

**TOWNSHIP OF CHESTERFIELD
RESOLUTION 2025-6-16**

**RESOLUTION ENDORSING THE FOURTH ROUND HOUSING ELEMENT AND
FAIR SHARE PLAN**

WHEREAS, on March 20, 2024, Governor Murphy signed *P.L.2024, c.2.* into law, establishing a new framework for determining and enforcing municipalities' affordable housing obligations under the New Jersey Supreme Court's Mount Laurel doctrine and the State's Fair Housing Act; and,

WHEREAS, the law requires that the New Jersey Department of Community Affairs ("DCA") perform a calculation of regional need, and municipal present and prospective affordable housing needs, in accordance with the formulas established in the law; and,

WHEREAS, on October 18, 2024, the DCA released its "Affordable Housing Obligations For 2025-2035 (Fourth Round)" report, establishing the Fourth Round (2025-2035) fair share methodology and calculations of low- and moderate-income housing obligations for New Jersey's 564 municipalities; and,

WHEREAS, the DCA report calculated Chesterfield's Round 4 (2025-2035) obligations as follows: the present need or rehabilitation obligation is 0 units and the prospective need is 60 units; and,

WHEREAS, after the Township sought a lower prospective need than what was calculated by the DCA, and after objections were filed as to same with the Superior Court/Affordable Housing Dispute Resolution Program under Docket No. BUR-L-199-25, an agreement was reached and the Township's prospective need has been lowered to 45 units for Round 4; and,

WHEREAS, on April 17, 2025, the Hon. Terrence R. Cook, A.J.S.C. issued an order accepting and adopting the agreement to reduce the Township's identified affordable housing prospective need from 60 to 45 units and authorizing the Township to proceed with preparation and adoption of a Fourth Round Housing Element and Fair Share Plan by June 30, 2025; and,

WHEREAS, by Resolution, dated June 24, 2025, the Planning Board of the Township of Chesterfield adopted the Fourth Round Housing Element and Fair Share Plan ("HEFSP"), prepared by Leah Furey Bruder, P.P.; and,

WHEREAS, the Township Committee agrees with the Planning Board's finding that the HEFSP complies with N.J.S.A. 40:55D-28b(3) and N.J.S.A. 52:27D-310 in that it is designed to achieve the goal of providing realistic development of affordable housing to meet present and prospective housing needs, with particular attention to low and moderate income housing; and,

WHEREAS, the Township Committee further agrees with the Planning Board's determination that the HEFSP is consistent with the goals and objectives of the Township of

Chesterfield's Master Plan and Master Plan Re-examination Report and that adoption and implementation of the HEFSP is in the public interest and will protect public health and safety and promote the general welfare.

NOW, THEREFORE, BE IT RESOLVED, by the Township Committee of Township of Chesterfield, in the County of Burlington, and the State of New Jersey that it hereby endorses the 2025 Fourth Round Housing Element and Fair Share Plan as adopted by the Chesterfield Township Planning Board on June 24, 2025; and,

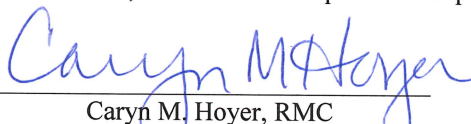
BE IT FURTHER RESOLVED, that the Township of Chesterfield reserves the right to further amend the Fourth Round Housing Element and Fair Share Plan, in accordance with the law, should same be necessary; and,

BE IT FURTHER RESOLVED, that the Township Attorney is directed to file a copy of this herein resolution with the Affordable Housing Dispute Resolution Program.

CHESTERFIELD TOWNSHIP COMMITTEE

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I, Caryn M. Hoyer, Clerk of the Township of Chesterfield in the County of Burlington and State of New Jersey do hereby certify the foregoing Resolution to be a true and accurate copy of the Resolution approved by the Township Committee at a duly advertised meeting held on June 26, 2025 at which a quorum was present.

  
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Caryn M. Hoyer, RMC  
Township Clerk

