

RESOLUTION

WHEREAS, on February 17, 1987, Hamilton Township, Mercer County submitted an adopted housing element and fair share plan to the Council on Affordable Housing (COAH), but did not petition for substantive certification at that time; and

WHEREAS, on March 6, 1991 Parker Partners Inc. instituted exclusionary zoning litigation in the Superior Court of New Jersey Law Division and filed a request to initiate mediation and review and this action was deemed a petition for substantive certification as per N.J.S.A. 52:27D-316(d) and N.J.S.A. 52:27D-315(a)(2); and

WHEREAS, COAH has conducted a preliminary review of the municipality's housing element and fair share plan; and

WHEREAS, said preliminary review revealed that the municipality's housing element and fair share plan were incomplete or deficient so as to render COAH review or mediation and review impractical; and

WHEREAS, COAH has determined that the municipality's housing element and fair share plan are incomplete or deficient for at least the following reasons:

1. The housing element does not identify a scheme to meet the full fair share obligation; and
2. The housing element does not provide the necessary information to determine site suitability for inclusionary sites; and

3. The housing element does not include a fair share plan; and

4. The housing element does not include the necessary crediting documentation; and

WHEREAS, COAH has determined that in addition to the above mentioned deficiencies, the municipality's housing element and fair share plan contain further deficiencies that will be detailed in a report which will be mailed to the municipality.

NOW THEREFORE BE IT RESOLVED that the municipality's housing element and fair share plan be returned to the municipality so that the municipality may remedy those deficiencies cited above as well as those cited in the report which will be forwarded to the municipality; and

BE IT FURTHER RESOLVED that the municipality remedy those deficiencies no later than 60 days from receipt of COAH's detailed report; and

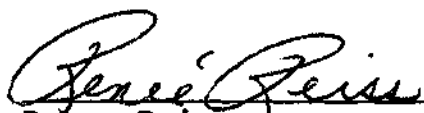
BE IT FURTHER RESOLVED that the Hamilton Township Planning Board shall amend the housing element in a public hearing so as to address the deficiencies outlined in the COAH Deficiency Review; and

BE IT FURTHER RESOLVED that the municipality re-submit its petition for substantive certification will all deficiencies remedied; and

BE IT FURTHER RESOLVED that the municipality republish notice of its

petition in appropriate newspapers as per N.J.S.A. 52:27D-314 at the time of re-submission to COAH.

I hereby certify that this resolution was duly adopted by the Council on Affordable Housing at its public meeting on *October 2, 1991.*



Renee Reiss
Secretary, Council on Affordable Housing

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