

**BOROUGH OF CLOSTER
RESOLUTION #2025-180
JUNE 26, 2025**

**ENDORISING THE 2025 HOUSING ELEMENT
AND FAIR SHARE PLAN**

WHEREAS, the Borough of Closter, County of Bergen, State of New Jersey, (hereinafter, "Closter") has a demonstrated history of voluntary compliance with its constitutional affordable housing obligations; and

WHEREAS, on March 20, 2024, Governor Murphy signed into law an Amendment to the 1985 Fair Housing Act, N.J.S.A. 52:27D-301 et seq. (hereinafter "Amended FHA" or the "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) 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, Closter 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 requires that a Housing Element and Fair Share Plan (hereinafter, "HEFSP") be prepared and adopted by the Closter Planning Board (hereinafter, "Planning Board"), and endorsed by the Closter Governing Body (hereinafter, "Governing Body"), by June 30, 2025; and

WHEREAS, the Planning Board adopted the "Housing Plan Element and Fair Share Plan, Round 4" for the Borough of Closter, Bergen County, New Jersey, prepared by Caroline Z. Reiter, P.P., AICP of T&M Associates dated (hereinafter referred to as "2025 HEFSP"), as an amendment to Closter's Master Plan on June 26, 2025; and

WHEREAS, the Governing Body desires to endorse the 2025 HEFSP adopted by the Planning Board on June 26, 2025.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of Closter:

1. The Governing Body does hereby endorse the 2025 HEFSP adopted by the Planning Board on June 26, 2025.
2. The Governing Body does hereby authorize the Borough Attorney to file this Resolution endorsing the 2025 HEFSP adopted by the Planning Board on eCourts for review by the Program.
3. The Mayor and Clerk, together with other appropriate officers and employees of Closter are hereby authorized to take all steps necessary to effectuate the purposes of this Resolution.
4. This Resolution shall take effect immediately.

COUNCILMEMBER	MOTION	SECOND	YES	NO	ABSENT	ABSTAIN
Councilwoman Amitai	✓		✓			
Councilman Cho			✓			
Councilwoman Chung			✓			
Councilwoman Latner		✓	✓			
Councilwoman Maroules			✓			
Council President Yammarino			✓			

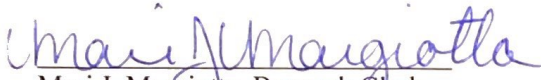
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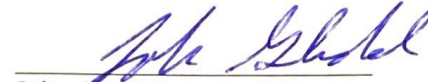
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Adopted: June 26, 2025

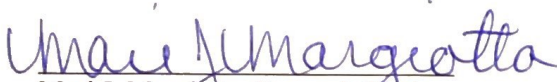
ATTEST:

APPROVED:


Mari J. Margiotta, Borough Clerk


John C. Glidden, Jr., Mayor

Certified to be a true copy of Resolution adopted by the Mayor and Council of the Borough of Closter at the Special Meeting held June 26, 2025.


Mari J. Margiotta, Borough Clerk