

COUNCIL ON AFFORDABLE HOUSING
DOCKET NO. coah 87-11

MEADOWVIEW AT MILLINGTON,)
) **Plaintiff,**)
) **v.**)
TOWNSHIP OF PASSAIC,)
) **Defendant.**)

Civil Action

ORDER

THIS MATTER having been brought before the Council on Affordable Housing on the joint application of the Township of Passaic and the owners of Block 1, Lot 1, Block 1, Lot 1.18 and 3 (hereinafter "Clover Hill") for an Order exempting the owners of Clover Hill from the terms of the Order imposing restraints upon the development of vacant land in Passaic Township; and all interested parties and objectors having been notified and given an opportunity to be heard; and

The Council having considered all papers and determined that it is appropriate to exempt Clover Hill from the terms of the aforementioned Order to enable Passaic Township to grant conditional approval, pursuant to N.J.S.A. 40:55D-22a, to Clover Hill since development of Clover Hill will result in substantial funds to Passaic Township which funds will be utilized to support the proposed regional contribution agreement between Passaic Township and the City of Newark and further since time is of the essence and the developer of Clover Hill must obtain all Township Planning Board approvals as soon as possible; and for further good cause shown;

IT IS on this 1st day of February, 1988

ORDERED that the restraint Order dated February 2, 1987 and the second amended restraint Order dated June 8, 1987 are hereby amended to allow the Passaic Township Planning Board to grant conditional subdivision and site plan approval to Clover Hill conditioned upon the Council granting substantive certification to Passaic Township's housing element and fair share plan (plan) which plan does not utilize the Clover Hill site for construction of low and moderate income housing; and

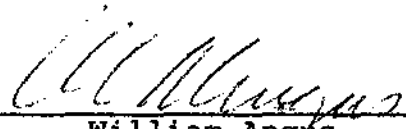
IT IS FURTHER ORDERED that any conditional subdivision and site plan approvals granted by the Passaic Township Planning Board shall be deemed to be unconditional approvals immediately upon the granting by the Council of substantive certification to Passaic Township's Plan provided said plan does not utilize the Clover Hill site for construction of low and moderate income housing and

IT IS FURTHER ORDERED that if substantive certification is denied any conditional subdivision and site plan approvals granted to Clover Hill shall be void ab initio; and

IT IS FURTHER ORDERED that all other provisions of the February 2, 1987 and June 8, 1987 restraint Orders shall remain in full force and effect.

COUNCIL ON AFFORDABLE HOUSING

By


William Angus
Acting Chairman