



Resolution offered: Councilman Ben-Yishay	No. 2025-155
Resolution seconded by: Councilman Donovan	

**RESOLUTION ENDORSING THE 2025 FOURTH ROUND HOUSING ELEMENT & FAIR SHARE PLAN AS PREVIOUSLY ADOPTED BY THE TOWNSHIP PLANNING BOARD**

**WHEREAS**, on March 20, 2024, Governor Murphy signed P.L.2024. c.2 into law, establishing a new framework for determining and enforcing a municipality's affordable housing obligation under the New Jersey Supreme Court's Mount Laurel doctrine and New Jersey's Fair Housing Act (the "FHA") (N.J.S.A. 52:27D-301, et al.); and

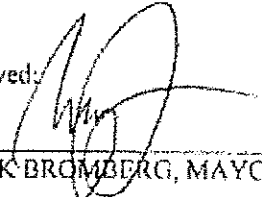
**WHEREAS**, in compliance with said Act and related framework, the Township of River Vale (the "Township") adopted a binding resolution on January 22, 2025, identifying its present and prospective fair share obligation for the Fourth Round and subsequently filed a Declaratory Judgment action on January 24, 2025, to confirm said obligation and in conformance with the Act; and

**WHEREAS**, the FHA now requires, among other things, that the Township submit an adopted Fourth Round Housing Element & Fair Share Plan on or before June 30, 2025; and

**WHEREAS**, following a public hearing held on June 18, 2025, the Township's Planning Board determined the proposed 2025 Fourth Round Housing Element & Fair Share Plan to be consistent with the physical, economic and social development of the Township and the purposes of the Municipal Land Use Law as stated in N.J.S.A. 40:55D-2; and


**WHEREAS**, on the basis of said determination, the Planning Board adopted the 2025 Fourth Round Housing Element & Fair Share Plan and amended the Township's Master Plan to incorporate same.

**NOW, THEREFORE, BE IT RESOLVED** by the Township Council of the Township of River Vale that the 2025 Fourth Round Housing Element & Fair Share Plan for the Township of River Vale is hereby endorsed, approved and adopted in the form previously adopted on June 18, 2025, by the Township's Planning Board.

Approved:   
 MARK BROMBERG, MAYOR

Certification:

I hereby certify that the above resolution is a true copy of the resolution adopted by the Mayor and Council at their Regular Meeting held on Monday, June 23, 2025, at 7:30 p.m. in the River Vale Municipal Building, 406 Rivervale Road, River Vale, New Jersey.

  
 Karen Campanelli, RMC  
 Municipal Clerk

Council Member	AYE	NAY	N.V.	A.B.	Council Member	AYE	NAY	N.V.	A.B.
BEN-YISHAY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SIEG	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CRISCUOLO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	TOLUMBO	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
DONOVAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					

X - Indicates Vote A.B. - Absent N.V - Not Voting (Abstained or Excused)

Dated: June 23, 2025

I hereby certify that this is a true copy of the Resolution passed by the Township Council at their meeting

held on: JUN 23, 2025 Attest:   
 Karen Campanelli, Township Clerk

**JOINT PLANNING BOARD OF THE  
TOWNSHIP OF RIVER VALE**

**RESOLUTION ADOPTING 2025 HOUSING ELEMENT AND FAIR SHARE PLAN  
UPDATE TO MASTER PLAN**

WHEREAS, the Joint Planning Board of the Township of River Vale (the "Planning Board") is a municipal agency created and organized under the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq. ("MLUL"), and, among other duties and obligations, is responsible for adopting the Housing Element and Fair Share Plan ("HEFSP") of the Master Plan for the Township of River Vale (the "Township"); and

WHEREAS, pursuant to N.J.S.A. 52:27D-301 et seq. (the "Amended Fair Housing Act"), a HEFSP addressing the period beginning July 1, 2025 and ending June 30, 2035, known as the Fourth Round, must be prepared, adopted by the Planning Board and endorsed by the municipality by June 30, 2025; and

WHEREAS, the Township has prepared a HEFSP in accordance with the MLUL, the Amended Fair Housing Act and the applicable affordable housing regulations (N.J.A.C. 5:91-1 et seq., N.J.A.C. 5:93-1 et seq., and N.J.A.C. 5:97 et seq.); and

WHEREAS, on June 18, 2025, upon notice duly provided pursuant to N.J.S.A. 10:4-6 et seq. and N.J.S.A. 40:55D-13, the Planning Board held a public hearing on the proposed 2025 Housing Element & Fair Share Plan prepared by, Sanyogita S. Chavan, P.P., AICP of H2M Associates, Inc, dated June 5, 2025; and

WHEREAS, upon the conclusion of the public hearing held on the proposed 2025 Housing Element an Fair Share Plan on June 5, 2025, the Planning Board determined that the proposed 2025 Housing Element and Fair Share Plan: (1) is consistent with the goals and objectives of the Township Master Plan; (2) will guide the use of lands in the Township in a manner which protects public health and safety and promotes the general welfare in accordance


with N.J.S.A. 40:55D-28; and (3) is designed to achieve, and its adoption and implementation will achieve, access to affordable housing to meet present and prospective housing needs in accordance with N.J.S.A. 52:27D-301.

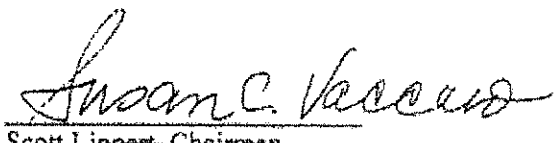
**NOW THEREFORE BE IT RESOLVED** by the Joint Planning Board of the Township of River Vale that the Joint Planning Board hereby adopts the 2025 Housing Plan Element and Fair Share Plan as referenced herein and recommends that it be adopted by the Governing Body of the Township of River Vale.

**IT IS HEREBY CERTIFIED** that this is a true and correct copy of a Resolution adopted by the Joint Planning Board of the Township of River Vale upon a roll call vote at its regular meeting held on June 18, 2025.

ATTEST:

SO APPROVED:

  
~~Matthew Ross, Vice Chair~~  
 Maria Haag  
 Land Use Administrator  
 Adopted on June 18, 2025

  
~~Scott Lippert, Chairman~~  
 Susan C. Vaccaro  
 Board Secretary