

**BOROUGH OF ALPINE
PLANNING BOARD
Resolution Adopting the Amended Fourth
Round Housing Element & Fair Share Plan**

WHEREAS, on March 20, 2024, Governor Phil Murphy signed into law P.L. 2024, c.2, an Amendment to the 1985 Fair Housing Act (hereinafter "Amended FHA" or "Act"); and

WHEREAS, among other things, the Act abolished the Council on Affordable Housing (hereinafter, "COAH"), and replaced it with seven retired, on recall judges designated as the Program and authorized the Director of the Administrative Office of the Courts, (hereinafter, respectively, "Director" and "AOC") to create a framework to process applications for affordable housing compliance certification; and

WHEREAS, pursuant to the Act and to Directive #14-24 issued by the Director on December 13, 2024, a municipality desiring to participate in the Program was obligated to take the following actions by January 31, 2025: (1) adopt a "binding resolution" determining its present and prospective need affordable housing obligations and (2) to file an action in the form of a declaratory judgment complaint in the County in which the municipality is located within 48 hours after the municipality's adoption of a binding resolution; and

WHEREAS, the Borough of Alpine adopted a binding resolution on its present and prospective need affordable housing obligations and filed the required declaratory judgment action in a timely manner; and

WHEREAS, the Act also required that a Housing Element and Fair Share Plan (hereinafter, "HEFSP") be prepared and adopted by the Borough of Alpine Planning

Board (hereinafter, "Planning Board"), and endorsed by the Borough of Alpine Governing Body (hereinafter, "Governing Body"), by June 30, 2025; and

WHEREAS, on June 24, 2025, the Borough of Alpine Planning Board adopted the "2025 Housing Element and Fair Share Plan", prepared by Burgis Associates, Inc., dated June 10, 2025 ("2025 HEFSP"), to address the Borough's Fourth Round Affordable Housing obligations; and

WHEREAS, the Governing Body endorsed 2025 HEFSP adopted by the Planning Board on June 25, 2025; and

WHEREAS, the Borough filed its 2025 HEFSP on June 26, 2025 on eCourts; and

WHEREAS, Fair Share Housing Center ("FSHC") filed a challenge pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) regarding the Borough's 2025 HEFSP on September 2, 2025; and

WHEREAS, representatives of the Borough and FSHC entered into a Mediation Agreement dated December 17, 2025 that resolved the issues raised in the challenge subject to, among other requirements, the adoption of an Amended Housing Element and Fair Share Plan consistent with the Mediation Agreement; and

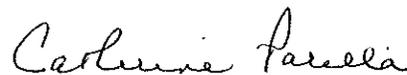
WHEREAS, Burgis Associates, Inc. prepared a "2026 Amended Housing Element and Fair Share Plan", dated February 13, 2026 ("Amended HEFSP"), which is consistent with the Mediation Agreement (a copy of which is appended hereto); and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board of the Borough of Alpine held a public hearing on the Amended HEFSP on March 10, 2026; and

WHEREAS, the Planning Board has determined that the **AMENDED HEFSP** is not inconsistent with the goals and objectives of the Borough of Alpine's 2026 Re-Examination of the Master Plan and that adoption and implementation of the

AMENDED HEFSP are in the public interest and protect public health and safety and promote the general welfare;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Alpine, County of Bergen and State of New Jersey, that the Planning Board hereby adopts AMENDED HEFSP dated February 13, 2026 and the Master Plan of the Borough of Alpine is hereby amended by replacing the 2025 HEFSP with the 2026 Amended HEFSP



Catherine Parilla,
Chairwoman, Planning Board

I hereby certify that this is a true copy of the Resolution adopting the Amended Fourth Round Housing Element and Fair Share Plan of the Borough of Alpine on March 10, 2026.



Martha Francis,
Planning Board Secretary

