

SPRINGFIELD LAND DEVELOPMENT BOARD

RESOLUTION NO. 2025-06-01LDB

**RESOLUTION ADOPTING A FOURTH ROUND
HOUSING ELEMENT AND FAIR SHARE PLAN**

WHEREAS, by Court Order following a builder's remedy suit and declaratory judgment action under Burlington County Superior Court Docket No. BUR-L-561-24, the Township of Springfield enjoys a Third Round Judgment of Compliance and Repose ("JOR"), most recently extended by Order dated March 13, 2025, which provides the Township Third Round immunity from builder remedy lawsuits until further Order of the Court; and

WHEREAS, on March 20, 2024, P.L. 2024, c.2, was signed into law which amended the FHA at N.J.S.A. 52:27D-301 *et seq.*, ("Amended FHA"); and

WHEREAS, in addition to the Amended FHA, the Acting Administrative Director of the Administrative Office of the Courts issued Directive #14-24, dated December 13, 2024 ("Administrative Directive #14-24"); and

WHEREAS, in response to the Amended FHA and the Administrative Directive #14-24, the Township of Springfield adopted a binding resolution on January 29, 2025 committing to address the DCA Fourth Round Present Need or Rehabilitation Obligation of two (2) units and the Fourth Round Prospective Need Obligation of forty (40) units; and

WHEREAS, pursuant to the requirements of the amended FHA and Administrative Directive #14-24, on January 30, 2025, the Township of Springfield filed a Fourth Round DJ action (which included its January 29, 2025 adopted binding resolution) with the Superior Court/Affordable Housing Dispute Resolution Program ("Program") under Docket No. BUR-L-236-25, asking the Court to declare Springfield Township's Fourth Round HEFSP constitutionally compliant, and seeking protection and repose against exclusionary zoning litigation for a ten (10) year period (July 1, 2025 to June 30, 2035); and

WHEREAS, no objections were filed challenging the Township's calculations provided for in the Township's adopted January 29, 2025 binding resolution; and

WHEREAS, pursuant to Administrative Directive #14-24, "After the entry of an order determining present and prospective fair share obligations, the municipality must file with the Program its adopted housing element and fair share plan ... within 48 hours after adoption or by June 30, 2025, whichever is sooner."; and

WHEREAS, a Court Order, dated April 8, 2025, was issued which accepted and determined the Township's Fourth Round Present Need or Rehabilitation Obligation of two (2) units and the Township's Fourth Round Prospective Need Obligation of forty (40) units; and

WHEREAS, the Amended FHA provides that “All parties shall be entitled to rely upon regulations on municipal credits, adjustments, and compliance mechanisms adopted by COAH unless those regulations are contradicted by statute, including P.L. 2024, c.2, or binding court decisions” (N.J.S.A. 52:27D-311(m)); and

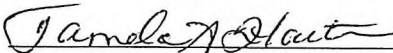
WHEREAS, the Township’s and Land Development Board’s Planner, Leah Furey Bruder, PP, AICP, has prepared a Fourth Round HEFSP, dated June 25, 2025, that addresses the Township’s Fourth Round affordable housing obligations; and

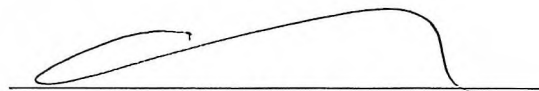
WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Land Development Board held a public hearing on the Fourth Round HEFSP on June 24, 2025; and

WHEREAS, the Land Development Board has determined that the Fourth Round HEFSP is consistent with the goals and objectives of the Township of Springfield’s Master Plan and Master Plan Re-examination Report, and that the adoption and implementation of the Fourth Round HEFSP is in the public interest, protects public health and safety and promotes the general welfare.

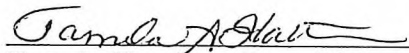
NOW THEREFORE, BE IT RESOLVED by the Land Development Board of the Township of Springfield, Burlington County, State of New Jersey, that the Land Development Board hereby adopts the Fourth Round Housing Element and Fair Share Plan on this 24th day of June, 2025.

BE IT FURTHER RESOLVED the Land Development Board of the Township of Springfield hereby directs its Land Development Board Attorney and Land Development Board Secretary to assist the Township Attorney of the Township of Springfield to file this adopted resolution and this adopted Fourth Round HEFSP as part of the Township’s Fourth Round Declaratory Judgment action under Docket No. BUR-L-236-25, in Burlington County Superior Court and with the Program within 48 hours after adoption of this Fourth Round HEFSP via ECourts per Directive #14-24.


Tamela Hartman, Board Secretary


Jo-Jaques, Board Chair
Carole Melman, Vice Chair

I hereby certify that this is a true copy of the resolution adopting the Fourth Round Housing Element and Fair Share Plan of the Township of Springfield, Burlington County, on June 24, 2025.


Tamela Hartman, Board Secretary