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*Tamares Management, LLC*

FAN ASSOCIATES, LLC,

Plaintiff,

v.

BOROUGH OF PALISADES PARK and  
PLANNING BOARD OF THE  
BOROUGH OF PALISADES PARK,

Defendants.

SUPERIOR COURT OF NEW JERSEY  
LAW DIVISION – BERGEN COUNTY  
DOCKET NO. BER-L-566-23

Civil Action

Mount Laurel

DRC DEVELOPMENT CORP. and  
HILLCREST BUILDERS, LLC,

Plaintiffs,

v.

BOROUGH OF PALISADES PARK,  
MAYOR AND COUNCIL OF THE  
BOROUGH OF PALISADES PARK, and  
PLANNING BOARD OF THE  
BOROUGH OF PALISADES PARK,

Defendants.

SUPERIOR COURT OF NEW JERSEY  
LAW DIVISION – BERGEN COUNTY  
DOCKET NO. BER-L-2239-24

Civil Action

Mount Laurel

<p>HJLEE, LLC,  Plaintiff,  v.  BOROUGH OF PALISADES PARK and PLANNING BOARD OF THE BOROUGH OF PALISADES PARK,  Defendants.</p>	<p>SUPERIOR COURT OF NEW JERSEY LAW DIVISION – BERGEN COUNTY DOCKET NO. BER-L-2334-24  Civil Action  <u>Mount Laurel</u></p>
<p>BROAD &amp; EDSALL, LLC,  Plaintiff,  v.  BOROUGH OF PALISADES PARK and PLANNING BOARD OF THE BOROUGH OF PALISADES PARK,  Defendants.</p>	<p>SUPERIOR COURT OF NEW JERSEY LAW DIVISION – BERGEN COUNTY DOCKET NO. BER-L-2335-24  Civil Action  <u>Mount Laurel</u></p>
<p>LEEM'S CORPORATION,  Plaintiff,  v.  BOROUGH OF PALISADES PARK, COUNCIL OF THE BOROUGH OF PALISADES PARK, PLANNING BOARD OF THE BOROUGH OF PALISADES PARK, XYZ GOVERNMENT AGENCIES (1-10), JOHN DOES (1-10),  Defendants.</p>	<p>SUPERIOR COURT OF NEW JERSEY LAW DIVISION – BERGEN COUNTY DOCKET NO. BER-L-2379-24  Civil Action  <u>Mount Laurel</u></p>

TAMARES MANAGEMENT, LLC,  
 Plaintiff,  
 v.  
 BOROUGH OF PALISADES PARK,  
 MAYOR AND COUNCIL OF THE  
 BOROUGH OF PALISADES PARK,  
 PLANNING BOARD OF THE  
 BOROUGH OF PALISADES PARK,  
 Defendants.

SUPERIOR COURT OF NEW JERSEY  
 LAW DIVISION – BERGEN COUNTY  
 DOCKET NO. BER-L-566-23

Civil Action

Mount Laurel

GOLDEN VALUE, LLC,  
 Plaintiff,  
 v.  
 BOROUGH OF PALISADES PARK,  
 AND THE PLANNING BOARD OF THE  
 BOROUGH OF PALISADES PARK,  
 Defendants.

SUPERIOR COURT OF NEW JERSEY  
 LAW DIVISION – BERGEN COUNTY  
 DOCKET NO. BER-L-4255-25

Civil Action

Mount Laurel

**ORDER REVISING SCHEDULE AND  
 DEADLINES**

**WHEREAS THIS MATTER**, having come before the Court by way of a Case Management Conference on February 18, 2026, with appearances by McManimon Scotland & Baumann, LLC (Ted Del Guercio, III, Esq., Jessica Almeida, Esq., and Jessica Silva, Esq. appearing), counsel for the Defendants Borough of Palisades Park and the Mayor and Council of the Borough of Palisades Park (collectively, the “Borough”); Sills Cummis & Gross, P.C. (Meryl A. G. Gonchar, Esq., and Adam J. Faiella, Esq., appearing), counsel to Plaintiff Tamares Management, LLC (“Tamares”); Murphy Schiller & Wilkes, LLP (Lisa Lomelo, Esq., appearing), counsel to Plaintiffs Leem's Corporation (“Leem’s”); Beattie Padovano, LLC (Daniel Steinhagen, Esq., appearing), counsel to Plaintiff Golden Value, LLC (“Golden Value”); Fair Share Housing

Center (“FSHC”) (Esmé M. Devenney, Esq., appearing); and in the presence of Special Adjudicator Frank Banisch, P.P.;

**WHEREAS**, on October 24, 2025, this Court entered an Order *inter alia*, granting Tamares’ Motion to Reject the Borough’s Proposed HEFSP revised on April 22, 2025 and deeming same non-compliant with the municipality’s obligations under the Mount Laurel Doctrine, the New Jersey Fair Housing Act, and applicable regulations; and granting Tamares’ Motion to Enforce Litigant’s Rights pursuant to R. 1:10-3 and FSHC’s Motion to Enforce Litigant’s Rights pursuant to R. 1:10-3; and providing that Francis J. Banisch, A.I.C.P., P.P., in his continued capacity as Special Adjudicator, is authorized and directed to draft components of a further revised HEFSP for the Borough; and ordering that a Case Management Conference shall be held to determine the timeframes and deadlines to implement the Court’s decision;

**WHEREAS**, on December 2, 2025, this Court entered an Order detailing the timeline for drafting, adopting, and implementing the Borough’s Housing Element and Fair Share Plan (“HEFSP”), as well as other required deadlines relating to Tamares’ and Golden Value’s projects, among other things;

**WHEREAS**, the Borough’s third-round and fourth-round HEFSP’s were subsequently consolidated, as memorialized in an Interim Mediation Agreement entered into on December 31, 2025;

**WHEREAS**, the consolidation of the third-round and fourth-round HEFSP’s resulted in a delay of the drafting of the HEFSP beyond the applicable deadlines in this Court’s December 2, 2025, Order, which now necessitates the adjustment of certain timeframes and deadlines as set forth herein;

IT IS on this 2<sup>nd</sup> day of March, 2026 **ORDERED** as follows:

1. Francis J. Banisch, A.I.C.P., P.P., in his continuing capacity as Special Adjudicator, shall submit the revised HEFSP to the Borough by **February 27, 2026**;
2. The Borough shall work with FSHC and Francis J. Banisch to finalize the components of the HEFSP relating only to the fourth round, by **March 11, 2026**;
3. The Borough shall then revise the HEFSP to incorporate the sections prepared and submitted by the Special Adjudicator relating to the Tamares Property and the Golden Value Property and to comply with its Mount Laurel obligations, the Fair Housing Act, and applicable regulations, including correcting the deficiencies identified by FSHC. The Planning Board shall provide proper notice at least 10 days before a hearing to be held pursuant to N.J.S.A. 40:55D-13 concerning the adoption of the HEFSP and hold such hearing on or before **March 25, 2026**, on the further revised HEFSP, and shall otherwise comply with the notice requirements for same pursuant to the Municipal Land Use Law;
4. Tamares shall provide Palisades Park with a draft redevelopment plan for the inclusionary housing development by no later than **April 7, 2026**;
5. Golden Value shall provide Palisades Park with a draft inclusionary zoning amendment for the inclusionary housing development by no later than **April 16, 2026**, in a form suitable for introduction;
6. The Borough's Governing Body shall, on or before **April 28, 2026**, undertake the following acts: (i) endorse the further revised and consolidated HEFSP; and (ii) introduce all ordinances required to implement the HEFSP on first reading, which shall include without limit (1) an ordinance for the rezoning of the Golden Value Property and (2) an ordinance for the adoption of a redevelopment plan for the Tamares Property pursuant to N.J.S.A. 40:12A-1 et seq.

, which may include (3) ordinance(s) for financial agreement(s) pursuant to N.J.S.A. 40A:20-1 et seq.;

7. If the adoption and/or endorsement of the HEFSP is delayed beyond the deadlines set forth in Paragraph 3 and Paragraph 4, respectively, then the Governing Board shall still, on or before **April 28, 2026**, introduce (1) an ordinance for the rezoning of the Golden Value Property and (2) an ordinance for the adoption of a redevelopment plan for the Tamares Property pursuant to N.J.S.A. 40:12A-1 et seq., pursuant to the parameters of the projects set forth in this Court's prior Orders and in the draft HEFSP submitted by Francis J. Banisch to the Borough;

8. The Borough Clerk shall provide notice of any ordinance intended to implement the further revised HEFSP and the Borough's affordable housing plan in accordance with the requirements of N.J.S.A. 40:49-2, 40:49-2.1, 40:55D-15, 40:55D-62.1, and any other applicable statute in the Borough's official newspaper and to all persons entitled to notice in the form and manner required by law;

9. The Planning Board shall conduct a consistency review concerning any ordinances introduced by the Governing Body, including the (1) ordinance for the adoption of a redevelopment plan for the Tamares Property and (2) the ordinance for the rezoning of the Golden Value Property, on or before **May 20, 2026**, and shall immediately transmit its report to the Governing Body concerning same;

10. The Borough's Governing Body shall adopt all ordinances required to implement the further revised HEFSP and affordable housing compliance plan, including, regardless of whether the adoption and endorsement of the HEFSP is delayed, the adoption of a redevelopment plan for the Tamares Property and rezoning of the Golden Value Property, on second reading at a public meeting held on or before **June 23, 2026**;

11. The Borough's Governing Body shall adopt a resolution designating Tamares or a designated affiliated entity as redeveloper of the Tamares Property on or before **June 23, 2026**;

12. The Borough's Governing Body shall adopt a resolution approving a redevelopment agreement with Tamares or a designated affiliated entity on or before **June 23, 2026**;

13. The Borough's Governing Body shall introduce an ordinance approving a long-term tax exemption and authorizing the execution of a Financial Agreement with Tamares or a designated affiliated entity within thirty (30) days of Tamares or such affiliated entity submitting such application, which shall be after the adoption of the redevelopment plan;

14. The Borough's Governing Body shall adopt on second reading an ordinance approving a long-term tax exemption and authorizing the execution of a Financial Agreement with Tamares or a designated affiliated entity within thirty (30) days of the introduction of the ordinance;

15. The Planning Board shall hold a meeting on a site plan application submitted by Tamares or a designated affiliated entity within thirty (30) days of Tamares or such affiliated entity submitting a complete application;

16. The Borough Governing Body and/or the Planning Board shall be required to hold special meetings if necessary to meet any of the above-stated deadlines;

17. The Borough's failure to reach a settlement with Golden Value shall not obviate its requirement to meet the above-stated deadlines for Tamares, and the Borough's failure to act with respect to the above-stated deadlines regarding the Tamares site shall not obviate any other obligations imposed upon the Borough in this Order or prior Orders of the Court;

18. A Fairness Hearing to determine if the settlement reached between Golden Value, the Borough, and the Planning Board is 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), shall be held on **July 15, 2026**;

19. A Compliance Hearing to determine that the Borough has created a realistic opportunity for its affordable housing obligations and to determine if the requirements in the Order relating to Tamares and FSHC have been implemented shall be held on **July 15, 2026**. In the event that the Borough reaches a settlement with any other party, the Court shall consider the fairness of said agreement concurrently when it evaluates compliance;

20. The Compliance and/or Fairness Hearings shall be held in person or via the N.J. Judiciary's virtual court platform, the details of which shall be provided by the Court so that proper public notice can be provided, and members of the public can participate in the Hearing;

21. The Borough shall provide notice of the Fairness and Compliance Hearings, as required at least forty-five (45) days prior, and the form of notice shall comply with all applicable requirements;

22. At least forty-five (45) days prior to the Fairness and Compliance Hearings, a copy of any settlement agreement, the Housing Element and Fair Share Plan, implementing ordinances and Order shall be placed on file for public inspection and photocopying during normal business hours with the Clerk of Borough of Palisades Park at the Borough Hall located at 275 Broad Ave, Palisades Park, NJ 07650 as well as made available on the Borough's website;

23. Any party that seeks to appear and be heard at the Fairness and Compliance Hearings is directed to file written comments, concerns or objections with the court no later than

**July 1, 2026**, with duplicate copies forwarded by certified mail, return receipt requested, to the attention of the parties and/or individuals listed on Exhibit C of this Court's February 6, 2025, Order, and to Daniel L. Steinhagen, Esq., Beattie Padovano, LLC, 200 Market Street, Suite 401, Montvale, New Jersey 07645;

24. No later than **July 10, 2026**, the Special Adjudicator shall furnish the Court and counsel for all parties of record a copy of his Report on the issues associated with the settlement agreement and/or implementation of the Order for the Fairness and Compliance Hearings, respectively. The Report shall be placed on file with the Palisades Park 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;

25. Until further order of this Court: (i) no development applications shall be reviewed or approved by the Borough's Board of Adjustment or the Planning Board; and (ii) no building or other land use permits shall be issued by an officer, agent, or employee of the defendant municipality, except those necessary to implement the inclusionary housing which is the subject of the eight (8) builder's remedy sites previously approved or to be approved, those related to individual single-family or two-family homes, or those pertaining to minor applications (e.g., home improvements, etc.) which are not subject to the jurisdiction of any land use board;

26. 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, Francis J. Banisch, A.I.C.P., P.P., via e-mail.

  
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Hon. Lina P. Corrison, J.S.C.