



Township Council

c/o Township Clerk
Teaneck, NJ 07666

Meeting: 06/17/25 06:30 PM

Department: Township Clerk

Category: Endorsement

DOC ID: 9119

RESOLUTION 198-2025

ENDORING A FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

RESULT:	ADOPTED BY CONSENT VOTE [5 TO 0]
MOVER:	Mark J. Schwartz, Councilman
SECONDER:	Karen Orgen, Councilwoman
AYES:	Katz, Schwartz, Orgen, Belcher, Gee
ABSTAIN:	Michael S Pagan
ABSENT:	Hillary Goldberg

TOWNSHIP OF TEANECK
BERGEN COUNTY, NJ

198-2025

**ENDORSING A FOURTH ROUND HOUSING ELEMENT AND FAIR
SHARE PLAN**

WHEREAS, the Township of Teaneck has a demonstrated history of voluntary compliance as evidenced by its Prior Round and Third Round record; and

WHEREAS, pursuant to In re Adoption of N.J.A.C. 5:96 and 5:97, 221 N.J. 1 (2015) (Mount Laurel IV), on February 1, 2019, the Township of Teaneck 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 Township of Teaneck 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 Township adopted a “binding resolution” accepting the DCA-calculated Present Need, but not the DCA-calculated Prospective Need due to the Township’s assessment of the allocation factors, on January 28, 2025, establishing its Fourth Round Present Need of 214 and Prospective Need of 384; and

WHEREAS, in accordance with the Amended FHA and the Administrative Office of the Court’s Directive No. 14-24, the Township 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 30, 2025; and

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

WHEREAS, the Township received no objections to its Present Need numbers, but received objections to its Prospective Need numbers; and

WHEREAS, on May 30, 2025, the Court entered an order establishing the Township’s Fourth Round Present Need of 214 and Prospective Need of 431; and

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

WHEREAS, in accordance with the Amended FHA, the Township's planner drafted a Fourth Round Housing Element and Fair Share Plan; and

WHEREAS, the Planning Board held a public hearing on the Township's Fourth Round Housing Element and Fair Share Plan on June 16, 2025, and adopted the Fourth Round Housing Element and Fair Share Plan via a resolution on that same night; and

WHEREAS, the Township Council wishes to endorse the Fourth Round Housing Element and Fair Share Plan and seeks approval of the Fourth Round Housing Element and Fair Share Plan by the Program and Court.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the Township of Teaneck as follows:

1. The Township Council hereby endorses the Fourth Round Housing Element and Fair Share Plan, which is attached hereto as Exhibit A, which was adopted by the Township's Planning Board on June 16, 2025.
2. The Township Council hereby directs the Township's Attorney to (a) file with the Program the Township's Fourth Round Housing Element and Fair Share Plan, along with any additional documents the professionals deem necessary or desirable; and (b) seek Court approval of the Fourth Round Housing Element and Fair Share Plan via a Compliance Certification.
3. The Township reserves the right to further amend the Fourth Round Housing Element and Fair Share Plan, should that be necessary.

This is to certify that the above Resolution was adopted by the
Township Council on June 17, 2025

Doug Ruccione

Doug Ruccione
Township Clerk