

**BOROUGH OF OLD TAPPAN**  
**PLANNING BOARD**  
**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION ADOPTING THE REVISED HOUSING ELEMENT AND FAIR SHARE PLAN DATED JANUARY 28, 2026 TO BE INCORPORATED WITHIN THE BOROUGH OF OLD TAPPAN MASTER PLAN**

**WHEREAS**, the Borough of Old Tappan has adopted a Master Plan which 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 Old Tappan 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 11, 2025 following notice pursuant to *N.J.S.A. 40:55D-13* and a public hearing thereon, the Planning Board adopted the Housing Element and Fair Share Plan prepared by Borough Planner John P. Szabo, Jr., P.P., AICP of Burgis Associates dated May 30, 2025; and

**WHEREAS**, a challenge to the aforesaid HE/FSP was filed by the Fair Share Housing Center ("FSHC"); and

**WHEREAS**, in accordance with the Affordable Housing Alternate Dispute Resolution Program ("the Program") mediation sessions were held by the Borough and FSHC with the designated member of the Program and a Special Adjudicator; and

**WHEREAS**, as a result of such mediation sessions a settlement was reached on December 30, 2025 and by resolution of said date, the Governing Body authorized execution of a Settlement Agreement; and

**WHEREAS**, Borough Planner Szabo prepared a revised Housing Element and Fair Share Plan dated January 28, 2026 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 held a public hearing on the revised Housing Element and Fair Share Plan on March 11, 2026; and

**WHEREAS**, the Planning Board has determined that the revised Housing Element and Fair Share Plan is consistent with the Goals and Objectives of the Brough Master Plan and the aforesaid Settlement Agreement and that adoption and implementation of the revised 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 Old Tappan that it does hereby adopt the revised Housing Element and Fair Share Plan prepared by Borough Planner Szabo of Burgis Associates dated January 28, 2026; 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 revised 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 Clerk of the Borough of Old Tappan.

APR 18 2026  
BOROUGH OF OLD TAPPAN

THOMAS M. GARDNER, Chairman

Certified to be a true copy of the original as shown to me by the Planning Board of the Borough of Old Tappan on Wednesday, March 11, 2026.

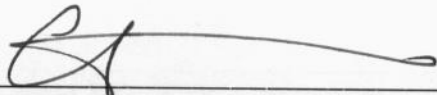
2026

THOMAS M. GARDNER, Chairman

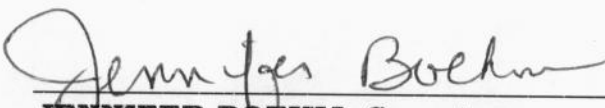
**ADOPTED: March 11, 2026 on roll call vote as follows:**

**AYES:** 9

**NAYS:** 0

  
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**CHARLES MAGGIO, Chairman**

Certified to be a true copy of a Resolution adopted by the Planning Board of the Borough of Old Tappan at its regular meeting on Wednesday, March 11, 2026.

  
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**JENNIFER BOEHM, Secretary**