The **Prior Round** obligation, per N.J.A.C. 5:93, is 29.

c. The **Gap Period Present Need** obligation which, for purposes of this Agreement is the measure of households formed from 1999-2015 that need affordable housing, as recognized by the Supreme Court in In re Declaratory Judgment Filed by Various Municipalities, 227 N.J. 508 (2017), is 85. Although the Township does not concede nor does it agree that this is an accurate calculation of its fair share obligation, the

Parties agree for settlement purposes to utilize this calculation as the basis for the Gap Period Present Need.

d. The **Third Round Prospective Need** obligation which, for purposes of this Agreement spans the period 2015-2025, is 0. The Parties acknowledge and agree that the Township became, in 2016, a qualifying Urban Aid municipality pursuant to N.J.A.C. 5:93-2.3(b) and, as such, is exempt from any allocation of Third Round Prospective Need. The Parties further agree that, notwithstanding any potential change to the Township's status as a qualifying Urban Aid municipality, its Third Round Prospective Need obligation shall be and shall remain at 0. The Parties further agree that the Township is permitted to seek such an exemption for the Fourth Round, if and as the same may be determined in the future.

6. **Satisfaction of Rehabilitation Share.** The Township's efforts to meet its Rehabilitation Share, which may be reduced by the Court in accordance with applicable law, include participation in Essex County's rehabilitation program and the establishment of a municipal rehabilitation program for qualified rehabilitation projects (including rental units) funded through the Spending Plan to be adopted by the Township. The Township's entitlement to rehabilitation credit shall be determined at the Final Compliance hearing to be held in the future, and the Parties anticipate that the Special Master will make a recommendation regarding the same at such time. All Parties agree that the foregoing will be sufficient to satisfy the Township's Rehabilitation Share of 256 units.

7. **Satisfaction of the Prior Round.** As noted above, the Township has a Prior Round prospective need of 29 units, which is met through the following compliance mechanisms:

| PRIOR ROUND UNITS          |          |                    |                  |            |          |     |      |
|----------------------------|----------|--------------------|------------------|------------|----------|-----|------|
| Project                    | Status   | Location           | Affordable Units | Tenure     | Very-Low | Low | Mod. |
| Nutley Parkside Apartments | Occupied | Block 6201, Lot 3  | 7 Units (capped) | A/R Rental | 0        | 7   | 0    |
| ARC of Essex County        | Occupied | Block 8400, Lot 19 | 5 Rooms          | Rental     | 0        | 5   | 0    |
| Project Live Inc.          | Occupied | Block 7200, Lot 27 | 3 Rooms          | Rental     | 0        | 3   | 0    |
| Group Home                 | Occupied | Kingsland St.      | 4 Rooms          | Rental     | 0        | 4   | 0    |
| Project Live Inc.          | Occupied | Block 9501, Lot 10 | 3 Rooms          | Rental     | 0        | 3   | 0    |
| Rental Bonus               |          |                    | 7                |            |          |     |      |
|                            |          |                    |                  |            |          |     |      |
| Total                      |          |                    | 29 Credits       |            | 0        | 29  | 0    |

8. **Satisfaction of the Gap Period Present Need.** As noted above, the Township has a Gap Period Present Need obligation of 85, which is met and exceeded through the following compliance mechanisms (see following page):

| GAP PERIOD PRESENT NEED UNITS                     |                  |                            |                                                     |            |          |     |      |
|---------------------------------------------------|------------------|----------------------------|-----------------------------------------------------|------------|----------|-----|------|
| Project                                           | Status           | Location                   | Affordable Units                                    | Tenure     | Very-Low | Low | Mod. |
| Nutley Parkside Apartments                        | Occupied         | Block 6201, Lot 3          | 20 Units (capped)                                   | A/R Rental |          | 20  |      |
| Prism Redevelopment Project                       | Planning Process | Identified Below           | 43 affordable family rentals (out of 55 total)      | Rental     | 6        | 16  | 21   |
| Rental Bonus                                      |                  |                            | 22                                                  |            |          |     |      |
| Total                                             |                  |                            | 85                                                  |            |          |     |      |
| SURPLUS CREDITS TOWARDS FOURTH ROUND <sup>1</sup> |                  |                            |                                                     |            |          |     |      |
| Project                                           | Status           | Location                   | Affordable Units                                    | Tenure     | Very-Low | Low | Mod. |
| Nutley Parkside Apartments                        | Occupied         | Block 6201, Lot 3          | 1 Unit (capped)                                     | A/R Rental |          | 1   |      |
| Center for Family Support                         | Occupied         | Block 5700, Lot 4          | 4 Rooms                                             | Rental     | 4        | 0   | 0    |
| Mental Health Ass'n of Essex County               | Occupied         | Block 403, Lot 12          | 6 Rooms                                             | Rental     | 6        | 0   | 0    |
| 250 High Street, LLC                              | Approved         | Block 2300, Lot 1          | 1 Unit                                              | Rental     | 0        | 1   | 0    |
| Centre St. Project                                | Approved         | Block 5902, Lots 28 & 29   | 5 Units                                             | Rental     | 1        | 1   | 3    |
| Centre and Bloomfield Project                     | Approved         | Centre and Bloomfield Sts. | 4 Units                                             | Rental     | 1        | 1   | 2    |
| Prism Redevelopment Project                       | Planning Process | Identified Below           | 12 affordable family rental units (out of 55 total) | Rental     | 2        | 4   | 7    |
| Total                                             |                  |                            | 33                                                  |            |          |     |      |

<sup>1</sup> Does not include any potential bonus credits which may be available in the Fourth Round.

9. **The Prism Site.** The former Hoffman La Roche campus, now owned by Prism Capital Partners ("Prism"), is comprised of approximately 52 acres within the Township's borders (the "Prism Site"). Said Site is comprised of the following parcels, as designated on the Township's official Tax Map: Block 102, Lots 2 and 9; Block 200, Lots 1, 2, 3, 4, 5, 6 and 24; Block 201, Lot 1; Block 300, Lots 1 and 20; Block 2000, Lots 1, 4 and 5; Block 2101, Lot 1; and Block 2304, Lot 17. On March 3, 2015, the Township adopted a resolution finding that the Prism Site (excepting Block 102, Lot 9) met the statutory criteria to be designated as a condemnation area in need of redevelopment. On July 19, 2016, the Township adopted a Phase I redevelopment plan for 10.98 acres of the Prism Site and permitted the establishment of a new private medical school and related uses to be leased and operated by a joint venture between Hackensack University Health Network and Seton Hall University. The Township and Prism are currently engaged in a long-term and comprehensive planning process for the balance of the Prism Site. As part of its efforts to address its Gap Period Present Need obligation, the Township shall, within two years of the Court's approval of this Agreement, adopt a redevelopment plan(s), or phases thereof, to permit the construction of at least 55 family-rental affordable units, including very-low, low-, and moderate-income units, as the same have been defined in this Agreement. During the two-year period following the approval of this Agreement, the Township agrees to take all steps needed to ensure that the purposes of the Agreement will be achieved, including by ensuring that there is sufficient land remaining on the site for the development of 55 family-rental affordable units.

10. **Very-Low-Income Units.** The Township shall require and the Parties agree that thirteen percent (13%) of all Gap Period Present Need units referenced herein, with the exception of units constructed or subject to preliminary or final site plan approval as of July 1, 2008, shall be very-low-income units, with half of the very-low-income units being available to families. The

Township will comply with those requirements by amending its zoning ordinance to provide as such, if necessary. At the time of the compliance hearing, the Township will demonstrate its satisfaction of the low-, very low-, and moderate- income requirements and, if necessary, undertake corrective action to address any deficiencies in income-split requirements during the period of repose.

**11. Miscellaneous Third Round Requirements.** The Township shall address its Gap Period Present Need obligation in accordance with the following standards as agreed to by the Parties and as reflected in the table in Paragraph 8 above:

- a. Third Round bonuses will be applied in accordance with N.J.A.C. 5:93-5.1(d).
- b. At least fifty percent (50%) of the units addressing the Gap Period Present Need 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 Gap Period Present Need shall be met through rental units, including at least half in rental units available to families.
- d. At least half of the units addressing the Gap Period Present Need 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 Gap Period Present Need obligation for age-restricted units that exceed twenty-five percent (25%) of all units developed or planned to meet its cumulative Prior Round and Gap Period Present

Need obligations. The Township may, however, in its discretion, utilize such age-restricted units to satisfy its Present Need rehabilitation obligation.

**12. 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 (510 Park Boulevard, Cherry Hill, NJ 08002), the New Jersey State Conference of the NAACP, the Latino Action Network (P.O. Box 943, Freehold, NJ 07728, East Orange NAACP (P.O. Box 1127, East Orange, NJ 07019), Newark NAACP (P.O. Box 1262, Newark, NJ 07101), Morris County NAACP (P.O. Box 2256, Morristown, NJ 07962), Elizabeth NAACP (P.O. Box 6732, Elizabeth, NJ 07206), and the Supportive Housing Association, and shall, as part of its regional affirmative marketing strategies during its implementation of this plan, provide notice to those organizations of all available affordable housing units. 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.

**13. Affordability Controls.** All units shall include the required bedroom distribution, be governed by controls on affordability and affirmatively marketed in conformance with the Uniform Housing Affordability Controls, N.J.A.C. 5:80-26.1 et seq., 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 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.

**14. New Construction.** All 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.

**15. Reservation of Rights.** The Parties agree that if a decision of a court of competent jurisdiction in Essex County, the Appellate Division, or the New Jersey Supreme Court, or a determination by an administrative agency responsible for implementing the Fair Housing Act, or an action by the New Jersey Legislature, would result in a calculation of an obligation for the Township for the period 1999-2015 that would be lower by more than twenty (20%) percent than the total Gap Period Present Need obligation established in this Agreement, and if that calculation is memorialized in an unappealable final judgment, 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 this Agreement, including by 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 100% affordable developments referenced herein; and otherwise fulfilling fully the fair share obligations as established herein. The reduction of the Township's obligation below that established in this Agreement does not provide a basis for seeking leave to amend this Agreement or seeking leave to amend an order or judgment pursuant to R. 4:50-1. If the Township prevails in reducing its obligation for the Gap Period Present Need, the Township may carry over any resulting extra credits to future rounds in conformance with the then-applicable law.

**16. Spending Plan.** The Township intends to prepare a Spending Plan in compliance with the requirements set forth herein. The Parties to this Agreement agree that this Spending Plan, if it complies with the requirements of this Agreement and other applicable law, is valid and should be approved by the trial court with jurisdiction over this matter, and that the

expenditure of funds contemplated under this Agreement constitute "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, or Local Government Services, or other entity designated by the State of New Jersey, with a copy provided to FSHC 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.

**17. 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.

**18. Mid-Point 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 or 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 or 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.

**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 may present its planner as a witness at this hearing, and the Special Master shall testify as to fairness of the Agreement. For purposes of settlement, FSHC agrees not to challenge this Agreement at the

fairness hearing but shall indicate its support of the same 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, and so long as the Township prepares a Plan and Spending Plan that comports with the requirements of this Agreement by the time of the compliance hearing, 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 Mt. Laurel IV, and conditioned on the Township adopting the requisite implementing ordinances within the timeframes set forth herein. 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. Process for Agreement to Become Final:**

a. The Board of Commissioners has considered and approved execution of this Agreement.

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 and, upon

the satisfaction of all conditions recommended by the Special Master, as endorsed by the Court, or as independently imposed by the Court, will upon a further hearing enter a final order granting the Township the judicial equivalent of substantive certification, with all of the immunities and rights that such a Judgment confers upon the Township, through July 1, 2025, to be more specifically set forth in the Judgment entered by the Court approving the Agreement and granting the Township the judicial equivalent of substantive certification.

c. Prior the compliance hearing to be held on this matter, the Township shall adopt a Plan and Spending Plan that comports with the requirements of this Agreement and present the same to the Court for approval.

**22. Attorneys' Fees.** The Township agrees to pay FSHC \$4,000.00 in satisfaction of any claims for attorney fees and costs in this matter within thirty (30) days of approval of the fairness of the Settlement Agreement.

**23. Enforcement.** This Agreement may be enforced through a motion to enforce litigant's rights or a separate action filed in Superior Court, Essex County. A prevailing movant or plaintiff in such a motion or separate action shall be entitled to reasonable attorney's fees.

**24. 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.

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

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

**27. 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.

**28. 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.

**29. 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.

**30. 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.

**31. 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.

**32. 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.

**33. 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.

**34. 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](mailto:kevinwalsh@fairsharehousing.org)

**TO THE TOWNSHIP:**

Clerk, Township of Nutley  
Township of Nutley Municipal Building  
1 Kennedy Drive,  
Nutley, New Jersey 07110

**WITH A COPY TO:**

John P. Inglesino, Esq. & Derek W. Orth, 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, Suite 2  
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 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 NUTLEY**  
a public body corporate and politic

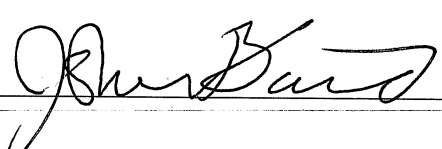
\_\_\_\_\_  
Eleni Pettas, RMC, Municipal Clerk

By: \_\_\_\_\_  
Dr. Joseph P. Scarpelli, Mayor

Dated: \_\_\_\_\_

Dated: \_\_\_\_\_

**FAIR SHARE HOUSING CENTER**

\_\_\_\_\_  


By: \_\_\_\_\_  
Kevin D. Walsh, Executive Director

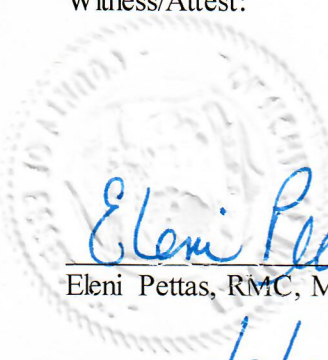
Dated: 11/9/2018

Dated: 11/8/2018

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 NUTLEY**  
a public body corporate and politic



Eleni Pettas  
Eleni Pettas, RMC, Municipal Clerk

By: Dr. Joseph P. Scarpelli  
Dr. Joseph P. Scarpelli, Mayor

Dated: 11/9/18

Dated: 11/9/18

**FAIR SHARE HOUSING CENTER**

\_\_\_\_\_

By: \_\_\_\_\_  
Kevin D. Walsh, Executive Director

Dated: \_\_\_\_\_

Dated: \_\_\_\_\_