

PB2025-6-15

**RESOLUTION OF THE GIBBSBORO PLANNING BOARD
ADOPTING A HOUSING ELEMENT AND FAIR SHARE PLAN FOR THE FOURTH
ROUND**

WHEREAS, in March of 2024, Governor Philip Murphy signed an amendment to the New Jersey Fair Housing Act, N.J.S.A. 52:27D-301 et seq.; and

WHEREAS, amended Fair Housing Act established a procedure by which municipalities can secure approval of a Housing Element and Fair Share Plan; and

WHEREAS, the law required municipalities to adopt a resolution by January 31, 2025 committing to affordable housing obligations for the Fourth Round and filing a declaratory relief action within 48 hours from its adoption with the Affordable Housing Dispute Resolution Program (the "Program"); and

WHEREAS, the Borough Council adopted Resolution 2025-1-54 on January 21, 2025 committing to affordable housing obligations and filing a declaratory relief action on January 23, 2025 which was within 48 hours from adoption of the resolution as required; and

WHEREAS, the Borough's affordable housing obligations were challenged by Fair Share Housing Center ("FSHC") and the New Jersey Builders Association ("NJBA") before the Program; and

WHEREAS, the Borough and FSHC through the auspices of the Program entered into a Mediation Agreement ("Agreement") dated April 2, 2025 and the NJBA accepted those terms as to its challenge; and

WHEREAS, the Agreement specified a Fourth Round Present Need of 14 units and a Prospective Need of 40 units; and

WHEREAS, by Order of the Hon. Sherri Schweitzer, P.J. Ch. Dated May 5, 2025, the Agreement was accepted by the court and established the Borough's Fourth Round affordable housing obligations; and

WHEREAS, the Borough Planner, Brian Slaugh P.P., A.I.C.P., of Clarke Caton Hintz, P.C., has prepared a Housing Element and Fair Share Plan to address the Borough's affordable housing obligations under amended Fair Housing Act; and

WHEREAS, in accordance with the provisions of N.J.S.A. 40:55D-13, the Planning Board scheduled a public hearing on the Housing Element and Fair Share Plan, attached hereto, for June 24, 2025 at 7:00 p.m. at Borough Hall, 49 Kirkwood Road, Gibbsboro, New Jersey 08026; and

WHEREAS, in accordance with the provisions of N.J.S.A. 40:55D-13, the Planning Board published a notice of this public hearing in the official newspaper of the municipality at least ten days before the scheduled date for the public hearing and served a copy of this notice upon the clerks of all municipalities adjoining the Borough, upon the clerk of the County Planning Board, and upon the New Jersey Office of Planning Advocacy; and

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WHEREAS, a copy of the Housing Element and Fair Share Plan (hereinafter “HEFSP”) was placed on file with the Planning Board Secretary and was available for public review at least ten days before the scheduled date for the public hearing; and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board held a public hearing on the Housing Element and Fair Share Plan on June 24, 2025; and

WHEREAS, at the public hearing the Borough Planner provided professional planning testimony regarding the document and provided Board members and the public with the opportunity to ask questions and comments about the Plan.

WHEREAS, the Planning Board determined that the attached HEFSP is consistent with the goals and objectives of the current Master Plan of Gibbsboro, and that adoption and implementation of the plan 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 Gibbsboro, County of Camden, State of New Jersey, that the Planning Board hereby adopts the HEFSP attached hereto.

BE IT FURTHER RESOLVED that the Planning Board hereby requests that the Borough Solicitor, Salvatore Siciliano, Esq., file the duly adopted Housing Element and Fair Share Plan with the Program, within 48 hours of adoption and present the duly adopted Housing Element and Fair Share Plan to the Borough Council of Gibbsboro for endorsement and approval of the spending plan.

NOW THEREFORE BE IT RESOLVED, by motion duly made by Mayor Campbell, and seconded by Dennis Deichert, that the Planning Board of the Borough of Gibbsboro, County of Camden, State of New Jersey, hereby adopts the Fourth Round Housing Plan Element and Fair Share Plan, dated June 24, 2025, following public notice and public hearing.

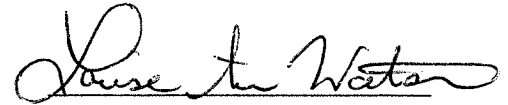
ROLL CALL VOTE

LuAnn Watson, Chairperson	Aye
Barry Rothberg, Vice Chairperson	Aye
Edward Campbell, Mayor	Aye
Councilman John Ritz	Aye
Michael Kelly	Aye
Andrew Parsinitz	Aye
Dennis Deichert	Aye
Barbara Gellura	Aye

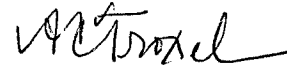
BE IT FURTHER RESOLVED that a certified copy of this Resolution of Memorialization be sent via internal mail to Borough Council within ten (10) days of the date of this Resolution, and a copy of this Resolution shall be filed with the Borough Clerk of the Borough, Borough Construction Official, Borough Zoning Officer, and make available to all other interested parties.

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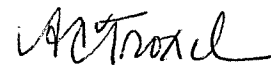


LuAnn Watson, Chairperson
Gibbsboro Planning Board



Amy C. Troxel, Secretary
Gibbsboro Planning Board

The foregoing Resolution is a true copy of the Resolution adopted by the Planning Board of the Borough of Gibbsboro at a duly noticed meeting on June 24, 2025.



Amy C. Troxel
Secretary