

Borough of Tenaflly

MAYOR AND COUNCIL

RESOLUTION #R25-346

OFFERED BY: C. Michaels

SECONDED BY: C. Corsair

At a Meeting of the Mayor and Council of the Borough of Tenaflly, County of Bergen, State of New Jersey, held on June 16, 2025.

WHEREAS, the Borough of Tenaflly, County of Bergen, State of New Jersey, (hereinafter, "Tenaflly") has a demonstrated history of voluntary compliance with its constitutional affordable housing obligations; and

WHEREAS, on March 20, 2024, Governor Phil Murphy signed into law P.L. 2024, c.2, an Amendment to the 1985 Fair Housing Act (hereinafter "Amended FHA" or "Act"); and

WHEREAS, among other things, the Act abolished the Council on Affordable Housing (hereinafter, "COAH"), and replaced it with seven retired, on recall judges designated as the Program and authorized the Director of the Administrative Office of the Courts, (hereinafter, respectively, "Director" and "AOC") to create a framework to process applications for affordable housing compliance certification; and

WHEREAS, pursuant to the Act and to Directive #14-24 issued by the Director on December 13, 2024, a municipality desiring to participate in the Program was obligated to take the following actions by January 31, 2025: (1) adopt a "binding resolution" determining its present and prospective need affordable housing obligations and (2) to file an action in the form of a declaratory judgment complaint in the County in which the municipality is located within 48 hours after the municipality's adoption of a binding resolution; and

WHEREAS, Tenaflly adopted a binding resolution on its present and prospective need affordable housing obligations and filed the required declaratory judgment action in a timely manner; and

WHEREAS, the Act also requires that a Housing Element and Fair Share Plan (hereinafter, "HEFSP") be prepared and adopted by the Tenaflly Planning Board (hereinafter, "Planning Board"), and endorsed by the Tenaflly Governing Body (hereinafter, "Governing Body"), by June 30, 2025; and

WHEREAS, the Planning Board adopted the HEFSP entitled "Housing Element and Fair Share Plan, Borough of Tenaflly, Bergen County, New Jersey" prepared by Burgis Associates, Inc. dated May 30, 2025 ("2025 HEFSP"), as an amendment to Tenaflly's Master Plan on June 11, 2025; and

WHEREAS, the Governing Body desires to endorse 2025 HEFSP adopted by the Planning Board on June 11, 2025.

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

1. The Governing Body does hereby endorse the 2025 HEFSP adopted by the Planning Board on June 11, 2025.
2. The Governing Body does hereby authorize the filing of this Resolution endorsing the 2025 HEFSP adopted by the Planning Board on eCourts for review by the Program.
3. The Mayor and Clerk, together with other appropriate officers and employees of Tenafly, are hereby authorized to take all steps necessary to effectuate the purposes of this Resolution.
4. The Resolution shall take effect immediately

	AYE	NAY	ABSTAIN	ABSENT		AYE	NAY	ABSTAIN	ABSENT
CORSAIR	✓				O'CONNOR	✓			
DAYTON	✓				PARK	✓			
MICHAELS	✓				ROGLIERI	✓			

THIS IS TO CERTIFY THAT THE ABOVE RESOLUTION WAS ADOPTED BY THE MAYOR AND COUNCIL ON JUNE 16, 2025.



Omar Stovall, MPA, RMC, CMR
Borough Clerk