

RESOLUTION OF THE PLANNING BOARD OF THE BOROUGH OF PARK RIDGE ADOPTING AN AMENDMENT TO THE FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

RESOLUTION #2025-7

WHEREAS, the Borough of Park Ridge (hereinafter the “Borough” or “Park Ridge”) has a demonstrated history of voluntary compliance as evidenced by its Third Round record; and

WHEREAS, pursuant to In re N.J.A.C. 5:96 and 5:97, 221 N.J. 1 (2015) (Mount Laurel IV), on or around July 2, 2015, the Borough of Park Ridge filed a Declaratory Judgment Complaint in Superior Court, Law Division seeking, among other things, a judicial declaration that its Third Round Housing Element and Fair Share Plan, to be amended as necessary, satisfied its “fair share” of the regional need for low and moderate income housing pursuant to the “Mount Laurel doctrine;” and

WHEREAS, that culminated in a Court-approved Third Round Housing Element and Fair Share Plan and a Judgment of Compliance and Repose, which precludes all Mount Laurel lawsuits, including builder’s remedy lawsuits, until July 1, 2025; and

WHEREAS, the Borough continues to actively implement its Court-approved Third Round Housing Element and Fair Share Plan; and

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 the “Amended FHA”); and

WHEREAS, the Borough adopted a resolution on January 28, 2025, committing to a present need obligation of 137 and Fourth Round prospective need obligation of 119 and thereafter filing a declaratory judgment action within 48 hours of the adoption of the Resolution; and

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

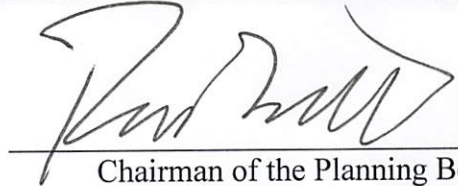
WHEREAS, following the Borough adopting its Housing Element and Fair Share Plan, on June 16, 2025, the Borough received reduced Fourth Round Obligations from the Honorable Gregg A. Padovano, J.S.C., determining the Fourth Round prospective need obligation to be 119; and

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

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

WHEREAS, the Planning Board determined that the attached Amendment to the Fourth Round Housing Element and Fair Share Plan is consistent with the goals and objectives of the Borough's current Master Plan, and that adoption and implementation of the Amendment to the Fourth Round Housing Element and Fair Share 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 the Borough of Park Ridge, County of Bergen, State of New Jersey, that the Planning Board hereby adopts the Amendment to the Fourth Round Housing Element and Fair Share Plan attached hereto as **Exhibit A**.



Chairman of the Planning Board

CERTIFICATION

I certify that the foregoing Resolution was duly adopted by the Planning Board of Borough of Park Ridge at a regular meeting held on July 9, 2025.



Planning Board Secretary