

Stephen Eisdorfer, Esq.  
Partner, Land Use and Environment Litigation and Applications

Direct Dial: (609) 734-6357  
seisdorfer@hillwallack.com

September 1, 2015

VIA REGULAR MAIL

Hon. Menelaos W. Toskos, J.S.C.  
Superior Court of New Jersey  
Bergen County Courthouse  
10 Main Street, 4th Floor  
Hackensack, N.J. 07601

Hon. William C. Meehan, J.S.C. (ret. t/a recall)  
Superior Court of New Jersey  
Bergen County Courthouse  
10 Main Street, 3d Floor  
Hackensack, N.J. 07601

**Re: In the Matter of the Township of Northvale,  
Docket No. BER-L-6287-15  
(and all other pending declaratory judgment actions filed  
in Bergen County pursuant to In re Adoption of N.J.A.C.  
5:96, 221 N.J. 1 (2015) )**

Dear Judges Toskos and Meehan:

I am writing on behalf of the New Jersey Builders Association (NJBA). The NJBA was a party to the proceedings before the Supreme Court in *In re Adoption of N.J.A.C. 5:96, 221 N.J. 1 (2015)*, and was identified by the Supreme Court as an interested party entitled to receive notice of all municipal declaratory judgment actions and to participate in those proceedings. *Id.* at 23.

The NJBA has intervened in a small number of declaratory judgment cases for the purpose of addressing the initial issues raised by those cases, such as the timetable for the submission of municipal housing plans; the process for determining municipal housing obligations and standards for municipal compliance; the opportunity for NJBA and builders to intervene; and the terms upon which immunity orders may be issued. As part of this intervention, NJBA also seeks to address the broader methodological issues

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and questions, such as the methodology for determining municipal fair share housing obligations and the standards for municipal compliance.

The NJBA anticipates that these issues will be resolved in a small number of leading cases throughout the State, or potentially through consolidation of all outstanding declaratory judgment actions on a vicinage-by-vicinage basis. At this point, however, the NJBA does not know which cases will be the leading cases, or how the courts intend to resolve these larger methodological questions. It is becoming readily apparent to NJBA that these issues may well not be resolved by the cases in which it has already intervened.

As the leading cases in your vicinage emerge or are selected, or as the court determines how to address these issues, the NJBA respectfully requests that the Court notify the NJBA so that it can determine whether to seek leave to intervene in any such proceedings for this limited purpose. The NJBA will, of course, comply with any timetables fixed by the Court; it has no desire to delay the Court's resolution of these issues.

The NJBA has an important perspective to offer the Court in these cases because its members are the actual builders of low and moderate income housing, whether constructed entirely through the efforts of private enterprise or partially with the assistance of public subsidies. In practice, the *Mt. Laurel* doctrine results in the construction of substantial amounts of low and moderate income housing only if it creates "realistic opportunities" for construction of low and moderate income housing by members of the NJBA.

On behalf of the NJBA, I thank the Court for its time and attention in this matter.

Respectfully submitted,



Stephen Eisdorfer, Esq.

cc: Jeffrey Surenian, Esq (via regular mail and electronic mail)  
Mark Madaio, Esq. (via regular mail and electronic mail)  
Robert Regan, Esq. (via regular mail and electronic mail)  
Richard Allen, Esq. (via regular mail and electronic mail)  
John Ten Hoeve, Jr., Esq. (via regular mail and electronic mail)  
Kenneth Poller, Esq. (via regular mail and electronic mail)  
Edward Boccher, Esq. (via regular mail and electronic mail)  
Gregg Paster, Esq. (via regular mail and electronic mail)

Andrew Fede, Esq. (via regular mail and electronic mail)  
E. Carter Corrison, Esq. (via regular mail and electronic mail)  
David Bole, Esq. (via regular mail and electronic mail)  
Jonathan Drill, Esq. (via regular mail and electronic mail)  
Edward Buzak, Esq. (via regular mail and electronic mail)  
Robert Landel, Esq. (via regular mail and electronic mail)  
Michael Edwards, Esq. (via regular mail and electronic mail)  
Philip Boggia, Esq. (via regular mail and electronic mail)  
Stephen Pellino, Esq. (via regular mail and electronic mail)  
Vincent Salvatore, Esq. (via regular mail and electronic mail)  
Robert Garibaldi, Jr. Esq. (via regular mail and electronic mail)  
Brian Chewcaskie, Esq. (via regular mail and electronic mail)  
Kenneth Porro, Esq. (via regular mail and electronic mail)  
Raymond Wiss, Esq. (via regular mail and electronic mail)  
Patrick McNamara, Esq. (via regular mail and electronic mail)  
Marc Leibman, Esq. (via regular mail and electronic mail)  
Paul Kaufman, Esq. (via regular mail and electronic mail)  
Edward Rogan, Esq. (via regular mail and electronic mail)  
Matthew Rogers, Esq. (via regular mail and electronic mail)  
Silvana Raso, Esq. (via regular mail and electronic mail)  
Robert Kasuba, Esq. (via regular mail and electronic mail)  
Anthony Suarez, Esq. (via regular mail and electronic mail)  
John Dineen, Esq. (via regular mail and electronic mail)  
Eric Bernstein, Esq. (via regular mail and electronic mail)  
David Nasta, Esq. (via regular mail and electronic mail)  
Stefani Schwartz, Esq. (via regular mail and electronic mail)  
Craig Bossong, Esq. (via regular mail and electronic mail)  
Linda Torosian, Esq. (via regular mail and electronic mail)  
Russell Huntington, Esq. (via regular mail)  
Richard Cedzidlo, Esq. (via regular mail)  
John L. Schettino, Esq. (via regular mail)  
Dennis Ritchie, Esq. (via regular mail)  
Supreme Court Service List (via regular mail and electronic mail)