

**TOWNSHIP OF LUMBERTON**

**RESOLUTION NO. 2026 - 069**

**RESOLUTION ADOPTING THE REHABILITATION PROGRAM MANUAL  
PURSUANT TO FOURTH ROUND AFFORDABLE HOUSING COMPLIANCE**

**WHEREAS**, the New Jersey Supreme Court and the New Jersey Legislature have recognized and mandated in So. Burl. Co. NAACP v. Lumberton, 92 N.J. 158 (1983) (“Lumberton II”) and the New Jersey Fair Housing Act, i.e. N.J.S.A. 52:27D-301, et seq. that every municipality in New Jersey has an affirmative obligation to facilitate the provisions of affordable housing; and

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

**WHEREAS**, the Township of Lumberton (“Township”) filed a timely Fourth Round Declaratory Judgment action (“DJ Action”) with the Affordable Housing Dispute Resolution Program (“Program”) under Docket No. BUR-L-128-25, along with its binding resolution, on January 17, 2025; and

**WHEREAS**, on April 17, 2025, the Program prepared an order fixing the Township’s obligation and authorizing the Township to proceed with preparing and adopting its Housing Element and Fair Share Plan (“HEFSP”) for the Fourth Round; and

**WHEREAS**, on June 12, 2025, the Township Land Development Board adopted the HEFSP; and

**WHEREAS**, by Resolution, the Township Committee endorsed the HEFSP; and

**WHEREAS**, pursuant to the Amended FHA and the amended New Jersey Uniform Housing Affordability Controls, N.J.A.C. 5:80-26., et seq. (“UHAC”), the Township has chosen to implement a Rehabilitation Program and to adopt and approve a Rehabilitation Program Manual to administer the program; and

**NOW THEREFORE BE IT RESOLVED** by the Committee of the Township of Lumberton, County of Burlington, State of New Jersey on this 5<sup>th</sup> day of March, 2026, that:

1. The Township of Lumberton hereby adopts and approves the Rehabilitation Program Manual attached hereto, or in a form substantially consistent with the attached which shall be administered by the Administrative Agent or, in the alternative, the Township may contract with a third party firm to oversee the Rehabilitation Program.
2. A certified true copy of this Resolution shall be filed by the Municipal Clerk and filed with the Program to be received by the Special Adjudicator and FSHC.
3. This Resolution shall take effect immediately.

Adopted: March 5, 2026

COMMITTEE MEMBER	MOTION	2 <sup>nd</sup>	YES	ABSTAIN	NO	ABSENT
<b>G. LaPlaca</b>			X			
<b>G. Robinson</b>	X		X			
<b>A. Smith</b>						X
<b>L. Faye</b>		X	X			
<b>T. Benson</b>			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 5<sup>th</sup> day of March, 2026.

*Bobbie Quinn*

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Bobbie Quinn, RMC  
Lumberton Township Clerk