



**TOWNSHIP COUNCIL
MOUNT LAUREL MUNICIPAL CENTER**

Distribution _____

Resolution No. 25-R-129

SPECIAL MEETING

JUNE 27, 2025

**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 Mount Laurel ("Township") Council adopted a "binding resolution" committing to a Present Need obligation of forty-six (46) units and a Prospective Need obligation of three hundred and eighty (380) units based on the Township's Affordable Housing Planner, Michael Mistretta, P.P., L.L.A. ("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 31, 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 Mary C. Jacobson, 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 Jacobson made a recommendation based on the expert report of special adjudicator, Mary Beth Lonergan, P.P.; and

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

WHEREAS, the order fixed the Township's obligation at forty-six (46) for the Present Need and four hundred and ten (410) 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 Mount Laurel Planning Board ("Board"), at a duly noticed meeting held on June 25, 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 Number R-2025-10 , dated June 25, 2025, adopted the Fourth Round HEFSP.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Township of Mount Laurel, County of Burlington, State of New Jersey, on this 27th day of June 2025, that:

1. The Township Council 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 and Township Clerk/Manager, 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.

This resolution was adopted at a meeting of the Township Council held on June 27, 2025 and shall take effect immediately.

A CERTIFIED COPY

 Meredith Riculfy, Municipal Clerk

	MOTION	AYE	NAY	ABSTAINED	ABSENT	TRANSMITTED
Catalan-Culnan		✓				
Janjua	2	✓				
Moustakas					✓	
Pritchett		✓				
Steglik	1	✓				