

BEATTIE PADOVANO, LLC

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IN THE MATTER OF THE APPLICATION
OF THE BOROUGH OF RINGWOOD, a
Municipal Corporation of the State of New
Jersey

SUPERIOR COURT OF NEW JERSEY
PASSAIC COUNTY - LAW DIVISION

DOCKET NO. PAS-L-2297-15

Mt. Laurel
CIVIL ACTION

**AMENDED CASE MANAGEMENT
ORDER**

THIS MATTER having come before the Court by way of a telephonic Case Management Conference on February 5, 2025 in the presence of Beattie Padovano, LLC, co-counsel to the Plaintiff Borough of Ringwood (Daniel L. Steinhagen, Esq., appearing); Fair Share Housing Center (Ariela Rutbeck-Goldman, Esq., appearing); and the Special Adjudicator, Christine Nazzaro-Cofone, P.P., and the Court having considered the matter and for good cause shown,

IT IS on this 27th day of March, 2025,

ORDERED as follows:

1. The temporary immunity previously granted to the Borough of Ringwood by the Court is hereby extended through May 8, 2025.
2. The Court has reviewed the amended settlement agreement between the Borough and the Fair Share Housing Center dated October 15, 2024, and having determined that

there is sufficient apparent merit to warrant the scheduling of a fairness hearing to determine if the settlements reached between the Developers, the Borough, and the Planning Board are fair and equitable to low- and moderate-income households in accordance with East/West Venture v. Borough of Fort Lee, 286 N.J. Super. 311 (App. Div. 1996), and Morris County Fair Housing Council v. Township of Boonton, 197 N.J. Super. 359 (1984), hereby schedules a fairness hearing that shall be held on May 8, 2025 at 10:00 a.m. in Courtroom 322 in the Passaic County Courthouse, 77 Hamilton Street, Paterson, New Jersey 07505.

3. The Borough shall provide notice of the Fairness Hearing as follows:
 - a. Publishing a copy of the Notice in the Borough's Official Newspaper at least thirty (30) days in advance of the date of the Fairness Hearing, as confirmed by the Affidavit of Publication to be filed with the Court at least ten (10) days prior to the fairness hearing.
 - b. Mailing, by certified mail, return receipt requested, a copy of the Notice to the entities and/or individuals listed on the Borough's service list.
 - c. Posting a copy of the Notice on the Borough's official bulletin board and on the Borough's website at least thirty (30) days in advance of the Fairness Hearing, as confirmed by a certification to be filed with the Court at least ten (10) days prior to the fairness hearing.
 - d. Announcing Notice of the Hearing at each regularly scheduled Borough Council meeting commencing with the next scheduled Council meeting.
4. At least thirty (30) days prior to the Fairness Hearing, a copy of the settlement agreement shall be placed on file for public inspection and photocopying during

normal business hours with the Clerk of Borough of Ringwood at the Borough Hall located at 60 Margaret King Avenue, Ringwood, New Jersey 07456 as well as made available on the Borough's website.

5. Any party that seeks to appear and be heard on the settlement agreements at the Fairness Hearing is directed to file written comments, concerns or objections with the court no later than April 17, 2025, with duplicate copies forwarded by email and certified mail, return receipt requested, to the attention of Richard J. Clemack, Esq., 55 Skyline Drive, Suite 206C, Ringwood, NJ 07456, rjclemack@optonline.net; Daniel L. Steinhagen, Esq., Beattie Padovano, LLC, 200 Market Street, Suite 401, Montvale, New Jersey, 07645, dsteinhagen@beattielaw.com; Ariela Rutbeck-Goldman, Esq., Fair Share Housing Center, 510 Park Boulevard, Cherry Hill, New Jersey 08002, arielarutbeck@fairsharehousing.org; and Christine Nazarro-Cofone, P.P., Cofone Consulting Group, 125 Half Mile Road, Suite 200, Red Bank, New Jersey 07701, ccofone@cofoneconsulting.com. Any responses to such comments, concerns or objections may be filed by the parties on or before April 25, 2025.
6. No later than April 28, 2025, the Special Adjudicator, Christine Nazzaro-Cofone, P.P., shall furnish the Court and counsel for all parties of record a copy of her Report on the issues associated with the settlement agreement and Fairness Hearing. The Report shall be placed on file with the Ringwood Borough Clerk at the address set forth above and be available for public inspection and photocopying during normal business hours, as well as made available on the Borough's website
7. Within seven (7) days of the entry of this Order, through and until the date of the Fairness Hearing, a copy of this Order shall be placed on the official bulletin board of

the Ringwood Borough Hall and shall be available for public inspection and photocopying during normal business hours, as well as made available on the Borough's website.

8. The Court's posting of this Order on eCourts shall constitute service upon all counsel and interested parties of record. The Court has provided a copy of this Order to the Special Adjudicator via email. The Borough shall serve any other interested parties on eCourts, via regular and certified mail within seven (7) days of the posting of this Order on eCourts.

Opposed []
Unopposed []

/s/ Darren J. Del Sardo

HON. DARREN J. DEL SARDO, P. J. Cv.