

## **BOROUGH OF PARAMUS PLANNING BOARD**

### **RESOLUTION 2025-15**

#### **RESOLUTION OF THE PLANNING BOARD OF THE BOROUGH OF PARAMUS ADOPTING A HOUSING ELEMENT AND FAIR SHARE PLAN FOR ROUND FOUR**

WHEREAS, in March of 2024, Governor Murphy signed an amendment to the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq. (hereinafter "FHA II") which established a procedure by which a municipality could secure approval of a Housing Element and Fair Share Plan for Round 4; and

WHEREAS, that procedure contemplated that municipalities would adopt a resolution by January 31, 2025, committing to a fair share number and filing a declaratory relief action within 48 hours from adoption of the resolution and then filing an adopted Housing Element and Fair Share Plan by June 30, 2025, within 48 hours after adoption with the Affordable Housing Dispute Resolution Program (the "Program"); and

WHEREAS, on October 18, 2024, the New Jersey Department of Community Affairs (the "DCA") calculated the Borough's Fourth Round Prospective Need at 1,523 units, statutorily capped at 1,000 units, reflecting, the DCA's calculation of the Borough's share of new affordable housing units needed in the region consisting of Hudson, Bergen, Passaic, and Sussex Counties from 2025 to 2035; and

WHEREAS, the DCA also calculated the Borough's Present need at 254 units, representing an estimate of substandard housing units in the Borough that are occupied by low- and moderate-income units; and

WHEREAS, in accordance with this procedure, the Borough adopted a resolution on January 20, 2025, accepting the DCA's calculations and filing a declaratory relief action within 48 hours from adoption of the resolution; and

WHEREAS, an Order was filed on May 16, 2025 by the Honorable Gregg A. Padovano, JSC, fixing the Borough's obligation to those numbers declared in its January 20, 2025 resolution ; and

WHEREAS, the Borough's affordable housing planning consultant, Daniel Hauben, P.P., AICP, of DMR Architects has prepared a Housing Element and Fair Share Plan to address the Borough's affordable housing obligations for Round 4; and

WHEREAS, the Borough is eligible for an adjustment of its Prospective Need to reflect a lack of vacant land due to the Borough's built-out nature; and

WHEREAS, Mr. Hauben has adjusted the Borough's Prospective Need from 1,000 units to 87 units by following the vacant land adjustment methodology identified in P.L. 2024, c.2; and

WHEREAS, the Borough is also eligible to adjust its 254-unit Present Need to 19 units based upon the results of a Structural Conditions Survey; and

WHEREAS, the Borough now wishes for the Paramus Planning Board to consider adopting the Housing Element and Fair Share Plan and then filing the duly adopted Housing Element and Fair Share Plan with the Affordable Housing Dispute Resolution Program (the "Program") within 48 hours after adoption; and

WHEREAS, in accordance with the provisions of N.J.S.A. 40:55D-13 of the MLUL, the Planning Board scheduled a public hearing on the HEFSP for June 25, 2025 at 7:00 p.m. at Borough Hall, 1 Jockish Square, Paramus, New Jersey, 07652; and

WHEREAS, in accordance with the provisions of N.J.S.A. 40:55D-13 of the MLUL, the Planning Board published a notice of this public hearing in the Borough's official newspaper at least ten days before the scheduled date for the public hearing and served a copy of this notice upon the clerks of all municipalities adjoining the Borough, upon the clerk of the County Planning Board, and upon the New Jersey Office of Planning Advocacy; and

WHEREAS, a copy of the HEFSP was placed on file with the Planning Board Secretary and was available for public review at least ten days before the scheduled date for the public hearing; and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board held a public hearing on the Housing Element and Fair Share Plan on June 25, 2025 in which, Daniel Hauben, P.P., AICP, provided professional planning testimony regarding the HEFSP and the Board provided members of the public with the opportunity to provide their comments about the plan; and

WHEREAS, the Planning Board determined that the attached Housing Element and Fair Share Plan is consistent with the goals and objectives of the current Master Plan of Paramus, and that adoption and implementation of the plan is in the public interest and protects public health and safety and promotes the general welfare.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of Paramus, County of Bergen, State of New Jersey, that the Planning Board hereby adopts the Housing Element and Fair Share Plan attached hereto.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board hereby directs the affordable housing attorney for Paramus to file the duly adopted Housing Element and Fair Share Plan with the Program, an entity created by the Amended FHA, within 48 hours of adoption and present the duly adopted Housing Element and Fair Share Plan to Paramus for endorsement.

BE IT FURTHER RESOLVED that Affordable Housing Counsel is authorized to pursue approval of the Housing Element and Fair Share Plan and submit such additional documents as may be necessary or desirable in an effort to secure such approval.



Richard Conte, Chairman

**The vote on the Resolution was as follows:**

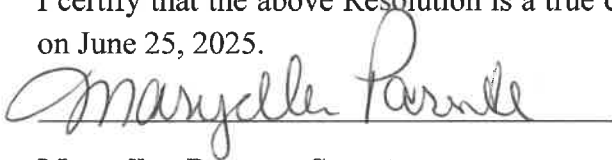
FOR: R. Conte, A. Feorenzo, C. Field, C. Philibosian, R. Voorhis.

AGAINST: None.

OBSTAIN: None.

Board Member(s) Eligible to Vote: R. Conte, A. Feorenzo, C. Field, C. Philibosian, R. Voorhis.

I certify that the above Resolution is a true copy of a Resolution adopted by the Planning Board on June 25, 2025.



Maryellen Parente, Secretary

**Dated: 6.25.25**

**Prepared by: Matthew E. Gilson, Esq.**