

COUNCIL OF THE BOROUGH OF RAMSEY**RESOLUTION NO. 120-2025****Resolution by: M. GUTWETTER****Seconded by: G. POPOLO**

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WHEREAS, the Borough of Ramsey (hereinafter the “Borough” or “Ramsey”) 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 July 2, 2015, the Borough of Ramsey 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 Final 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 “binding resolution” on January 22, 2025, committing to a Fourth Round Present Need Obligation of 51 and a Fourth Round Prospective Need Obligation of 351; 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 Court and the Affordable Housing Dispute Resolution Program (“the Program”), along with its binding resolution, on January 24, 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

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WHEREAS, the Borough received objections to its Fourth-Round affordable housing obligations established in the DJ Complaint and resolution on February 28, 2025 from Fair Share Housing Center (“FSHC”) and the New Jersey Builder’s Association (“NJBA”), which required settlement negotiations between the Borough and the objectors; and

WHEREAS, the settlement negotiations resulted in the entering into of a Mediation Agreement between the Borough and the objector, FSHC, that established agreed upon adjusted Fourth Round obligations, which was subsequently approved via a resolution adopted by the Borough on March 26, 2025; and

WHEREAS, on May 5, 2025, the Court entered an order establishing the Borough’s Fourth Round Present Need Obligation of 51 and Fourth Round Prospective Need Obligation of 450; and

WHEREAS, now that the Borough has its Fourth Round Obligations, the Amended FHA requires the municipality to adopt and file a Fourth Round Housing Element and Fair Share Plan by June 30, 2025; and

WHEREAS, in accordance with the Amended FHA, the Borough’s affordable housing planner drafted a Fourth Round Housing Element and Fair Share Plan, which is attached hereto as Exhibit A; and

WHEREAS, the Planning Board held a public hearing on the Fourth Round Housing Element and Fair Share Plan on June 17, 2025 and adopted the Fourth Round Housing Element and Fair Share Plan via a resolution on that same night; and

WHEREAS, the Borough Council wishes to endorse the Fourth Round Housing Element and Fair Share Plan that was adopted by the Planning Board.

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

1. The Borough Council hereby endorses the Fourth-Round Housing Element and Fair Share Plan attached hereto as Exhibit A, which was adopted by the Borough's Planning Board on June 17, 2025.
2. The Borough Council hereby directs the Borough's Affordable Housing Counsel to seek Program and Court approval of the Fourth-Round Housing Element and Fair Share Plan via a Compliance Certification, and to take whatever actions are necessary to maintain the Borough's immunity from all Mount Laurel exclusionary zoning lawsuits.
3. The Borough reserves the right to further amend the Fourth-Round Housing Element and Fair Share Plan, should that be necessary.

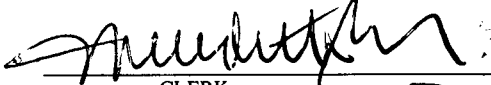
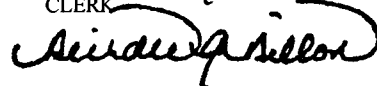
	YES	NO	A B S T A I N	A B S E N T
DILLON, D. MAYOR				
CUSICK, J.	X			
GUTWETTER, M.	X			
KILMAN, P.	X			
POPOLO, G.	X			
POPPE, S.	X			
WOODS, J.				X

I CERTIFY THAT THIS IS A TRUE COPY OF A RESOLUTION
PASSED AND APPROVED AT THE REGULAR COUNCIL
MEETING OF THE MAYOR AND COUNCIL


MEREDITH BENDIAN, MUNICIPAL CLERK

JUNE 25, 2025

PASSED AND APPROVED


CLERK

MAYOR