

**RESOLUTION OF THE PLANNING BOARD OF THE BOROUGH OF
WESTWOOD ADOPTING A HOUSING ELEMENT AND FAIR SHARE
PLAN FOR ROUND FOUR**

WHEREAS, the Borough of Westwood (hereinafter the "Borough" or "Westwood") has a demonstrated history of voluntary compliance as evidenced by the receipt of a Second Round Substantive Certification from COAH on April 7, 2004, and the entry of a Judgment of Repose, dated June 24, 2019, approving the Borough's Housing Element and Fair Share Plan for the Third Round; and

WHEREAS, in March of 2024, Governor Murphy signed an amendment to the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq. into law making radical changes to the legislation (hereinafter "FHA II") and

WHEREAS, FHA II established a procedure by which municipalities can secure approval of a Housing Element and Fair Share Plan; and

WHEREAS, that procedure contemplated that municipalities would adopt a resolution by January 31, 2025 committing to a fair share number and filing a declaratory relief action within 48 hours from adoption of the resolution and then adopting a Housing Element and Fair Share Plan (hereinafter "HEFSP" or "Plan") by June 30, 2025 and filing the adopted Plan within 48 hours of adoption with the Affordable Housing Dispute Resolution Program (the "Program"); and

WHEREAS, the Borough adopted a resolution by January 31, 2025, committing to a fair share number and filing a declaratory relief action within 48 hours from adoption of the resolution; and

WHEREAS, the Borough had its affordable housing planning consultant, Edward Snieckus, Jr. P.P., LLA, ASLA, of Burgis Associates, Inc. prepare a HEFSP to address the Borough's affordable housing obligations under FHA II; and

WHEREAS, the Borough now wishes for the Westwood Planning Board to consider adopting the HEFSP that its affordable housing planner prepared;

WHEREAS, in accordance with the provisions of N.J.S.A. 40:55D-13 of the MLUL, the Planning Board scheduled a public hearing on the HEFSP for June 12, 2025; and

WHEREAS, in accordance with the provisions of N.J.S.A. 40:55D-13 of the MLUL, the Planning Board published a notice of this public hearing in the Borough's official newspaper at least ten days before the scheduled date for the public hearing and served a copy of this notice upon the clerks of all municipalities adjoining the Borough, upon the clerk of the County Planning Board, and upon the New Jersey Office of Planning Advocacy; and

WHEREAS, a copy of the HEFSP was placed on file with the Planning Board Secretary and was available for public review at least ten days before the scheduled date for the public hearing; and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board held a public hearing on the Housing Element and Fair Share Plan on June 12, 2025; and

WHEREAS, at the public hearing, Edward Snieckus, Jr. P.P., LLA, ASLA, provided professional planning testimony regarding the HEFSP and the Board provided members of the public with the opportunity to provide their comments about the plan.

WHEREAS, the Planning Board determined that the attached Housing Element and Fair Share Plan is consistent with the goals and objectives of the current Master Plan of Westwood, and that adoption and implementation of the 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 Westwood, County of Bergen, State of New Jersey, that the Planning Board hereby adopts the Housing Element and Fair Share Plan attached hereto along with any proposed amendments deemed by the board to be appropriate.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board hereby directs the affordable housing attorney for Westwood to file the duly adopted Housing Element and Fair Share Plan with the Program, an entity created by the Amended FHA, within 48 hours of adoption and present the duly adopted Housing Element and Fair Share Plan to Westwood for endorsement.

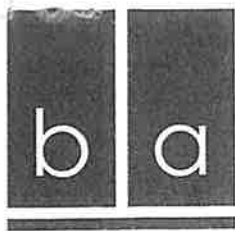
BE IT FURTHER RESOLVED that Affordable Housing Counsel is authorized to pursue approval of the Housing Element and Fair Share Plan and submit such additional documents as may be necessary or desirable in an effort to secure such approval.

CERTIFICATION

 6/12/2025
Chairman of the Planning Board
JAYMEE HODGES

I certify that the foregoing Resolution was duly adopted by the Planning Board of the Borough of Westwood at a regular meeting held on the 12 day of June 2025.

 6/12/25
Planning Board Secretary
MARY R. VERDUCCI



B U R G I S
ASSOCIATES, INC.

COMMUNITY PLANNING
LAND DEVELOPMENT AND DESIGN
LANDSCAPE ARCHITECTURE

PRINCIPALS:
Joseph H. Burgis PP, AICP
Edward Snieckus, Jr. PP, LLA, ASLA
David Novak PP, AICP

ERRATA SHEET

Borough of Westwood 2025 Housing Element & Fair Share Plan
May 29, 2025 For Approval

The following identifies necessary adjustments to the Borough of Westwood's 2025 Housing Element & Fair Share Plan, which is proposed for adoption by the Westwood Planning Board on June 12, 2025, to correct typographical errors.

1. Page 3, replace Table 2 with the following table to read as follows:

Table 1: Affordable Housing Crediting Components

Component	Affordable Credits	Status
Westwood House	182	Completed
Mid Bergen Community Housing	3	Completed
Spectrum for Living	6	Completed
Habitat for Humanity	1	Completed
Third Round Unmet Need		
National Institute Group Home	4	Completed
Care One at Valley Skilled Nursing	2	Completed
Cerebral Palsey of N. Jersey	4	Completed
Habitat for Humanity	1	Completed
Jefferson Realty	4	Completed
KRE-Irvington Street	1	Under Construction
106 Old Hook Road	2	Approved
TOTAL	210 Credits	

2. Page 36, we clarified the project being credited to address the 1-unit RDP requirement which according to the settlement agreement was required to be a qualified family and a rental unit. This would be addressed by one unit at the approved Jefferson Realty project. See the paragraph below for the entire paragraph.

To affirmatively address the one-unit RDP and the Settlement Agreement, Westwood uses two projects to address the requirements, one donated property along Sand Road which provided Habitat for Humanity with the ability to construct an owner-occupied, deed restricted, three-bedroom dwelling on the property. The second is a unit of credit from the 5 affordable units constructed at the development by Jefferson Realty at 35 Jefferson Avenue which provides a family rental unit of credit. This Jefferson Realty

apartment completely fulfilled Westwood's Third Round 1 unit family rental requirement of the RDP. The Habitat for Humanity project, while a requirement of the Settlement Agreement, is technically applied as an Unmet Need credit.

3. Page 37, replace Table 21 with the following table to read as follows:

Table 21: Components Addressing Both RDP and Unmet Portion of Third Round Obligation

Plan Component	Number of Units	Rental Bonus Credits	Total Credits	Status
Prior Round Surplus: Westwood House- Senior and Special Needs Dwelling Units	104	0	104	Surplus
Constructed Surplus at Time of Housing Plan:				
<u>Alternative Living: National Institute PPL-33</u> Pascack Road (B 1802, L 11) (Rental) Special Needs Units	4	0	4	Completed 2015
<u>Assisted Living: Care One at Valley</u> 300 Old Hook Road (B 2001, L51 and 64) 197 beds, 21 assisted w/10% Medicaid-Senior Units	2	0	2	Completed 2014
<u>Jefferson Reality</u> 35 Jefferson Avenue, B.1503 L. 5.01 Total AF units 5, 1 applied to RDP	4		4	Completed
<u>Habitat for Humanity</u> -Sand Road, B 1701, L 22 & 22.01, New owner unit -3 bedroom	1		1	Completed
<u>Alternative Living: Cerebral Palsey of NNJ</u> 130 Tillman St. Block 2208 Lot 17.02 (4-bedroom group home)	4		4	Completed
Total Available Surplus Credits to Unmet Need	119	0	119	
Family Unit Development:				
<u>Jefferson Reality</u> 35 Jefferson Avenue, B.1503 L. 5.01 Total AF units 5, 1 applied to RDP	1	N/A	1	Completed
Total Units Addressing 1 unit RDP	1	N/A	1	Addressed