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EDEN LANE CONDOMINIUM
ASSOCIATION, INC.,

Plaintiff,

-vs-

TOWNSHIP OF HANOVER, a Municipal Corporation of the State of New Jersey, AYSHA AND SHAHIDA AKBAR, TACHUN LIN AND JENYI LIN-CHERN, SHASHI AND MANISH MAL MOTRA, SONG AND YUNCHUNG LEE, TRACY CROTTY, DIANE UJFALUSSY, PATRICIA BARISCIANO, VASILIOS A. TSINONIS, MICHAEL BATTISTA, ALEXANDER DEROSE, LAUREN CAPAVANNI, SAMUEL VASSALLO, ALBERT HAINES, JR., JERROLD MICHAEL KLAUS, LORI CONVERSO, MOHEB ABDON AND MIRA KALDAS, DAVID FERRIGNO, STEPHANIE TASIN, MARY WOTASEK, FAINA PASICHENKO, MARY JO SENKIER, KEVIN AND HUNG HUYNH, HOLLY GROSSO, JUSTIN YEN, NEREIDA ROSADO, GINA GONDEVAS, NILESH AND KRUTI MEHTA, PHAN HUYNH, JOSEPHINE MCKENNA, ROBIN PRUSIN, TAMMY TILLET, JOSEPH ECHANDIA, DONNA MELILLO, DONNA M. RIZZO, MARISA DEL SORDI, ADELE KOZLOWSKY, JOHN ENGLE, JESSICA SELLITTO, MADELINE LUCIVERO, KARLENE GREEN, MARC T. SIEKA, BERNADETTE QUIOGUE, LUZ DIVINA CRUZ, HETAL PATEL, MICHAEL AND CYNTHIA WYDNER, NICOLE AND MICHAEL CRAIG, ALEJITA ORTIZ,

**SUPERIOR COURT OF NEW JERSEY,
LAW DIVISION – MORRIS COUNTY**

CIVIL ACTION

DOCKET NO.: MRS-L-000413-23

**CERTIFICATION OF COUNSEL AND
EXHIBITS**

ROSEANNE TINEBRA, BARBARA GREENBERG, TRUDI WITTENBERT, MARY NEMEC, ANNETTE DOBBS, JOHN AND TERRY STOLFI, MICHAEL RICCARDI, WILLIAM KEYSER, JOY CAPRONI, VICTOR RISTOPPIA, PRITI SITWALA, DEBRA HENDLER, GLORIA M. BORGES, ADRIAN S. CLEMENTE, SUSAN MAZZARELLA, PRASANTA AND NIHARIKA DAS, RAJKUMARI GAUR, TERRY A STELLA, AND RAJENDRA GANDHI,

Defendants.

TOWNSHIP OF HANOVER, a municipal body of politic and corporate governed and organized under the laws of the State of New Jersey,

Counterclaim Plaintiff,

-vs-

EDEN LANE CONDOMINIUM ASSOCIATION, INC.,

Counterclaim Defendant.

I, JONATHAN TESTA, Esq., of full age, hereby certify as follows:

1. I am an attorney-at-law of the State of New Jersey, and an associate of the law firm Dorsey & Semrau, LLC, municipal attorneys and attorneys of record for Defendant/Counterclaim Plaintiff Township of Hanover (“Township,” “Hanover”) in the above-captioned matter.

2. I hereby make this certification in support of the Township’s reply to Plaintiff/Counterclaim Defendant Eden Lane Condominium Association, Inc., (“Plaintiff,” “Eden Lane”) Brief based upon my personal involvement as legal representative for the Township of Hanover with regard to the administration of its existing affordable housing stock and as an attorney assisting the Township in its 2015 Mount Laurel Action entitled: In the Matter of the

Application of the Township of Hanover, Docket No.: MRS-L-1635-15 (“2015 Action”) my investigation and review of the Township’s affordable housing files and local ordinances, the records on file in my office and of public record from the New Jersey E-Courts Civil Case Jacket for the Township’s 2015 Action.

3. Both the Township’s extensions of controls and the disbursement of affordable housing trust fund monies in an amount of \$1,000 per-unit were approved by this Court, FSHC and the Court appointed Special Master in the Township Third Round 2015 Action. (See Special Master’s Report at Joint Ex. “**J-23**”); see also Order on Fairness and Preliminary Compliance at Joint Ex. “**J-24**”); (see also Final Judgment of Compliance at Bates#J-00786 Joint Ex. “**J-25**”).

4. The Township relied on the Court’s authorization and FSHC approval to continue with its extensions of controls program. As a result, to date the Township has expended at least \$31,000 from its affordable housing trust fund for the purposes of having each Affordable Unit owners in Eden Lane to execute a UHAC conforming deed restriction, which was reflecting the extension.

5. Plaintiff/Counterclaim Defendant Eden Lane Condominium Association, Inc.’s President James Neidhardt served as a member of the Township of Hanover Zoning Board of Adjustment in 2021.

6. Following a remote meeting of the Township of Hanover Zoning Board of Adjustment on April 15, 2021, Mr. Neidhardt brought up the Township’s extension of controls on the Eden Lane Affordable Units to Township of Hanover Engineer Gerardo Maceira, P.E., and Zoning Board of Adjustment Chairman Benjamin Stanziale, Jr.

7. This conversation was record as part of the audio and video recording of the Hanover Township Zoning Board of Adjustment meeting of April 15, 2021.

8. During the conversation, Mr. Neidhardt admitted to Mr. Maceira and Mr. Stanziale that the Township had the right to extend the affordability controls on the Affordable Units in Eden Lane.

9. A true and accurate copy of the zoom audio and video recording of Plaintiff/Counterclaim Defendant Eden Lane Condominium Association, Inc.'s President James Neidhardt's conversation with Township Engineer Gerardo Maceira and Township of Hanover Zoning Board of Adjustment Chairman Benjamin Stanziale following the Zoning Board of Adjustment meeting on April 15, 2021 is annexed hereto at **Exhibit "A"**.

10. A true and accurate copy of relevant portions of the Report To The Governor Toward A Comprehensive Housing Policy, Recommendations from the Housing Policy Task Force, dated September 17, 2008, is annexed hereto at **"Exhibit "B"**.

I hereby certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Respectfully submitted,
DORSEY & SEMRAU
Attorneys for Defendant/Counterclaim Plaintiff
Township of Hanover

By: /s/ Jonathan Testa
JONATHAN TESTA, ESQ.

Dated: July 5, 2025