

# **LUMBERTON TOWNSHIP LAND DEVELOPMENT BOARD**

## **RESOLUTION NUMBER: 2025-15**

### **RESOLUTION OF THE LUMBERTON TOWNSHIP LAND DEVELOPMENT BOARD, IN BURLINGTON COUNTY, NEW JERSEY, ADOPTING THE HOUSING ELEMENT AND FAIR SHARE PLAN FOR THE TOWNSHIP'S MASTER PLAN FOR THE FOURTH ROUND AFFORDABLE HOUSING OBLIGATION**

**WHEREAS**, in accordance with the New Jersey Fair Housing Act ("FHA"), N.J.S.A. 52:27D-310, as amended by P.L. 2024 c.2, the Administrative Directive #14-24, and the rules of the New Jersey Council on Affordable Housing ("COAH") contained at N.J.A.C. 5:93 et seq., the Fourth Round Housing Element and Fair Share Plan ("HEFSP" or the "Plan") has been prepared for the Lumberton Township (the "Township"), by the Township's Affordable Housing Professional Planning consultant, Leah Furey Bruder, PP, AICP of LFB Land Planning LLC; and

**WHEREAS**, the Township has an approved plan to satisfy its obligations for the Prior Round and Third Round through various types of Court-approved affordable housing units, including affordable senior rentals, supportive and special needs units, affordable family rental units and prior round rental bonus credits; and

**WHEREAS**, the Fourth Round HEFSP will serve as the foundation for the Township's submission to the Superior Court of New Jersey and the Affordable Housing Dispute Resolution Program ("Program") to secure continued immunity and demonstrate the Township's compliance with its constitutional obligation with regard to Affordable Housing initiatives; and

**WHEREAS**, a challenge to the municipal determination of need was filed by the NJ Builders Association. Consistent with the required process, Lumberton Township participated in dispute resolution (court-mandated mediation) on March 26, 2025. At the mediation, the Township and NJBA agreed to a fair share obligation of 99 units. This obligation of need was recommended to the Court by the Affordable Housing Dispute Resolution Program Settlement; and

**WHEREAS**, on April 17, 2025, the Township received a Court order affirming the Township's Fourth Round obligations in which the Township's prospective need obligation was fixed at 99 units;

**WHEREAS**, the Township proposes to satisfy the Fourth Round Prospective need (2025-2035) of 99 units through a mix of affordable units in a 100% affordable development and in an inclusionary development to be developed at various identified sites along with bonus credits applied, all of which will result in satisfaction of the Fourth Round obligation and will yield additional units which will be applied to the Fifth Round obligation; and

**WHEREAS**, notice of the hearing on the proposed HEFSP was duly provided by the Lumberton Township Land Development Board (the "Board") consistent with the requirements of

N.J.S.A. 40:55D-13, providing that the Board would conduct a public hearing on the HEFSP on June 12, 2025 to determine whether the HEFSP is consistent with the goals and objective of the Township's Master Plan, and whether adoption and implementation of the HEFSP as an element of the Township's Master Plan is in the public interest, protects public health and safety, and promotes the general welfare; and

**WHEREAS**, consistent with the requirements of N.J.S.A. 40:55D-13, a copy of the HEFS Plan was made available for public inspection during usual business hours at the Municipal Clerk's office at least ten (10) days in advance of the hearing.

**NOW THEREFORE, BE IT RESOLVED** by the Lumberton Township Land Development Board, of Burlington County, in the State of New Jersey as follows:

1. Upon notice duly provided in a manner consistent with the requirements of N.J.S.A. 40:55D-13, the Board conducted a public hearing on June 12, 2025 on the HEFSP dated June, 2025, which was prepared by the Township's by the Township's Affordable Housing Professional Planning consultant, Leah Furey Bruder, PP, AICP of LFB Land Planning LLC.

2. At the public hearing conducted by the Board on June 12, 2025, the Board heard and considered the testimony of its Affordable Housing Professional Planning consultant, Leah Furey Bruder, PP, AICP.

3. At the June 12, 2025 hearing, the Board that determined that the HEFSP was consistent with the goals and objective of the Township's Master Plan, and that adoption and that implementation of the Housing Element and Fair Share Plan as an element of the Township's Master Plan was in the public interest, protects public health and safety, and promotes the general welfare; and

4. Based upon the foregoing, the Planning Board hereby adopts the Fourth Round Housing Element and Fair Share Plan dated June, 2025 prepared by its Affordable Housing Professional Planning consultant, Leah Furey Bruder, PP, AICP.

5. Based upon the foregoing findings, the Board hereby recommends that the HEFSP be formally endorsed by the Township Committee in furtherance of its constitutional obligations with respect to affordable housing.

6. The Board authorizes the Chairman of the Board to sign the memorializing Resolution adopted at the time of the June 12, 2025 hearing and authorizes the Board Secretary to submit this signed Resolution to the Municipal Clerk for submission to the Township Committee with the recommendation by the Board that the HEFSP be endorsed by the Township Committee and duly filed with the Court by June 30, 2025.

CERTIFICATION

I, Catherine A. Borstad, Secretary of the Township of Lumberton Land Development Board, in the County of Burlington and State of New Jersey, do hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the said Board at a meeting held at the Municipal Building, 35 Municipal Drive, Lumberton, New Jersey on the 12<sup>th</sup> day of June, 2025 and as memorialized at the public meeting held on the 12<sup>th</sup> day of June, 2025.



CATHERINE A. BORSTAD, SECRETARY  
LUMBERTON TOWNSHIP  
LAND DEVELOPMENT BOARD



CHRISTOPHER CIORITO, CHAIRMAN