

BOROUGH OF MIDLAND PARK

COUNTY OF BERGEN

PLANNING BOARD

MEMORIALIZING RESOLUTION

OFFERED BY: Councilman Mark Braunius

SECONDED BY: Stephanie Pantale

At a special and public meeting of the Midland Park Planning held on Monday, March 9, 2026

WHEREAS, the Planning Board of the Borough of Midland Park adopted a Third Round Housing Element and Fair Share Plan as part of its Master Plan on May 21, 2018 ("2018 HEFSP"); and

WHEREAS, the Planning Board reviewed a new Housing Element and Fair Share Plan prepared by Burgis Associates, Inc. dated May 30, 2025 ("2025 HEFSP") to address the Borough's Fourth Round affordable housing obligations; and

WHEREAS, upon proper notice, the Planning Board of the Borough of Midland Park held a public hearing on June 16, 2025, concerning the 2025 HEFSP which included testimony of its planner, John Szabo, PP; and

WHEREAS, the Planning Board carefully considered any and all comments made by members of the public at said hearing; and

WHEREAS, the Planning Board determined that the 2025 HEFSP addressed the Borough's Fair Share obligation and its capacity to accommodate the present and prospective affordable housing needs in accordance with proper land use planning; and

WHEREAS, the Planning Board adopted the 2025 HEFSP on June 16, 2025, and the Master Plan of the Borough of Midland Park was amended by replacing the 2018 HEFSP with the 2025 HEFSP; and

WHEREAS, following the adoption of the 2025 HEFSP, Fair Share Housing Center ("FSHC") filed a challenge pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) regarding the 2025 HEFSP on September 2, 2025; and

WHEREAS, representatives of the Borough and FSHC entered into a Mediation Agreement dated December 18, 2025, that resolved the issues raised in the challenge 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 an Amended Housing Element and Fair Share Plan, dated January 9, 2026 (2026 Amended HEFSP), consistent with and reflecting the Mediation Agreement, and further addressing the manner in which the Borough of Midland Park will satisfy its affordable housing obligation; and

WHEREAS, upon proper notice, the Planning Board of the Borough of Midland Park held a public hearing on this date (March 9, 2026) concerning the 2026 Amended HEFSP, which included testimony of its planner, David Novack, PP; and

WHEREAS, the Planning Board reviewed and carefully considered any and all comments made by members of the public at said hearing; and

WHEREAS, the Planning Board has determined that the 2026 Amended HEFSP attached hereto, has addressed the Borough's Fair Share obligation and its capacity to accommodate the present and prospective affordable housing needs in accordance with proper land use planning.

NOW, THEREFORE, be it resolved that the Planning Board hereby adopts the 2026 Amended HEFSP and the Master Plan of the Borough of Midland Park is hereby amended by replacing the 2025 HEFSP with the 2026 Amended HEFSP.

BE IT FURTHER RESOLVED, that a copy of this Resolution and the 2026 Amended HEFSP shall be filed promptly with the Bergen County Planning Board and the Office of Planning Advocacy.

BE IT FURTHER RESOLVED, that a copy of this Resolution and the 2026 Amended HEFSP be sent to the municipal clerk of each adjoining municipality who requests a copy of same.

BE IT FURTHER RESOLVED, that the Planning Board Secretary shall transmit a certified, electronic copy of the 2026 Amended HEFSP and this Resolution to the Borough's Affordable Housing Counsel for further disposition.

BE IT FURTHER RESOLVED, that it is the recommendation that the Mayor and Council endorse the 2026 Amended HEFSP and submit to the Court for its approval.

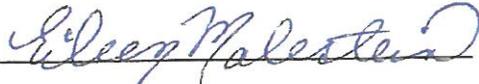
Vote Recorded as follows:

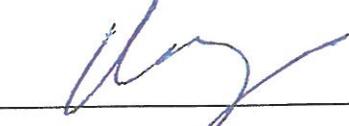
FOR: 7

AGAINST: 0

ADOPTED: 3/9/2026

I hereby certify that the foregoing is a true copy of a Resolution adopted by the Planning Board of the Borough of Midland Park, New Jersey on March 9, 2026.


EILEEN MALESTEIN, Secretary


KENT RIGG, Chairman

I, Eileen Malestein, Land Use Administrator/Board Secretary of the Borough of Midland Park, hereby certify the foregoing to be a true copy of a Resolution adopted by the Planning Board of the Borough of Midland Park at a duly convened meeting held on March 9, 2026.


Eileen Malestein
Land Use Administrator/Board Secretary

