



Borough of Harrington Park
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RESOLUTION 2025-142

**RESOLUTION ENDORSING THE 2025 HOUSING ELEMENT
AND FAIR SHARE PLAN**

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

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, Harrington Park 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 Harrington Park Planning Board (hereinafter, “Planning Board”), and endorsed by the Harrington Park Governing Body (hereinafter, “Governing Body”), by June 30, 2025; and

WHEREAS, the Planning Board adopted the HEFSP entitled “Housing Element and Fair Share Plan, Borough of Harrington Park, Bergen County, New Jersey” prepared by Phillips Preiss Grygiel Leheny Hughes LLC dated May 2025 (“2025 HEFSP”), as an amendment to Harrington Park’s Master Plan on June 24, 2025; and

WHEREAS, the Governing Body desires to endorse 2025 HEFSP adopted by the Planning Board on June 24, 2025.

NOW, THEREFORE, BE IT RESOLVED by the Borough of Harrington Park, County of Bergen, State of New Jersey as follows:

1. The Governing Body does hereby endorse the 2025 HEFSP adopted by the Planning Board on June 24, 2025.
2. The Governing Body does hereby authorize the filing of 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 Harrington Park, are hereby authorized to take all steps necessary to effectuate the purposes of this Resolution.
4. This Resolution shall take effect immediately.

ROLL CALL VOTE	MOTION	SECOND	YES	NO	ABSTAIN	ABSENT
NAPOLITANO (AN)						X
EVANELLA (GE)			X			
BLACKINTON (WB)			X			
WALKER (DW)		X	X			
PEDERSEN (JP)			X			
LANDER (LL)	X		X			

CERTIFICATION

I, Carolyn Lee, Acting Municipal Clerk of the Borough of Harrington Park,
hereby certify the foregoing to be a true copy of a Resolution adopted by the Governing
Body of the Borough of Harrington Park at a duly convened meeting held on June 26,
2025.



A handwritten signature in blue ink, appearing to read "Carolyn Lee".

Carolyn Lee, Acting Municipal Clerk