

ML - Morris County Fair Housing Council  
v. Boonton  
- Montville

Nov. 15, 1985

Final Judgment as to Montville Township

Pg. 10

notes: double-sided pages

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FILED

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STEPHEN SKILLMAN, J.S.C.

ALFRED A. SLOCUM,  
ACTING PUBLIC ADVOCATE  
DEPARTMENT OF THE PUBLIC ADVOCATE  
BY: STEPHEN EISDORFER  
ASSISTANT DEPUTY PUBLIC ADVOCATE  
DIVISION OF PUBLIC INTEREST ADVOCACY  
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SUPERIOR COURT OF NEW JERSEY  
LAW DIVISION  
MORRIS/MIDDLESEX COUNTIES  
DOCKET NO. L-6001-78 P.W.

MORRIS COUNTY FAIR HOUSING  
COUNCIL, et al.,

Plaintiffs,

vs.

BOONTON TOWNSHIP, et al.,

Defendants.

:  
:  
:  
:  
:  
: Civil Action  
: (Mt. Laurel Action)  
:  
: FINAL JUDGMENT AS TO  
: MONTVILLE TOWNSHIP

This matter having come before this Court on the joint application of plaintiffs and defendant Montville Township for entry of a final judgment of compliance as to Montville Township based upon a proposed settlement agreement between the parties, and

This Court having determined by its Order of September 12, 1985 that the settlement agreement is, fair, adequate and reasonable, and

Defendant Montville Township having enacted a revised zoning ordinance in accordance with the terms of the proposed settlement agreement, and

This Court having determined that entry of a final judgment of compliance is justified and within the powers of this Court,

It is on this 15<sup>th</sup> day of November, 1985, ORDERED and ADJUDGED, that

1. The settlement agreement (and implementing ordinance adopted September 5, 1985) annexed as Attachment A and incorporated herein by reference, is fair, adequate and reasonable.

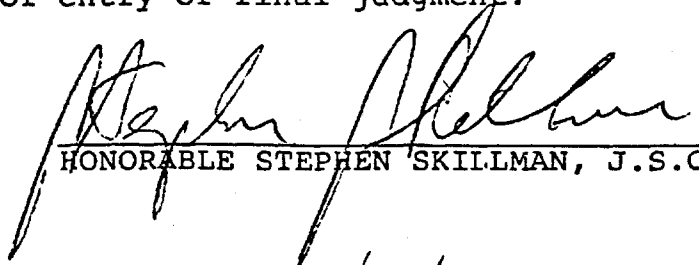
2. Defendant Montville Township, by implementing the settlement agreement set forth in Attachment A, is complying with its constitutional obligation to provide realistic opportunities for creation of sufficient, safe, decent housing affordable to low and moderate income households to meet its indigenous need and its fair share of the present and prospective regional need.

3. Final judgment is hereby entered in favor of defendant Montville Township as to all claims made by plaintiffs. All counterclaims made by defendant Montville Township are dismissed with prejudice.

4. The agreement annexed as Attachment A shall, in accordance with its terms and provisions, be effective immediately upon entry of this judgment and shall be implemented by the parties.

5. Costs shall not be taxed against either party.

6. It is certified pursuant to R. 4:42-2 that this judgment is a complete adjudication of all of the rights and liabilities asserted in this litigation as to Montville Township and there is no just reason for delay of entry of final judgment.

  
HONORABLE STEPHEN SKILLMAN, J.S.C.

Dated: 11/15/85

THIS AGREEMENT, made this 11<sup>th</sup> day of July, 1985, by and between:

The Township of Montville

A Municipal Corporation of the State of New Jersey,  
hereinafter designated as the "Township";

-and-

The Morris County Branch of the National Association for the  
Advancement of Colored People

The Morris County Fair Housing Council; and

The Department of the Public Advocate of the State of New  
Jersey;

hereinafter collectively designated as "Plaintiffs."

WHEREAS, the Plaintiffs on October 13, 1978, instituted a certain action in the Superior Court, Law Division, Morris County, bearing docket number L-6001-78 P.W., against the Township and other parties; and

WHEREAS, the parties hereto are desirous of entering into an agreement of settlement to resolve their differences in the aforesaid litigation;

NOW THEREFORE in consideration of the mutual covenants, promises, terms and conditions hereinafter provided, it is agreed by and between the Township and the Plaintiffs as follows:

1. This agreement is reached after due deliberation by all parties and upon the considered judgment of all parties that it is in the best interest of the public good and welfare to settle the aforesaid litigation upon the terms and conditions contained herein so as to fully meet the fair share obligation of the Township.

2. In accordance with the law, the Township agrees to amend the Land Use Ordinance of the Township to establish affordable housing zones as set forth in Exhibit "A" attached hereto and made part hereof. The coverage of

these zones is limited to lands designated in Exhibit A, and provide for 565 affordable housing units.

- A. 109 units of the 530 affordable units to be provided by zoning may be senior citizen housing.
- B. 35 rehabilitation units in the Township shall also count toward meeting the fair share assessment of 565.
- C. In addition to any other limitations which the Township may place on the granting of site approvals on these sites under the terms of this agreement, the Township may in its discretion phase construction of units on these sites by limiting the total number of units granted preliminary approval on these sites in accordance with the following schedule:

<u>Initial Date for Granting Preliminary Approval</u>	<u>Total Number of Units for Which Preliminary Approval is Available Upon Application</u>
Immediately	800
July 1, 1986	1,600*
July 1, 1987	2,406*

\* Or number sufficient to satisfy municipality's fair share obligation, whichever is less.

The Township may also, at its discretion, limit the issuance of construction permits in any development during any 12-month period to 200 or 25% of the total units in the development, whichever is greater.

3. The parties have agreed that 565 units represents the Township's fair share through the year 1991..

4. On or before March 1, 1991 the Township shall, through its normal planning process, assess its fair share of housing needs to determine whether an opportunity for additional low and moderate income units is necessary and, if so, to create such additional opportunity.

5. In the event that additional publicly subsidized/<sup>or privately-built</sup>housing affordable to low or moderate income households is constructed in the Township on or before March 1, 1991, the Township shall receive credit for each unit towards satisfaction of its fair share obligation.

6. In addition to the provisions in Exhibit A, the municipality shall take all reasonable steps to foster development of the units affordable to low and moderate households called for by paragraphs 2 and 3 including but not limited to:

- a) adoption of such resolutions of need, execution of payment in-lieu-of-taxes resolutions, or public housing cooperation agreements as may be necessary to facilitate a developer in obtaining public subsidies for the construction of housing affordable to low and moderate income households;
- b) expedited disposition of site plan applications and municipal approvals by a developer in the affordable housing zones;
- c) cooperation with a developer in the affordable housing zones in obtaining sewage and water connections;
- d) cooperation with the needs of a developer and the requirements of State and Federal agencies concerning the administration of resale price controls;
- e) waiver of the following fees of the low and moderate income units in the affordable housing developments;
  - (1) Subdivision and site plan application fees on a pro-rata basis based on the percentage of low and moderate income housing in the development.
  - (2) Building permit fees, except State fees.
  - (3) Certificate of occupancy fees.

(4) Engineering fees on a pro-rata basis based on the percentage of low and moderate income housing in the development.

f) establishment of mechanisms and procedures to ensure that units are marketed to eligible households.

7. The Township shall provide written notice to plaintiffs of any applications for conceptual, preliminary, or final approval by developers in the affordable housing zones, and of any preliminary or final approvals or denials, whether conditional or unconditional.

8. Upon enactment of the amendments described in paragraph 2, the parties shall enter a stipulation of dismissal of this complaint with prejudice incorporating this agreement.

9. This settlement is conditioned upon the entry of a final judgment of compliance by the courts pursuant to Southern Burlington County NAACP v. Mt. Laurel Tp., 92 N.J. 158 at 291. Plaintiffs agree to support any attempt by defendant to obtain such a final judgment of compliance.

10. Upon the construction and occupancy of sufficient units affordable to low and moderate income households under the ordinance set forth as Appendix A to satisfy the municipality's fair share under paragraphs 2, 3 and 5 of this agreement and upon written notice to plaintiffs, the municipality may repeal or amend the ordinance set forth in Appendix A.

11. In the event that any site in any of the zones established under this agreement ceases to be available for development pursuant to the provisions adopted under section 2 of this agreement because of development for other purposes, condemnation, state or federal prohibitions or restrictions upon development or any other reason <sup>the municipality</sup> shall rezone sufficient other developable land pursuant to this provision to make it realistically likely that a sufficient

number of units affordable to low and moderate income households shall be construed to satisfy the municipality's fair share.

12. In the event that, following the execution of this agreement, the Township finds that incentive devices and methods other than the 22% set-aside technique set forth in Exhibit "A" become available to afford a realistic opportunity for the construction of the Township's fair share obligation, then the Township shall have the right to submit such devices and techniques to the Public Advocate and, with the approval of the Public Advocate, may enact and implement such approved methodology; provided, however, that the Township's fair share number shall remain as set forth in this agreement.

13. The municipality shall not zone, rezone, grant variances, or grant any preliminary or final site plan approval for townhouses, garden apartments, or residential uses at gross densities higher than 4 units/acre unless;

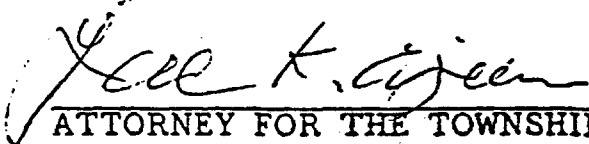
- a. the development is subject to a mandatory set-aside for units affordable to low and moderate income households identical to that contained in Exhibit A, or
- b. the municipality has met its fair share obligation.

14. Upon enactment into law, the low and moderate income housing amendments as set forth in Exhibit A shall not be repealed, amended, or modified without the express consent of the plaintiffs, through their counsel, the Department of the Public Advocate, except as provided in paragraph 10 above. In the event of any breach of any provision of this agreement the plaintiffs may seek relief by way of any remedy provided by law. The owners or assignees of the lands which are rezoned by this amendment are also recognized as thirty party beneficiaries with authority to enforce the terms of this settlement agreement.



15. Annually, on or about the anniversary of the execution of this agreement, the Township shall furnish the plaintiffs and the Superior Court of New Jersey with a statement describing what lower income housing developments has occurred and the status of each site rezoned under this agreement.

DEPARTMENT OF THE PUBLIC ADVOCATE  
Attorney for Plaintiffs

  
ATTORNEY FOR THE TOWNSHIP OF  
MONTVILLE

July 23, 1985

AN ORDINANCE TO AMEND CHAPTER 150  
OF THE CODE OF  
THE TOWNSHIP OF MONTVILLE

BE IT ORDAINED, by the Township Committee of the Township of Montville, in the County of Morris, and State of New Jersey, as follows:

SECTION 1. Section 150-4A is hereby amended by adding thereto the following definitions:

AFFORDABLE means that a household at ninety (90) percent of the ceiling income for each income group, for each household size, is not required to pay more than twenty-eight (28) percent of its gross household income for the total of principle, interest, property taxes, insurance and homeowner's association assessments, calculated on the basis of a ten (10) percent downpayment, and realistically available mortgage interest rates. In the case of rental housing, such a household is not required to pay more than thirty (30) percent of income for rent inclusive of utilities and all maintenance services.

LOW INCOME is defined as having a total gross household income equal to fifty (50%) percent or less of the median household income for households of the same size and using the median income data for household size prepared by the United States Department of Housing and Urban Development (HUD) for the region which includes Montville Township (presently the Newark S.M.S.A.), or, if HUD data is not available, equivalent data from other sources acceptable to the Planning Board.

MODERATE INCOME is defined as having total gross household income between fifty (50%) percent and eighty (80%) percent of the median household income for households of the same size for the region which includes Montville Township, using the median income data for household size prepared by HUD, or, if HUD data is not available, equivalent data from the other sources acceptable to the Planning Board.

SECTION 2. The Zoning Map dated October, 1984, and referred to in Section 150-109 is hereby amended as follows:

a. Lots 17 and 18 in Block 131 as shown on the Tax Map of the Township of Montville, presently in the AH-1 District, are hereby rezoned to place the same in the ROLM-1 District.

b. Lot 14 in Block 123 as shown on the Tax Map of the Township of Montville, presently in the AH-2 District, is hereby rezoned to place the same in the AH-3 District.

c. Lots 6 and 8 in Block 76 as shown on the Tax Map of the Township of Montville, presently in the AH-3 District, are hereby rezoned to place the same in the AH-2 District.

d. Lots 28 thru 32 inclusive in Block 109 as shown on the Tax Map of the Township of Montville, presently in the AH-4 District, are hereby rezoned to place the same in the R-2B District.

e. Lots 58, 64.01 and 66 in Block 39 and Lot 7 in Block 81 as shown on the Tax Map of the Township of Montville, presently in the ROLM-2 District, are hereby rezoned to place the same in the AH-2 District.

f. Lots 28 and 33 in Block 52 as shown on the Tax Map of the Township of Montville, presently in the I-1 and ROLM-1 Districts, is hereby rezoned to place the same in the AH-4 District.

g. Lot 2 in Block 54 as shown on the Tax Map of the Township of Montville, presently in the R-3A District, is hereby rezoned to place the same in the AH-4 District.

SECTION 3. Article XXVIII of Chapter 150 is hereby amended to read as follows:

150-161 Purpose. The purpose of this Article XXVIII is to establish affordable housing zones to permit the construction of multi-family housing at maximum densities as hereinafter specified conditioned upon the provision of a 22% set-aside for low and moderate income units. In the event that the owner shall seek to develop at a density of less than the maximum permitted, the owner or developer seeking to so develop shall be required to provide the same number of low and moderate income units as if the land were developed on the basis of the maximum density with a 22% set-a-side for low and moderate income units, unless the Planning Board shall grant a variance to this requirement.

150-162 Permitted Principal Uses and Densities. The following principal uses are permitted in the AH Districts:

AH-1 Apartments, townhouses and senior citizen housing at a maximum density of 10 units per acre. Set-aside units shall be townhouses and/or apartments.

AH-2 Apartments, townhouses and senior citizen housing at a maximum density of 8 units per acre. Set-aside units shall be townhouses and/or apartments.

AH-3 Apartments, townhouses and senior citizen housing at a maximum density of 7 units per acre. Set-aside units shall be townhouses and/or apartments.

AH-4 Townhouses at a maximum density of 5.25 units per acre. Set-aside units shall be senior citizen housing provided, however, that set-aside units in the zone over and above 109 units shall be townhouses and/or apartments.

In addition to the maximum density for each zone established above, a maximum number of dwelling units as listed below is established for each of the AH zone districts and the maximum number dwelling units permitted on any single property in an AH zone shall be proportional of that maximum number according to the area of the property as related to the area of the entire zone.

<u>Zone</u>	<u>Maximum Number of Dwelling Units</u>
AH-1	950
AH-2 North Side of Route 202	200
AH-2 South Side of Route 202	104
AH-2 Church Lane	344
AH-3	196
AH-4	612

150-163. Permitted Accessory Uses. The following accessory uses are permitted in all AH Districts:

- A. Private garages.
- B. Buildings for storage of maintenance equipment.
- C. Off-street parking as hereinafter regulated.

D. Signs in accordance with Article XXVI.

E. Private recreation buildings and facilities, including swimming pools, intended for use by residents of the premises.

150-164. Required Conditions. The following zoning standards shall apply to development in the AH Districts:

A. Minimum lot size - 10 acres.

B. Minimum setback from streets and tract boundary - 50 feet in AH-1, -2 and -3; 75' in AH-4.

C. Maximum building coverage - 30% of site.

D. Maximum height of building - 3 stories and 40 feet.

E. Maximum number of dwelling units per building - townhouses: 10, apartments: 30

F. Minimum distances between buildings (in feet).

	<u>Minimum</u>	<u>Average</u>
Front facing front	60	75
Front facing rear	60	75
Front facing side	30*	40*
Rear facing rear	60	75
Rear facing side	15*	20*
Side facing side	15*	20*

\* Not less than 50 if driveway is located between buildings.

G. Minimum usable open space \*\* - 20% of site.

\*\* Usable open space is open space exclusive of roads, parking areas, buffers, walkways and buildings.

H. Recreation. Multi-family developments of between 10 and 50 units shall provide 250 square feet of space in a usable configuration for play lots, or a shaded area for the elderly, or other space for recreation which is appropriate for that development. Multi-family

developments of larger than 50 units shall provide for an additional 20 square feet per unit above 50 for such purposes. In large developments such space shall be subdivided into two or more usable areas, distributed throughout the development so as to be convenient to residents.

150-165. Low and Moderate Income Housing Requirements:

A. At least eleven (11) percent of the total number of residential dwellings within each development in the AH Zones shall be made affordable and sold or rented to low income persons and eleven (11) percent shall be made affordable and sold or rented to moderate income persons.

B. At least twenty (20) percent of the low and twenty (20) percent of the moderate income units shall be three bedroom units, and no more than fifty (50) percent of the low and fifty (50) percent of the moderate income units shall be one bedroom units or efficiency units; provided, however, that low and moderate income senior citizen housing units need contain no more than one bedroom.

C. For purposes of assuring affordability of housing units to low and moderate income households of varying sizes, it shall be assumed that housing units of different sizes will be occupied by households of different minimum sizes as follows:

0 Bedroom	1 person
1 Bedroom	2 persons
2 Bedrooms	3 persons
3 Bedrooms	5 persons

(1) In the case of low and moderate income units offered for sale, each unit shall be affordable to a household earning no more than ninety (90) percent of the ceiling income for that household, by household size and income category. The proposed prices of low and moderate income units to be offered for sale, and the calculations by which those prices have been determined, shall be submitted for approval by the applicant as a part of the application for preliminary site plan

approval.

(2) In the case of low and moderate income units offered for rent, they shall be rented for no more than thirty (30) percent of the gross household income of the low or moderate income household based upon ninety (90) percent of the ceiling income for that household said rental to be inclusive of all services and maintenance including utilities. In the event that any other charges are paid directly by the tenant, the maximum rental of thirty (30) percent shall represent the sum of the contract rent and all such other charges.

D. The developer shall formulate and implement a written affirmative marketing plan acceptable to the Planning Board. The affirmative marketing plan shall be realistically designed to ensure that lower income persons of all races and ethnic groups are informed of the housing opportunities in the development, feel welcome to seek to buy or rent such housing, and have the opportunity to buy or rent such housing. It shall include advertising and other outreach activities realistically designed to reach:

(1) Lower income persons of all races and ethnic groups in municipalities in northeastern New Jersey that have higher than average proportions of blacks, Hispanics or lower income households; and

(2) Lower income persons of all races and ethnic groups who work in Morris County, but do not live within the county.

The plan shall include advertisements in newspapers, periodicals and other media aimed at black and Hispanic populations.

E. A developer shall submit a phasing schedule for the construction of the low and moderate income units. All lower income units in any phase must be completed and rented or sold to eligible occupants and have received certificates of occupancy before certificates of occupancy may be granted for any market rate units in that phase. Approximately half the lower income units in each phase shall be low income units.

Lower income units shall be constructed at a rate no less rapid than the following:

Phase	Percentage of Lower Income Units Completed	Percentage of Market Rate Units Completed
I	0	20
II	20	40
III	50	60
IV	80	80
V	100	90

F. In addition to any other limitations which may be placed on the granting of site approvals, the Township may, in its discretion, phase construction of units by limiting the total number of units granted preliminary approval in accordance with the following schedule:

Initial Date for Granting Preliminary Approval	Total Number of Units for Which Preliminary Approval is Available Upon Application
Immediately	800
July 1, 1986	1,600*
July 1, 1987	2,406*

\* Or number sufficient to satisfy municipality's fair share obligation, whichever is less.

The Township may also, in its discretion, limit the issuance of construction permits in any development during any 12-month period to 20% or 25% of the total units in the development whichever is greater.

G. A developer shall submit a plan for resale or rental controls to ensure that the units remain affordable to low and moderate income households for at least thirty (30) years. The purchaser shall be entitled to sell the units for:

(1) The original sales price plus the original sales price multiplied by seventy-five (75) percent of the percentage increase in the Consumer Price Index between the date of purchase and the date of



resale;

(2) Reimbursement for documented monetary outlays for reasonable improvements; and

(3) Any reasonable costs incurred in selling the unit.

Where units are offered as rental units, they shall continue to be offered as rental units for fifteen (15) years. After fifteen (15) years, they may be sold at prices affordable to moderate income households, subject to such resale price controls as may be necessary to ensure that the units continue to be affordable to moderate income household for the remainder of the thirty (30) year period commencing from the date of initial rental.

The low income units, upon resale, may be sold only to low income persons, and the moderate income units may be sold to low or moderate income purchasers. If, however, no low income purchaser is found within sixty (60) days, the low income unit may be sold to a moderate income purchaser or, if none is available, to any interested purchaser. If no moderate income purchaser is found for a moderate income unit within sixty (60) days, the units may be sold to any purchaser. Regardless of the income of the purchaser, the resale controls shall remain in effect for subsequent resales.

H. Eligibility. Sale or rental of low and moderate income dwelling units shall be on the basis of income and residency of applying eligible households.

(1) The developer shall agree not to impose any residency requirements upon prospective renters or purchasers of any low and moderate income units, except that the Township may require the developer to offer units for rental or initial sale exclusively to residents of Montville Township for a period of no more than 15 days. The developer shall agree not to impose age requirements upon occupants of low and moderate income units, except for set-aside units designated for senior citizen housing in the AH-4 District. The set-aside units for senior citizens shall constitute a total of no

more than 109 units.

(2) Where the number of applicants exceed the number of low and moderate income units available, the sale or rental of such units shall be in accordance with the date of application submitted, with earlier applicants being given preference over later applicants. The distribution of available units shall be consistent with the proportion of income categories as provided in subsection 150-165A.

(3) All applicants for the purchase or rental of low and moderate income units shall meet the income qualifications established in this Ordinance at the time the application is filed and shall be qualified at the time of taking title or occupancy.

(4) In a multi-family development under management of a single landlord, all tenants of rented low and moderate income units shall be required to give proof of continued income qualification the first and each subsequent anniversary date of taking occupancy. A tenant shall cease to remain qualified if total household income exceeds 125 percent of the moderate income limit. Any tenant household not remaining so qualified on the first or subsequent anniversary date of taking occupancy shall be required to vacate the rented unit upon nine (9) months written notice if there is a qualified applicant available for such unit; provided, however, that a household that ceases to meet the qualifications as a low income household, but does meet the qualifications as a moderate income household, may continue to occupy the unit, and the next unit to become available which is owned by the same owner as the unit changing from low to moderate income occupancy shall be rented to a low income household. Upon the issuance of the written notice to vacate, the limitation of rental charges as set forth in this chapter shall cease to apply and until the subject unit is vacated the owner shall be entitled to an increase in rent, provided that the increase does not exceed thirty (30%) percent of the amount by which the tenant's income exceeds the current

maximum income limitation for a moderate income household. In the implementation of this paragraph (4), income limitations shall be as adjusted for household size.

I. The Township may administer these controls directly, or may enter into an agreement with a nonprofit corporation or other governmental entity, or may permit the developer to administer these controls, either directly or through a nonprofit entity established by the developer, but in no event may the Township require the developer to administer these controls as a condition of approval, nor may the resale controls be administered merely by the existence of a deed restriction on the property.

Resale controls shall be embodied in a deed restriction on the property that shall be submitted by the developer at the time of preliminary site plan approval, and shall be subject to approval by the Township attorney and the administering agency. All deed restrictions shall be consistent with all of the provisions of this Section, and with any regulations or guidelines adopted by the administering agency.

150-166. Modification of Standards. A developer in a AH Zone may request the Planning Board and/or the Township to further increase densities, waive or modify cost-generating requirements in the Land Use Ordinance, to waive or reduce fees, or to grant tax abatement to the extent authorized by law, if the developer determines that such actions are necessary to provide the 22 percent low and moderate income housing. A developer may choose one of three impartial housing experts from list prepared by the Planning Board and have the expert make recommendations, at the expense of the developer, on the necessity for the proposed waivers, modifications or other actions. The expert shall also consider whether the requirement for which the waiver or modification is sought is a necessary minimum standard required for public health and safety. In the event that the expert determines that, even after full municipal cooperation, it is not economically feasible for the developer to provide the full amount affordable low and moderate income units as defined in Article II, the expert may recommend that the developer provide thirteen (13) percent moderate income and nine (9) percent low income

units. Such a modification in the low and moderate income obligation shall not be approved unless the expert determines that the Township has substantially complied with his recommendations for municipal actions to reduce costs. In the event that the Planning Board declines to accept one or more of the recommendations of the expert, it shall detail its reasons in writing.

150-167. Limitation on Site Plans. Upon the construction of 530 units affordable low and moderate income households pursuant to Article II of this Ordinance, the Planning Board, in its discretion, may refuse to consider further applications for site plan approval for townhouses, apartments or senior citizen housing.

SECTION 4. The prior ordinance amending Chapter 150 of the Code of the Township of Montville enacted September 4, 1984, is hereby repealed.

SECTION 5. All provisions of the prior ordinance amending Chapter 150 of the Code of the Township of Montville enacted November 15, 1984 which are inconsistent with the provisions of this Ordinance are hereby repealed to the extent of such inconsistency.

SECTION 6. This Ordinance shall take effect as provided by law.

ATTEST:

TOWNSHIP OF MONTVILLE

Gladys C. Jarombek, Township Clerk

Frederick E. Eckhardt, Mayor

DATED: August 1, 1985

INTRODUCED: August 1, 1985

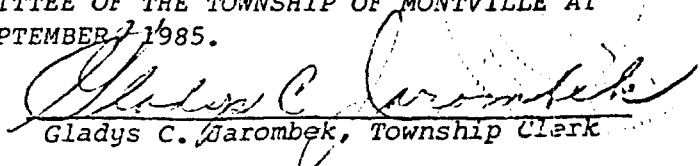
PASSED: SEP 5 1985

ADOPTED: SEP 5 1985

APPROVED: SEP 5 1985

I HEREBY CERTIFY THAT THIS ORDINANCE IS A TRUE COPY OF AN ORDINANCE WHICH WAS PASSED AND ADOPTED BY THE TOWNSHIP COMMITTEE OF THE TOWNSHIP OF MONTVILLE AT THEIR MEETING HELD ON THE 5TH DAY OF SEPTEMBER, 1985.

Dated: September 5, 1985

  
Gladys C. Jarombek, Township Clerk