

**RESOLUTION NUMBER 25-120**

**BOROUGH OF LODI**

**Bergen County, New Jersey**

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

**WHEREAS**, the Borough of Lodi, County of Bergen, State of New Jersey (hereinafter "Lodi") 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**, Lodi 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**, on May 16, 2025 an Order was entered in the Declaratory Judgment Action affixing the Borough's obligations for its present and prospective need for the Fourth Round Housing Cycle; and

**WHEREAS**, the Act also requires that a Housing Element and Fair Share Plan (hereinafter "HEFSP") be prepared and adopted by the Lodi Planning Board (hereinafter "Planning Board"), and endorsed by the Lodi Governing Body (hereinafter "Governing Body") by June 30, 2025; and

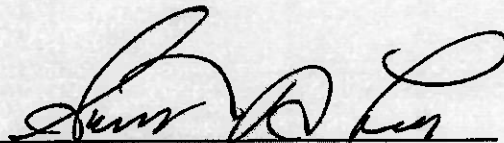
**WHEREAS**, the Planning Board adopted the HEFSP entitled "Housing Element and Fair Share Plan, Borough of Lodi, Bergen County, New Jersey" prepared by Neglia Engineering dated May 30, 2025 ("2025 HEFSP") as an amendment to Lodi's Master Plan on June 11, 2025; and

**WHEREAS**, THE Governing Body desires to endorse 2025 HEFSP adopted by the Planning Board on June 11, 2025.

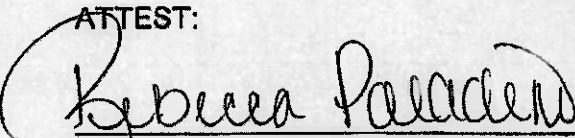
**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Lodi, as follows:

1. The Governing Body does hereby endorse the 2025 HEFSP adopted by the Planning Board on June 11, 2025.
2. The Governing Body does hereby authorize the filing of this Resolution endorsing the 2025 HEFSP adopted by the Planning Board on E-Courts for review by the Program.
3. The Mayor and Clerk, together with other appropriate officers and employees of Lodi, are hereby authorized to take all steps necessary to effectuate the purposes of this Resolution.
4. This Resolution shall take effect immediately.

Adopted this 17<sup>th</sup> day of June, 2025

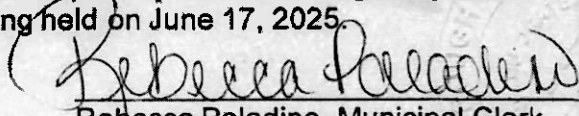
  
Scott A. Luna, Mayor

ATTEST:

  
Rebecca Paladino, Municipal Clerk

### CERTIFICATION

I, Rebecca Paladino, Municipal Clerk of the Borough of Lodi, hereby certify the foregoing to be a true copy of a Resolution adopted by the Governing Body of the Borough of Lodi at a duly conveyed meeting held on June 17, 2025.

  
Rebecca Paladino, Municipal Clerk

	SECON	SECON	AYE	NAY	ABSTAIN	ABSENT
CN DELMONACO			✓			
CN MASOPUST	✓		✓			
CN CARAFA		✓	✓			✓
DEPUTY MAYOR MARTIN		✓	✓			
MAYOR LUNA			✓			

