

**CITY OF ENGLEWOOD  
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 City of Englewood 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 City of Englewood Planning

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

**WHEREAS**, on June 5, 2025, the City of Englewood Planning Board adopted the "Housing Element and Fair Share Plan, City of Englewood, Bergen County, New Jersey", prepared by Burgis Associates, Inc., dated May 22, 2025 ("2025 HEFSP"), to address the City's Fourth Round Affordable Housing obligations; and

**WHEREAS**, the City filed its 2025 HEFSP on June 6, 2025 on eCourts; and

**WHEREAS**, the Governing Body endorsed 2025 HEFSP adopted by the Planning Board on June 19, 2025; 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 City's 2025 HEFSP on August 26, 2025; and

**WHEREAS**, 431 E. Palisade Avenue Real Estate, LLC and 7 North Woodland Street, LLC, (collectively, "431 EP") filed a challenge pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) regarding the City's HEFSP on August 26, 2025; and

**WHEREAS**, Englewood One Community, Inc. ("Englewood One") filed a challenge pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) regarding the City's HEFSP on September 2, 2025;

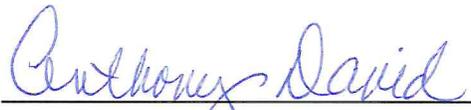
**WHEREAS**, representatives of the City, FSHC, 431 EP, and Englewood One entered into a Mediation Agreement on or about March \_\_, 2026, that resolved the issues raised in the challenges subject to, among other requirements, the adoption of an Amended Housing Element and Fair Share Plan consistent with the Mediation Agreement; and

**WHEREAS**, Burgis Associates, Inc. prepared a "2026 Amended Housing Element and Fair Share Plan, City of Englewood, Bergen County, New Jersey", dated February 3, 2026 ("Amended HEFSP"), which is consistent with the Mediation Agreement (a copy of the Amended HEFSP is appended hereto); and

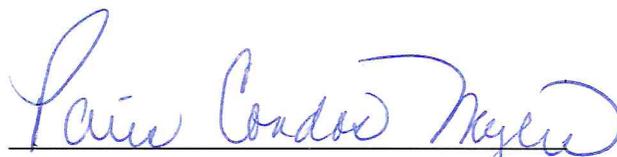
WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board of the City of Englewood held a public hearing on the Amended HEFSP on March 12, 2026; and

WHEREAS, the Planning Board has determined that the **AMENDED HEFSP** is not inconsistent with the goals and objectives of the City of Englewood'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 City of Englewood, County of Bergen and State of New Jersey, that the Planning Board hereby adopts the **AMENDED HEFSP** dated February 3, 2026 and the Master Plan, As Amended, of the City of Englewood is hereby amended by replacing the 2025 HEFSP with the Amended HEFSP.

  
Anthony David, Chairman <sup>PH</sup>  
Englewood 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 City of Englewood on March 12, 2026.

  
Paris Condos Myers, Board Secretary  
Englewood Planning Board