

RESOLUTION NO. 2026-02

**RESOLUTION OF THE PLANNING BOARD OF THE BOROUGH OF BARRINGTON,
IN THE COUNTY OF CAMDEN, APPROVING AND ADOPTING AN AMENDED
HOUSING ELEMENT AND FAIR SHARE PLAN TO SATISFY THE BOROUGH'S
FOURTH ROUND AFFORDABLE HOUSING OBLIGATION**

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, on January 14, 2025, the Borough adopted a “binding resolution” as required by the Amended FHA, accepting the DCA-calculated Present Need and Prospective Need obligation, establishing its Fourth Round Present Need of thirty-four (34) units and Prospective Need of thirty-two (32) units; and

WHEREAS, in accordance with the Amended FHA and the Administrative Office of the Court’s Directive No. 14-24 (“Directive 14-24”), the Borough filed a timely Fourth Round Declaratory Judgment complaint (“DJ Complaint”) with the Affordable Housing Dispute Resolution Program (“Program”), along with its binding resolution, on January 16, 2025; and

WHEREAS, the filing of the DJ Complaint gave the Borough automatic, continued immunity from all exclusionary zoning lawsuits, including builder’s remedy lawsuits, which is still in full force and effect; and

WHEREAS, the Borough did not receive any objections to its Present and Prospective Need numbers by February 28, 2025, resulting in the statutory automatic acceptance of the Borough’s Fourth Round obligations on March 1, 2025; and

WHEREAS, on March 28, 2025, the court prepared an order fixing the Borough’s obligation and authorizing the Borough to proceed with preparing and adopting its Housing Element and Fair Share Plan for the Fourth Round (“Court Order”); and

WHEREAS, in accordance with the Amended FHA, Directive 14-24 and the Court Order, Peter Van den Kooy, PP, AICP, the Township’s Affordable Housing Planner (“Planner”) drafted a Fourth Round Housing Element and Fair Share Plan (“Fourth Round HEFSP”); and

WHEREAS, the Fourth Round HEFSP was filed with the Program on June 27, 2025; and

WHEREAS, on August 27, 2025, Fair Share Housing Center (“FSHC”) objected to the Borough’s Fourth Round HEFSP; and

WHEREAS, the Borough and FSHC agreed to a settlement agreement that resolves the challenge; and

WHEREAS, the Borough Council approved the settlement agreement memorialized by Resolution No. 12-2025-148; and

WHEREAS, as a result of the settlement agreement, the Borough must amend its Fourth Round HEFSP; and

WHEREAS, pursuant to N.J.S.A. 40:55D-28, the Borough of Barrington Planning Board (“Board”) may prepare and adopt or amend a master plan or component parts thereof, after a public hearing, to guide the use of lands within the municipality in a manner which protects health and safety and promotes the general welfare; and

WHEREAS, upon notice in accordance with N.J.S.A. 40:55D-13, the Board held a public hearing on February 2, 2026, on the adoption of the amended Fourth Round HEFSP (“Amended HEFSP”) as required by the Municipal Land Use Law. Said hearing was attended by the Planner, who was duly sworn, and provided testimony regarding the Amended HEFSP; and

WHEREAS, the hearing was opened to the public and no members of the public provided any testimony on the Amended HEFSP; and

WHEREAS, the Board determined that the Amended HEFSP is consistent with the goals and objectives of the Borough’s current Master Plan, and that adoption and implementation of the Amended HEFSP is in the public interest and protects public health and safety and promotes the general welfare.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Barrington, County of Camden, State of New Jersey, that the Planning Board hereby adopts the Amended HEFSP, attached hereto as Exhibit A.

BE IT FURTHER RESOLVED that the Planning Board of the Borough of Barrington adopts this resolution to memorialize the action taken by the Board following the close of the public hearing on February 2, 2026.

BE IT FURTHER RESOLVED that the Secretary is hereby authorized and directed to transmit a copy of the adopted Amended HEFSP and a certified copy of this Resolution to the governing body together with this Board’s request that the governing body endorse the adopted Amended HEFSP.

ROLL CALL VOTE ON MOTION TO ADOPT THE HOUSING ELEMENT AND FAIR SHARE PLAN AFTER FINDING THAT IT IS CONSISTENT WITH THE MASTER PLAN.

(February 2, 2026)

- Moved By:
- Seconded By:
- Those in Favor:
- Those Opposed:
- Those Absent or Recused:



John Rink
Chairperson

I hereby certify this to be a true and accurate copy of the resolution adopted by the Planning Board of the Borough of Barrington, Camden County, New Jersey at a public meeting held on February 2, 2026.



Carol Fultano, Secretary
Barrington Borough Planning Board
4930-4296-7114, v. 1