

**RESOLUTION NO. 2025-8**  
**FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN**

**RESOLUTION OF THE JOINT LAND USE BOARD**  
**OF THE TOWNSHIP OF RIVERSIDE, COUNTY OF BURLINGTON**  
**ADOPTING THE FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN**

**WHEREAS**, on March 20, 2024, by P.L. 2024, c.2, the New Jersey Fair Housing Act (“FHA”), N.J.S.A. 52:27D-301, *et seq.*, was amended to include a methodology for the calculation of a municipalities’ Fourth Round need for providing very low-, low- and moderate-income housing; and

**WHEREAS**, on October 18, 2024, pursuant to the FHA, as amended, the New Jersey Department of Community Affairs (“DCA”) issued its report entitled “*Affordable Housing Obligations for 2025-2035 (Fourth Round)*” (the “Fourth Round Report”) setting forth therein the Present Need and Prospective Need obligations of all New Jersey municipalities, including the Township of Riverside, for the Fourth Round housing cycle; and

**WHEREAS**, pursuant to the Fourth Round Report, the Township of Riverside’s “present need” obligation was calculated as one hundred twenty six (126) affordable units and the Township’s “prospective need” obligation was calculated at eighteen (18) affordable units; and

**WHEREAS**, on December 13, 2024, the New Jersey Administrative Office of the Courts adopted Directive #14-24, implementing the Affordable Housing Dispute Resolution Program (the “Program”) created by the March 20, 2024 amendments to the FHA, and established the process for municipalities to come into constitutional compliance with their Fourth Round affordable housing obligations; and

**WHEREAS**, in accordance with the FHA, Directive #14-24 and the Program, the Township Committee of the Township of Riverside adopted Resolution No. 2025-43, on January 27, 2025, accepting the Township’s “present need” and “prospective need” affordable housing obligations as calculated and recorded in the Fourth Round Report; and

**WHEREAS**, on January 29, 2025, the Township of Riverside filed its Complaint for Declaratory Judgment, pursuant to the FHA and in accordance with Section II.A of Directive #14-24 of the Program, seeking a certification of compliance with the FHA; and

**WHEREAS**, on April 8, 2025, the Court issued its Order entitled “ORDER FIXING MUNICIPAL OBLIGATIONS FOR “PRESENT NEED” AND “PROSPECTIVE NEED” FOR THE FOURTH ROUND HOUSING CYCLE” fixing the Township’s “present need” obligation as one hundred twenty six (126) affordable units and “prospective need” obligation as eighteen (18)

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affordable units for the Fourth Round Housing Cycle and authorized the Township to proceed with the preparation and adoption of the Housing Element and Fair Share Plan for the Fourth Round incorporating the “present need” and “prospective need” allocations on or before June 30, 2025; and

**WHEREAS**, the Township’s Affordable Housing Planning Consultant, David Gerkens, PP, AICP (New Jersey Professional Planner License No. 33L100561400), Community Grants, Planning and Housing, prepared the Township’s Fourth Round Housing Element and Fair Share Plan (HEFSP), dated June, 2025, addressing the Township’s Fourth Round “present and prospective need” affordable housing obligations; and

**WHEREAS**, a signed and sealed original HEFSP was on file with the Township Clerk as of June 13, 2025;

**WHEREAS**, on June 23, 2025, a Public Hearing, duly noticed in accordance with N.J.S.A. 40:55D-13, was held by the Township of Riverside Joint Land Use Board for the HEFSP; and

**WHEREAS**, during the June 23, 2025 Public Hearing, David Gerkens conducted a presentation to the Joint Land Use Board and interested members of the public concerning the HEFSP and Board Members and the public were afforded the opportunity to make comments and ask questions concerning the HEFSP; and

**NOW, THEREFORE, BE IT RESOLVED** by the Joint Land Use Board of the Township of Riverside as follows:

1. **HEARING ON THE FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN.** The Board at a special meeting on June 23, 2025, reviewed the HEFSP and afforded the public with an opportunity to make comments and ask questions.

2. **FINDINGS AND CONCLUSIONS OF THE BOARD.** The Board, following the opportunity for public comments, finds that the Fourth Round Housing Element and Fair Share Plan provides a realistic opportunity for the Township of Riverside to address the Township’s Fourth Round Housing Cycle present need obligation of one hundred twenty six (126) affordable units and the prospective need obligation of eighteen (18) affordable units in accordance with the FHA, the Fourth Round Report and Township Resolution No. 2025-43.

3. **ADOPTION OF THE FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN.** The Joint Land Use Board of the Township of Riverside, by this Resolution,

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adopts the HEFSP as the housing plan element of the Township's Master Plan, in accordance with N.J.S.A. 40:55D-28(b)(3). The Board hereby recommends that the HEFSP be formally endorsed by the Township Committee in furtherance of its constitutional obligation with respect to affordable housing.

4. **SEVERABILITY**. If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

5. **AVAILABILITY OF THIS RESOLUTION**. The Board authorizes the Board's Chairman to execute this Resolution adopted at the time of the meeting and authorizes the Board Secretary to submit the signed Resolution to the Municipal Clerk for submission to the Township Committee. The Resolution shall be available for public inspection at the Office of the Joint Land Use Board of the Township of Riverside and shall be provided to the Township of Riverside for filing with the Court in accordance with the FHA, the Program and April 8, 2025 Court Order.

6. **EFFECTIVE DATE**. This Resolution shall take effect immediately.

<b>Board Member</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>	<b>Motion</b>
John Kane, Chairperson	X				
Karen Rider, Vice Chairperson				X	
Christopher Marter, Committeeperson				X	
Carl Cicali	X				
Eric Estrada				X	
Michael Hart			X		
Meghan Jack	X				
Robert Smith				X	
Raymond Soto	X				2 <sup>ND</sup>
Jared Ainsworth, Alternate	X				1 <sup>ST</sup>
Jesse Grinnan, Alternate				X	

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**CERTIFICATION**

I hereby certify that this foregoing Resolution is a true memorializing resolution, as adopted by the Joint Land Use Board of the Township of Riverside, County of Burlington, in accordance with its decision at a special meeting on June 23, 2025.

**JOINT LAND USE BOARD  
OF THE TOWNSHIP OF RIVERSIDE**

Attest:

  
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**MEGHAN JACK, Secretary**

By:

  
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**JOHN KANE, Chairperson**

Dated: June 23, 2025