



Michael J. Ash, Esq., CRE  
 Michael.Ash@carlinward.com  
*Certified by the New Jersey Supreme Court  
 As a Civil Trial Attorney*

March 16, 2026

**VIA eCOURTS ONLY**

The Honorable Lina P. Corrison, J.S.C.  
 Superior Court of New Jersey  
 Bergen County Justice Center  
 10 Main Street  
 Hackensack, New Jersey 07601

**RE: In the Matter of the Declaratory Judgment Action  
 of the Township of Teaneck  
 BER-L-776-25**

Dear Judge Corrison:

This firm represents the Township of Teaneck (the “Township”) in the above matter filed in accordance with the Fair Housing Act, N.J.S.A. 52:27D-310 and Directive 14-24 of the Administrative Office of the Courts. We are in receipt of the Court’s March 4, 2026 Decision and Order Approving Housing Element and Fair Share Plan for the Fourth Round Housing Cycle. I note that while the Decision and Order were filed on March 4, 2026, the Township did not receive notice of the filing on eCourts until March 12, 2026.

The Order requires the Township to file an Amended Housing Element and Fair Share Plan by today’s date. With one limited and specific exception, the Township’s original Housing Element and Fair Share Plan filed on June 19, 2026 includes the compliance mechanisms recommended by the Program Judge’s Settlement Recommendation filed in this matter on February 3, 2026. The Township has settlement agreements and stipulations of settlements with all intervenors and will effectuate zoning consistent with the settlement agreements and recommendation of the Program Judge. The one compliance mechanism project not included in the original Housing Element is 822 Palisades Avenue, included in the settlement with Fair Share Housing Center. The Township did not want to go through the process of amending the Housing Element to include 822 Palisade Avenue so the settlement agreement did not require the Township to make an amendment to the Housing Element and Fair Share Plan.

The Township has taken every step possible toward full compliance with the Fourth Round Housing Cycle. In order to complete the Township’s compliance and maintain immunity from builder’s remedy lawsuits, the Township has two (2) requests.

1. The Township respectfully request the Court amend the March 4, 2026 Order to remove the requirement to amend the Housing Element by March 16, 2026; and
2. The Township Council meets tonight for a hearing on adoption of two (2) redevelopment plans and meets again on March 24, 2026 for a hearing on adoption of a final overlay zoning ordinance to in order to achieve full compliance with the Township’s approved

25B Vreeland Road, Suite 102  
 P.O. Box 751  
 Florham Park, New Jersey 07932

Phone: (973) 377-3350  
 Fax: (973) 377-5626  
 carlinward.com

The Honorable Lina P. Corrison, J.S.C.

March 16, 2026

p.2

Housing Element. Accordingly, the Township also respectfully requests the Court to amend the March 4, 2026 Order to make the deadline for full compliance to be March 25, 2026.

Thank you for your courtesies in this matter.

Very truly yours,

**CARLIN, WARD, ASH & HEIART, LLC**

By: *Michael J. Ash*  
Michael J. Ash, Esq., CRE

cc: all parties via eCourts