

**TOWNSHIP OF HAINESPORT  
JOINT LAND USE BOARD**

**RESOLUTION NO. 2025-20**

**RESOLUTION APPROVING ADOPTION OF  
A HOUSING ELEMENT AND FAIR SHARE  
PLAN TO SATISFY THE TOWNSHIP'S  
AFFORDABLE HOUSING OBLIGATION**

**WHEREAS**, the New Jersey Courts have held that every municipality in this State has an obligation to provide their fair share of low and moderate income housing; and

**WHEREAS**, on March 20, 2024, P.L. 2024, c.2, was signed into law which amended the Fair Housing Act at N.J.S.A. 52:27D-301 *et seq.*, ("Amended FHA"); and

**WHEREAS**, pursuant to N.J.S.A. 40:55D-28 and N.J.S.A. 40:55D-13, the Hainesport Township Joint Land Use Board ("JLUB") is charged with preparation of and conduct of public hearings on the Master Plan, Master Plan Amendments, Revisions, and Re-Examination Reports; and

**WHEREAS**, in response to the Amended FHA and the Administrative Directive #14-24, the Township of Hainesport adopted a binding resolution on January 28, 2025 committing to address the DCA Fourth Round Present Need or Rehabilitation Obligation of zero (0) units and the Fourth Round Prospective Need Obligation of sixty-two (62) units; and

**WHEREAS**, pursuant to the requirements of the amended FHA and Administrative Directive #14-24, on January 30, 2025 the

Township of Hainesport filed a Fourth Round DJ action (which included its January 28, 2025 adopted binding resolution) with the Superior Court/Affordable Housing Dispute Resolution Program ("Program") under Docket No. BUR-L-237-25, asking the Court to declare Hainesport Township's Fourth Round HEFSP constitutionally compliant, and seeking protection and repose against exclusionary zoning litigation for a ten (10) year period (July 1, 2025 to June 30, 2035); and

**WHEREAS**, objections were filed challenging the Township's calculations provided for in the Township's adopted January 28, 2025 binding resolution; and

**WHEREAS**, pursuant to Administrative Directive #14-24, "After the entry of an order determining present and prospective fair share obligations, the municipality must file with the Program its adopted housing element and fair share plan ... within 48 hours after adoption or by June 30, 2025, whichever is sooner.", and

**WHEREAS**, a Court Order, dated April 17, 2025, was issued which set the Township's Fourth Round Present Need or Rehabilitation Obligation of zero (0) units and the Township's Fourth Round Prospective Need Obligation of seventy-four (74) units; and

**WHEREAS**, a Housing Element and Fair Share Plan aimed at addressing Hainesport Township's affordable housing obligation has been prepared by the Township's Affordable Housing Planner, Leah Furey Bruder, LFB Land Planning, Medford, NJ; and

**WHEREAS**, upon notice in accordance with the Municipal Land Use Law, the Joint Land Use Board held a public hearing on June 25, 2025 on the adoption of said plan as required by the Municipal Land Use Law. The hearing was attended by Leah Furey Bruder, P.P. as the

Township's consultant on affordable housing, who was duly sworn, and provided testimony regarding the Housing Element and Fair Share Plan. The hearing was also attended by John C. Gillespie, Esquire of Parker McCay, P.A., 9000 Midlantic Drive, Mount Laurel, New Jersey 08054, the Township attorney and affordable housing counsel; and

**WHEREAS**, the hearing was opened to the public, and comments were received by those members of the public who attended the hearing and wished to speak, with the Board thereafter closing the public hearing; and

**WHEREAS**, the Board finds that the Housing Element and Fair Share Plan as presented are consistent with the Land Use Plan Element of the Master Plan, and that the adoption and implementation of same are in the public interest and promote the general welfare.

**NOW, THEREFORE, BE IT RESOLVED** that the document Entitled "Housing Element and Fair Share Plan – Township of Hainesport" dated *June 2025* and prepared by Leah Furey Bruder, P.P. is hereby **ADOPTED** *in toto*.

**BE IT FURTHER RESOLVED** the Hainesport Township Joint Land Use Board adopts this Resolution to memorialize the action taken by the Board following the close of the public hearing on June 25, 2025.

**BE IT FURTHER RESOLVED** that the JLUB Secretary is hereby authorized and directed to transmit a copy of the adopted Housing Element and Fair Share Plan and a certified copy of this Resolution to the governing body together with this Board's recommendation that the governing body endorse the adopted Housing Element and Fair Share Plan.

DATE: June 25, 2025

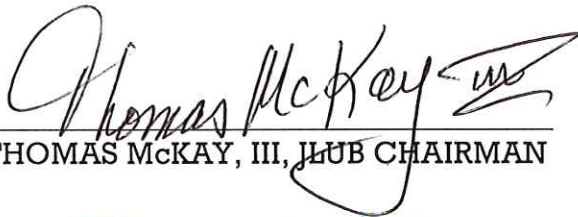
MOTION TO APPROVE:


YES

NO

ABSTAIN

HOLDEN  
LUDDEN  
TORDY  
NOWORYTA  
GILMORE  
TRICOCCI  
R MURPHY  
KOSKO  
MCKAY

  
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THOMAS MCKAY, III, CLUB CHAIRMAN

  
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PAULA TIVER, BOARD SECRETARY