

BOROUGH OF HAWORTH

PLANNING BOARD

RESOLUTION NO. 2026-001

RESOLUTION ADOPTING AN AMENDED HOUSING ELEMENT AND FAIR SHARE PLAN TO BE INCORPORATED WITHIN THE BOROUGH OF HAWORTH MASTER PLAN

WHEREAS, the current Master Plan for the Borough of Haworth was last updated and amended by the Planning Board of the Borough of Haworth, County of Bergen, State of New Jersey, in the 2020 Master Plan Reexamination Report adopted September 16, 2020; and

WHEREAS, the Master Plan includes a Housing Element pursuant to N.J.S.A. 40:55D-28b (3); and

WHEREAS, N.J.S.A. 52:27D-304.1 requires the preparation of a Housing Element and Fair Share Plan to address the total Fourth Round fair share obligation of the Borough of Haworth and the adoption of the Housing Element and Fair Share Plan by the Planning Board and endorsement by the Governing Body; and

WHEREAS, on June 18, 2025, following notice pursuant to N.J.S.A. 40:55D-13, and a public hearing thereon, the Planning Board of the Borough of Haworth had adopted the Housing Element and Fair Share Plan prepared by the Borough Planner, Caroline Z. Reiter P.P., AICP of T&M Associates, dated June 4, 2025; and

WHEREAS, a challenge to the aforesaid HEFSP had been filed by the Fair Share Housing Center (FSHC); and

WHEREAS, in accordance with the Affordable Housing Alternate Dispute Resolution Program (the "Program"), mediation sessions had been held between the Borough of Haworth and FSHC, along with the designated member of the Program and an appointed Special Adjudicator; and

WHEREAS, as a result of such mediation sessions, a settlement was reached on December 29, 2025; and

WHEREAS, the Borough Planner, Caroline Z. Reiter P.P., AICP of T&M Associates, prepared an amendment to the Borough of Haworth's Housing Element and Fair Share Plan to reflect the terms of the proposed settlement; and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board of the Borough of Haworth held a public hearing on the amended Housing Element and Fair Share Plan on March 9, 2026; and

WHEREAS, immediately following such public hearing, the Planning Board has determined that the amended Housing Element and Fair Share Plan is consistent with the goals and objectives of the Borough of Haworth's Master Plan and that adoption and implementation of the amended Housing Element and Fair Share Plan is in the public interest and is designed to preserve and protect the public health and safety and promote the general welfare;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Haworth, County of Bergen and State of New Jersey, that the Planning Board hereby adopts the Amended Housing Element and Fair Share Plan prepared by the Borough Planner, Caroline Z. Reiter P.P., AICP of T&M Associates; and

BE IT FURTHER RESOLVED that the Planning Board Secretary is hereby authorized and directed to provide a copy of this resolution, together with the adopted amended Housing Element and Fair Share Plan, to the Bergen County Planning Board, the Fair Share Housing Center, the Program's appointed Special Adjudicator, the Office of Planning Advocacy, and to the Borough Clerk of the Borough of Haworth

CERTIFICATION

I, Andrew Anderson, Chairman of the Planning Board of the Borough of Haworth in the County of Bergen and the State of New Jersey, do hereby certify that the foregoing resolution is a true copy of the original resolution duly passed and adopted by the Planning Board of the Borough of Haworth at the meeting of March 9, 2026.

PLANNING BOARD OF THE BOROUGH OF HAWORTH

By: Anderson 3/9/26
 Andrew Anderson
 Chairman, Haworth Planning Board

Moved: S. Chval

Seconded: N. Artzi-Weill

Member	Aye	Nay	Abstain	Absent
Chair Andrew Anderson – Class IV	X			
Vice-Chair Amy Albalah – Class IV				X
Mayor Heather Wasser - Class I	X			
Councilman Andrew Rosenberg – Class III	X			
Ms. Noa Artzi-Weill – Class II	X			
Mr. Robert Contillo – Class IV	X			
Mr. Stephen Chval – Class IV	X			
Mr. Jeff Pavell – Class IV				X
Mr. Michael Langan – Class IV	X			
Mr. Charles Antinori – Alternate 1	X			
Mr. John Buckley – Alternate 2	X			