

TOWNSHIP OF PEMBERTON
RESOLUTION NO. 203-2025

**APPROVAL OF 2025-2035 FOURTH ROUND HOUSING PLAN ELEMENT
AND FAIR SHARE PLAN FOR PEMBERTON TOWNSHIP AND
AUTHORIZATION TO SUBMIT IT TO THE COURTS AND THE NEW JERSEY
FAIR HOUSING ACT ADMINISTRATION**

WHEREAS, on March 20, 2024, the State of New Jersey promulgated the Fair Housing Act, P.L. 2024, c.2 ("Act"), which amended the Fair Housing Act, P.L. 1985, c.222, for municipalities to provide a realistic opportunity for their fair share of their housing region's present and prospective needs for housing for very low-, low-and moderate-income households; and

WHEREAS, the Township of Pemberton ("Township" or "Pemberton") initiated litigation ("Complaint for Declaratory Judgement") pursuant to the Act which requires municipalities to describe their basis for determining its fourth-round affordable housing obligation and determining their fourth-round Present Need and Prospective Need in accordance with the formulas established in the Act by Resolution adopted on or before January 31, 2025; and

WHEREAS, the Township adopted Resolution No. 47-2025 titled "Committing to Round 4 Present and Prospective Need Affordable Housing Obligations in Accordance with P.L. 2024, c.2" on January 15, 2025; and

WHEREAS, the Township's Complaint for Declaratory Judgement was filed with the Court on January 17, 2025 pursuant to the Act; and

WHEREAS, on April 8, 2025, the Court issued its decision titled "Order Fixing Municipal Obligations for 'Present Need' and 'Prospective Need' for the Fourth Round Housing Cycle" for the Township fixing its Present Need as seventy-nine (79) dwelling units and its Prospective Need as seventy-nine (79) dwelling units and authorized the Township to proceed and adopt its Fourth Round Housing Plan Element and Fair Share Plan ("HPEFSP"); and

WHEREAS, Mark A. Remsa, P.P., L.L.A. prepared the Township's HPEFSP titled "2025-2035 Fourth Round Housing Plan Element and Fair Share Plan", dated May 9, 2025, to provide a realistic opportunity to address the Township's Fourth Round Present Need and Prospective Need; and

WHEREAS, on June 9, 2025, the Pemberton Township Planning Board ("PB") held a public hearing for the Township's HPEFSP and adopted the HPEFSP by Resolution P-20-2025 determining the HPEFSP would provide a realistic opportunity to address the Township's Fourth Round Present Need and Prospective Need for very low-, low- and moderate-income housing; and

WHEREAS, upon reviewing the adopted HPEFSP, the Council of the Township of Pemberton finds that the HPEFSP provides a realistic opportunity for the Township to address its fourth round Present Need of seventy-nine (79) dwelling units and Prospective Need of seventy-nine (79) dwelling units for very low-, low- and moderate-income housing.

NOW, THEREFORE, BE IT RESOLVED that the Township Council of the Township of Pemberton in the County of Burlington, State of New Jersey, undertakes the following actions to:

1. Approve and endorse Pemberton Township's 2025-2035 Fourth Round Housing Plan Element and Fair Share Plan to provide a realistic opportunity to address the Township's Fourth Round Present Need for seventy-nine (79) dwelling units and Perspective Need of seventy-nine (79) dwelling units for very low-, low-and moderate-income housing.
2. Authorize the Township's Municipal Clerk and Municipal Solicitor to undertake all necessary actions to submit the Township's 2025-2035 Fourth Round Housing

Plan Element and Fair Share Plan to the Courts and the New Jersey Fair Housing Act Administration pursuant to the Fair Housing Act, P.L. 2024, c.2.

PEMBERTON TOWNSHIP COUNCIL

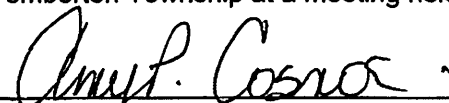
ATTEST:

I hereby certify that the foregoing Resolution was adopted by the governing body of Pemberton Township on June 18, 2025.



Amy P. Cosnoski, RMC, Township Clerk

I herein certify this document to be a true and correct copy of the original Resolution as duly adopted by the Governing Body of Pemberton Township at a meeting held on June 18, 2025.



Amy P. Cosnoski, RMC, Township Clerk