

**BOROUGH OF PARK RIDGE
RESOLUTION NO. 025-249**

**RESOLUTION OF THE COUNCIL OF THE
BOROUGH OF PARK RIDGE ENDORSING THE
HOUSING ELEMENT AND FAIR SHARE PLAN
ADOPTED BY THE PARK RIDGE PLANNING
BOARD**

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2, which amended the 1985 New Jersey Fair Housing Act (hereinafter "FHA II"); and

WHEREAS, FHA II established a procedure by which municipalities can secure approval of a Housing Element and Fair Share Plan ("HEFSP"); 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 a HEFSP by June 30, 2025 and filing that plan within 48 hours with the Affordable Housing Dispute Resolution Program (the "Program"); and

WHEREAS, in accordance with this statutory procedure, the Borough adopted a binding resolution on January 29, 2025 committing to a Fourth Round Present Need of 137 and Round 4 Prospective Need obligation of 119, subject to applicable adjustments;

WHEREAS, in accordance with the Amended FHA and the Administrative Office of the Court's Directive No. 14-24, the Borough filed a timely Fourth Round Declaratory Judgment complaint ("DJ Complaint") with the Affordable Housing Dispute Resolution Program ("the Program"), along with its binding resolution, on January 23, 2025; and

WHEREAS, the filing of the DJ Complaint gave the Borough automatic, continued immunity from all exclusionary zoning lawsuits, including builder's remedy lawsuits, which is still in full force and effect; and

WHEREAS, the Borough received an objection from the New Jersey Builders Association to Prospective Need number by February 28, 2025; and

WHEREAS, the Affordable Housing Dispute Resolution Program ("the Program") recommended that the Borough's Fourth Round prospective need obligation be 124; and

WHEREAS, on the basis of the Program's recommendation, on June 11, 2025, the Planning Board adopted a Housing Element and Fair Share Plan and subsequently filed the requisite documentation with the Court with a Fourth Round prospective need obligation of 124; and

WHEREAS, following the Borough adopting its Housing Element and Fair Share Plan, on June 16, 2025, the Borough received reduced Fourth Round Obligations from the Honorable Gregg A. Padovano, J.S.C., determining the Fourth Round prospective need obligation to be 119; and

WHEREAS, in accordance with the Amended FHA, the Borough's affordable housing planner has drafted an Amendment to the Fourth Round Housing Element and Fair Share Plan to reflect the revised obligation; and

WHEREAS, upon notice that has been duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board will hold a public hearing on the Amendment to the Fourth Round Housing Element and Fair Share Plan on July 9, 2025; and

WHEREAS, the Borough Council now wishes to endorse the Housing Element and Fair Share Plan, which was adopted by the Park Ridge Planning Board, and the Amendment to the HEFSP, a hearing upon which will be held on July 9, 2025, by the Planning Board, and to seek approval of the HEFSP, with the Amendment, by the Program and Court.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of Park Ridge, County of Bergen, State of New Jersey, as follows:

1. The Borough Council hereby endorses the Fourth Round HEFSP, including the Amendment to the HEFSP, which are attached hereto.
2. The Borough Council hereby directs the Borough's Affordable Housing Counsel to (a) file this resolution with the Program, along with any additional documents the professionals deem necessary or desirable; and (b) seek a Compliance Certification from the Program or Vicinage area judge as may be appropriate formally approving the Plan.
3. The Borough reserves the right to further amend the HEFSP attached hereto, should that be necessary.


Adopted 7/8/25 on roll call vote as follows:

	Introduced	Seconded	AYES	NAYES	ABSENT	ABSTAIN
Cozzi					✓	
Fenwick			✓			
Goldsmith		✓	✓			
Hoffman			✓			
Metzdorf	✓		✓			
Mintz			✓			

APPROVED:


KEITH J. MISCIAGNA, MAYOR

Attest:


Magdalena Giandomenico
Borough Clerk / Administrator