

**BOROUGH OF COLLINGSWOOD  
BOARD OF COMMISSIONERS**

**RESOLUTION NO. 2025-147**

**SUBJECT: ENDORSING THE BOROUGH OF COLLINGSWOOD 2025 FOURTH  
ROUND HOUSING ELEMENT AND FAIR SHARE PLAN**

**WHEREAS**, the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq. (the “MLUL”) authorizes a municipal planning board to adopt and subsequently amend the municipality’s Master Plan by following the procedures set forth in the MLUL; and

**WHEREAS**, one component of the Master Plan is the Housing Element and Fair Share Plan (“HEFSP”); and

**WHEREAS**, in March of 2024, an amendment to the New Jersey’s Fair Housing Act, P.L. 2024, c2 was signed into law (hereafter the “Amended FHA”); and

**WHEREAS**, in addition to the Amended FHA, the Acting Director of the Administrative Office of the Courts issued Directive #14-24, dated December 13, 2024 (“Administrative Directive #14-24”) which provides New Jersey municipalities with a new process to come into constitutional compliance with their affordable housing obligations; and

**WHEREAS**, the Amended FHA and Administrative Directive #14-24 establishes a procedure by which municipalities can secure approval of an HEFSP; and

**WHEREAS**, the procedure under the Amended FHA and Administrative Directive #14-24 provides for a municipality to adopt a resolution on or before by January 31, 2025 in which the municipality agrees to commit to a Fourth Round fair share number in accordance with calculations of the New Jersey Department of Community Affairs and also to file a Complaint for Declaratory Relief within forty-eight (48) hours of adoption of the said resolution and, thereafter, file a Fourth Round HEFSP by June 30, 2025; and

**WHEREAS**, the Borough filed a Complaint for Declaratory Relief in the Superior Court of New Jersey and also with the Affordable Housing Dispute Resolution Program (“Program”) within forty-eight (48) hours from the adoption of Resolution 25-48 seeking protection and repose against exclusionary zoning litigation for a ten (10) year period, specifically from July 1, 2025 to June 30, 2035; and

**WHEREAS**, no objections, due by February 28, 2025, were filed challenging the Borough’s binding Resolution No. 25-48 adopted on January 6, 2025, as set forth in Administrative Directive #14-24; 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 Superior Court Order, dated April 22, 2025, was issued which determined the Borough's Fourth Round Present Need Obligation of 10 and the Borough's Fourth Round Prospective Need Obligation of 43; 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**, as set forth in the Amended FHA, the Borough of Collingswood Planning Board of Adjustment ("Planning Board") was required to review and adopt a Fourth Round HEFSP and

**WHEREAS**, following adoption by the Planning Board of the Fourth Round HEFSP and the subsequent endorsement by the Borough's Board of Commissioners, copies of each are to be filed with the New Jersey Superior Court and the Program; and

**WHEREAS**, pursuant to the provisions of N.J.S.A. 40:55D-13 of the MLUL, the Planning Board conducted a public hearing and adopted the Fourth Round HEFSP on June 23, 2025 which has been memorialized in Planning Board Resolution 2025-C; and

**WHEREAS**, a true copy of Resolution 2025-C of the Planning Board adopting the HEFSP is attached pursuant to N.J.A.C. 5:96-2.2(a)2; and

**WHEREAS**, the Borough's Board of Commissioners conducted a duly noticed public hearing on June 25, 2025 to review and consider the HEFSP and Planning Board Resolution 2025-C; and

**WHEREAS**, the Borough's Planning Consultant Tiffany A. Morrissey, P.P., A.J.C.P of Tiffany A. Cuiello, P.P., LLC was present at the meeting of the Board of Commissioners to provide an overview of the HEFSP and respond to questions from the Commissioners and members of the public; and

**WHEREAS**, members of the public were provided with an opportunity to present questions and comments to the Board of Commissioners and to the Borough's consultant.

**NOW, THEREFORE, BE IT RESOLVED**, the Board of Commissioners of the Borough of Collingswood, Camden County, New Jersey does hereby endorse the Housing Element and Fair Share Plan as adopted by the Borough of Collingswood Planning Board of Adjustment pursuant to Resolution 2025-C; and

**BE IT FURTHER RESOLVED** that a copy of this Resolution 2025-147, the Planning Board's Resolution 2025-C and the attached Housing Element and Fair Share Plan shall be filed in the Superior Court of New Jersey pursuant to the Fair Housing Act, as amended, and with the Affordable Housing Dispute Resolution Program pursuant to Administrative Directive #14-24.

**WHEREAS**, the Borough wishes to continue to provide affordable housing opportunities through expenditure of funds through the Affordable Housing Trust Fund;


**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Commissioners of the Borough of Collingswood, Camden County, New Jersey, as follows:


1. The Spending Plan attached hereto is hereby approved and adopted.
2. The Borough Solicitor is directed to file the Spending Plan with the Court and as otherwise required by law.
3. The Borough reserves the right to amend the Spending Plan, as may be necessary.
4. This Resolution shall take effect immediately.

Adopted: 6/25/2025

  
Joseph M. Nardi, III, Borough Solicitor

**BOROUGH OF COLLINGSWOOD**

  
Daniela Solano-Ward, Mayor

  
Amy Henderson Riley, Deputy Mayor

  
M. James Maley, Jr., Commissioner