

Fair Share Housing Center
510 Park Boulevard
Cherry Hill, New Jersey 08002
P: 856-665-5444
F: 856-663-8182

Attorneys for Fair Share Housing Center
By: Joshua D. Bauers, Esq. (174532015)
joshbauers@fairsharehousing.org

FILED

April 15, 2026

SOMERSET COUNTY SUPERIOR COURT
WILLIAM G. MENNEN, J.S.C.

In the Matter of the Application
of the Township of Bedminster,
County of Somerset.

SUPERIOR COURT OF NEW JERSEY
Law Division, Somerset County
Docket No. SOM-L-145-25

CIVIL ACTION
(Mount Laurel)

Consent Order Final Compliance
Certification (N.J.S.A.
52:27D-304 (q))

THIS MATTER having come before the Court via the joint request of the Township of Bedminster, via counsel John P. Belardo, Esq. (of McElroy, Deutsch, Mulvaney, & Carpenter, LLP), as well as Fair Share Housing Center, via counsel Joshua Bauers, Esq. (on behalf of Fair Share Housing Center); and

WHEREAS, the Township of Bedminster (the "Township" or "Bedminster") having filed a resolution of participation in the Affordable Housing Dispute Resolution Program (the "Program") and a declaratory judgment action on January 28, 2025; and

WHEREAS, the Court entered an order on March 26, 2025 setting the Township's Fourth Round fair share obligations as a Present Need of six (6) units and a Prospective Need of seventy-two (72)

units, which no party appealed, and ordering the Township to file a Housing Element and Fair Share Plan ("HEFSP") by June 30, 2025; and

WHEREAS, the Township having filed its HEFSP on June 13, 2025; and

WHEREAS, FSHC having filed a letter pursuant to N.J.S.A. 52:27D-304.1(f) (2) (b) regarding the Township's HEFSP on August 26, 2025 seeking additional information and documentation before the HEFSP may be approved by the Program and trial court; and

WHEREAS, no other interested-party filed a challenge or any other communication; and

WHEREAS, the parties having entered into a consent order on December 17, 2026 outlining certain conditions of compliance; and

WHEREAS, the Court having reviewed the Township's Amended HEFSP, attachments, and implementing ordinances and resolutions and determined that they meet the "objective standard" and are in compliance with the Fair Housing Act and the Mount Laurel doctrine so long as the conditions set forth in this order are met;

WHEREAS, the Court incorporates the Court's prior orders and for good cause shown:

IT IS on this 15th day of April, 2026, **ORDERED** as follows:

1. The Township's Fourth Round HEFSP, attachments, and applicable implementing ordinances and resolutions, previously submitted to court are hereby admitted into evidence and entered into the record.
2. The Township of Bedminster's Fourth Round Fair Share Plan is hereby approved and deemed to meet the "objective standard" pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) of complying with the Fair Housing Act and the Mount Laurel doctrine and the Township is granted a Compliance Certification as to its Rehabilitation Obligation ("Present Need"), its Prior Round Obligation (1987-1999), its Third Round Obligation (consisting of both its Gap Obligation for 1999-2015 and its Prospective Need Obligation for 2015-2025), and its Fourth Round obligation pursuant to the Fair Housing Act (N.J.S.A. 52:27D-301, et. seq.) ("FHA"), the Uniform Housing Affordability Controls (N.J.A.C. 5:80-26.1, et seq.) ("UHAC"), applicable Council on Affordable Housing (hereinafter "COAH") substantive rules, and Mount Laurel case law, including the New Jersey Supreme Court's Mount Laurel IV decision.
3. The Township's Compliance Certification shall remain in effect for ten (10) years beginning on July 1, 2025 and ending on June 30, 2035, and during this ten (10) year period the Township shall have repose from exclusionary zoning

litigation, including, but not limited to, Builder's Remedy lawsuits, as provided for in the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et. seq.

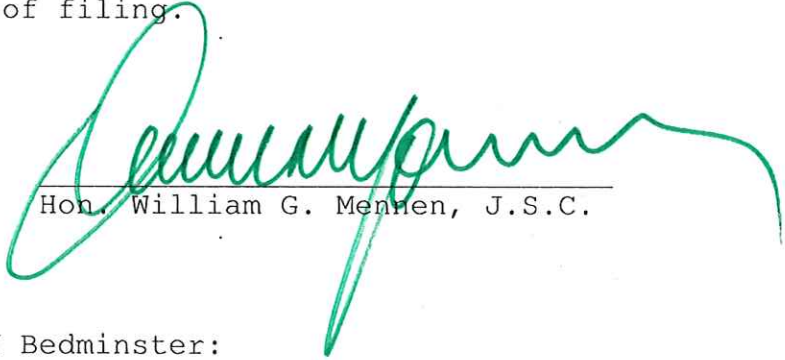
4. The Township's Present Need or Rehabilitation Obligation is six (6), the Township's Prior Round Obligation (1987-1999) is one hundred fifty four (154), the Township's Third Round Obligation (1999-2025) is two hundred twenty-five (225), the Township's Fourth Round Prospective Need (2025-2035) is seventy-two (72).
5. The Township will address its Present and Prospective Need as described in the Housing Element and Fair Share Plan filed with the court and the Program which will be amended as described in the September 18, 2025 letter in response to FSHC's challenge letter.
6. The Township's Compliance Certification shall be subject to required ongoing monitoring as follows:
 - The Township by February 15, 2026, and annually, agrees to electronically enter data into the AHMS system of the Department of Community Affairs of a detailed accounting of all development fees and any other payments into its trust fund that have been collected including residential and non-residential development fees, along with the current balance in the municipality's affordable housing trust fund as well as trust funds

expended, including purposes and amounts of such expenditures, in the previous year from January 1st to December 31st.

- The Township by February 15, 2026, and annually, agrees to electronically enter data into the AHMS system of the Department of Community Affairs of up-to-date municipal information concerning the number of affordable housing units actually constructed, construction starts, certificates of occupancy granted, and the start and expiration dates of deed restrictions. With respect to units actually constructed, the information shall specify the characteristics of the housing, including housing type, tenure, affordability level, number of bedrooms, date and expiration of affordability controls, and whether occupancy is reserved for families, senior citizens, or other special populations.
- For the midpoint realistic opportunity review as of July 1, 2030, pursuant to N.J.S.A. 52:27D-313, the Township or other interested party may file an action through the Program seeking a realistic opportunity review and shall provide for notice to the public, including a realistic opportunity review of any inclusionary development site as set forth in the adopted HEFSP that has not received preliminary site plan approval prior to the midpoint of

the 10-year round. Any such filing shall be through eCourts or any similar system set forth by the Program with notice to any party that has appeared in this matter.

7. The Court shall retain jurisdiction for the purpose of enforcing the terms and conditions of this Certification of Compliance and Repose and the Township's adopted Fourth Round HEFSP.
8. A copy of this Order shall be entered on eCourts and shall be effective as of the date of filing.



Hon. William G. Mennen, J.S.C.

On behalf of the Township of Bedminster:

John P. Belardo

John P. Belardo, Esq.

On behalf of Fair Share Housing Center:

Joshua Bauers

Joshua D. Bauers, Esq.