

**BOROUGH OF NEW MILFORD  
PLANNING BOARD**

**RESOLUTION No. 25-01**

**RESOLUTION ADOPTING THE HOUSING ELEMENT AND FAIR SHARE PLAN  
DATED MAY 2025 TO BE INCORPORATED WITHIN THE BOROUGH OF NEW  
MILFORD MASTER PLAN**

---

**WHEREAS**, the Planning Board of Borough of New Milford, County of Bergen, State of New Jersey, adopted its current Master Plan pursuant to N.J.S.A. 40:55D-28 on May 24, 2004 as subsequently updated in the reexamination reports dated June 7, 2010 and April 29, 2014; 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 New Milford and the adoption of the Housing Element Fair Share Plan by the Planning Board and endorsement by the Governing Body; and

**WHEREAS**, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board of the Borough of New Milford held a public hearing on May 20, 2025; and

**WHEREAS**, the Planning Board has determined that the Housing Element and Fair Share Plan prepared by the Borough Planner, Paul Grygiel, P.P., of Phillips Preiss Grygiel Leheny Hughes, LLC, dated May 2025, is consistent with the goals and objectives of the Borough of New Milford's Master Plan and that adoption and implementation of the Housing Element and Fair Share Plan 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 Borough of New Milford, County of Bergen State of New Jersey, that the Planning Board hereby adopts the May 2025 Housing Element and Fair Share Plan.

Offered by: Council member Zeilner

Seconded by: Ms. Eileen Mulroy

**CERTIFICATION**

I, John DaCosta, Chairman of the Planning Board of the Borough of New Milford 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 New Milford at the meeting of May 20, 2025.

PLANNING BOARD OF THE  
BOROUGH OF NEW MILFORD

By: *John DaCosta*  
John DaCosta  
Chairman, New Milford Planning Board

Member	Aye	No	Abstain	Absent
Chair John DaCosta, Jr.	X			
Mr. Jeffrey Forster				X
Council member Art Zeilner	X			
Council member Ira Grotsky	X			
Mr. Joe Loonam	X			
Ms. Tammi Kaminski	X			
Mr. Christopher Long	X			
Mr. Andrew Lombardi	X			
Ms. Eileen Mulroy	X			
Mr. Bentzi Varon	X			