

TOWNSHIP OF LUMBERTON

RESOLUTION NO. 2025 - 128

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

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2, which amended the 1985 New Jersey Fair Housing Act (“Amended FHA”); and

WHEREAS, pursuant to the Amended FHA and the Administrative Office of the Court’s Directive No. 14-24, the Township of Lumberton (“Township”) Committee adopted a “binding resolution” committing to a Present Need obligation of twenty-three (23) units and a Prospective Need obligation of seventy-seven (77) units based on the Township’s Affordable Housing Planner, Leah Furey Bruder, P.P. (“Planner”)’s calculations using the methodology in the Amended FHA; and

WHEREAS, the Township filed a timely Fourth Round Declaratory Judgment action (“DJ Action”) with the Affordable Housing Dispute Resolution Program (“Program”), along with its binding resolution, on January 17, 2025; and

WHEREAS, the filing of the DJ Action 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 New Jersey Builders Association (“NJBA”) filed a timely challenge to the DJ Action; and

WHEREAS, the Honorable Ronald E. Bookbinder, A.J.S.C. (Ret.) was assigned to manage the proceedings, host settlement conferences, and make recommendations to the Mount Laurel Judge of Burlington Vicinage; and

WHEREAS, after a settlement conference on March 26, 2025 with the Township and NJBA, Judge Bookbinder made a recommendation based on the expert report of special adjudicator, Brian Slaugh, P.P.; and

WHEREAS, on April 17, 2025, Judge Cook prepared an order accepting Judge Bookbinder's recommendation; and

WHEREAS, the order fixed the Township's obligation at twenty-three (23) for the Present Need and ninety-nine (99) for the Prospective Need, and authorized the Township to proceed with preparing and adopting its Housing Element and Fair Share Plan for the Fourth Round; and

WHEREAS, the Planner prepared a Fourth Round Housing Element and Fair Share Plan ("Fourth Round HEFSP") that addresses the Township's Fourth Round affordable housing obligation; and

WHEREAS, the Township of Lumberton Land Development Board ("Board"), in its capacity as a Planning Board, at a duly noticed meeting held on June 12, 2025, reviewed the Fourth Round HEFSP and determined that it was consistent with the Master Plan and that implementation of the Fourth Round HEFSP is in the public interest and would promote the general welfare and, by Resolution No. 2025-15, dated June 12, 2025, adopted the Fourth Round HEFSP.

NOW, THEREFORE, BE IT RESOLVED by the Committee of the Township of Lumberton, County of Burlington, State of New Jersey, on this 19th day of June 2025, that:

1. The Township Committee hereby endorses the Fourth Round HEFSP as adopted by the Board as an amendment to the Township's Master Plan and agrees to implement the Fourth Round HEFSP by adopting applicable ordinances.

2. The Mayor, Township Administrator, and Township Clerk, together with all other officers, professionals and employees of the Township are hereby authorized and directed to take any and all steps necessary to effectuate the purposes of this Resolution.
3. This Resolution shall take effect immediately.

Adopted: June 19, 2025

COMMITTEE MEMBER	MOTION	2 nd	YES	ABSTAIN	NO	ABSENT
T. Benson		X	X			
G. Robinson			X			
A. Smith			X			
L. Faye	X		X			
G. LaPlaca			X			

CERTIFICATION

I, Bobbie Quinn RMC, Lumberton Township Clerk, hereby certify that the foregoing resolution was duly adopted by the Lumberton Township Committee at its Regular Business Meeting held on the 19th day of June, 2025.

Bobbie Quinn

Bobbie Quinn, RMC
Lumberton Township Clerk