



**BOROUGH OF HADDONFIELD**  
Camden County, New Jersey

March 9, 2026

**2026-03-09-003WS**

**Authorization to Endorse Haddonfield Borough's Fourth Round Housing Element and Fair Share Plan Amendment as Adopted by the Planning Board on March 4, 2026**

**WHEREAS**, the New Jersey Supreme Court and the New Jersey Legislature have recognized and mandated in So. Burl. Co. NAACP v. Mount Laurel, 92 N.J. 158 (1983) ("Mount Laurel II") and the Fair Housing Act, N.J.S.A. 52:27D-301, et seq. (the "FHA") that every municipality in New Jersey has an affirmative obligation to facilitate the provision of low- and moderate-income housing; and

**WHEREAS**, on January 27, 2025, pursuant to P.L. 2024, c.2, which amended the FHA, and Court Directive #14-24, issued by the Acting Administrative Director of the Administrative Office of the Courts, dated December 13, 2024, the Borough adopted Resolution # 2025-01-27-014, which: committed to a "Fourth Round" Present Need obligation of 35 and the Fourth Round Prospective Need obligation of 93 as established by the Department of Community Affairs ("DCA") in DCA's October 18, 2024 municipal obligations report; authorized the filing of a Fourth Round declaratory judgment action in the Superior Court of New Jersey; and committed the Borough to adopting a Fourth Round Housing Element and Fair Share Plan ("HEFSP") for filing with the court and the Affordable Housing Dispute Resolution Program (the "Program") by June 30, 2025, setting forth the Borough's plan to address its present and prospective need obligations; and

**WHEREAS**, as authorized by Resolution # 2025-01-27-014, on January 28, 2025, the Borough filed a declaratory judgment action in the Superior Court of New Jersey – Camden County, entitled In the Matter of the Application of the Borough of Haddonfield in Camden County, bearing Docket No. CAM-L-000272-25, seeking participation in the Program and a judgment granting the Borough "Fourth Round" compliance certification and providing the Borough with immunity and repose against "builder's remedy" litigation and exclusionary zoning challenges for a period of ten years from the date of Final Judgment as provided for by the FHA and Administrative Directive #14-24; and

**WHEREAS**, in accordance with P.L.2024, c.2 and Administrative Directive #14-24, the Borough filed its Fourth Round HEFSP on June 5, 2025 with the Court and Program; and

**WHEREAS**, Fair Share Housing Center ("FSHC") filed a challenge to the Borough's HEFSP on August 27, 2025, pursuant to N.J.S.A. 52:27D-304.1.f(2)(b); and

**WHEREAS**, the Borough and FSHC held a series of informal settlement discussions and reached a tentative agreement to resolve the issues set forth in the challenge; and

**WHEREAS**, the Borough participated in the Program's settlement conference and was able to successfully resolve and settle the FSHC challenge filed as put on the record at the Program's December 1, 2025 session and subsequently memorialized in a Fourth Round Mediation Agreement executed by the parties on December 15, 2025; and



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**WHEREAS**, the Borough's affordable housing planning consultants Mary Beth Lonergan, PP, AICP, and Eric Harris, MCRP, of Clarke Caton Hintz, PC, have prepared a Fourth Round HEFSP Amendment, dated February 16, 2026, that addresses the Borough's Fourth Round affordable housing obligations, includes an updated VLA, and reflects the terms agreed to in the December 15, 2025 FSHC Fourth Round Mediation Agreement; and

**WHEREAS**, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Haddonfield Borough Planning Board (the "Board") held a public hearing on the 2026 Fourth Round HEFSP Amendment on March 4, 2026, and following the public hearing, adopted the HEFSP the same day; and

**WHEREAS**, the Borough now seeks to endorse the Fourth Round HEFSP Amendment in accordance with the requirements of the FHA.

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

1. The Borough hereby endorses the Fourth Round HEFSP Amendment as adopted by the Haddonfield Borough Planning Board, annexed hereto as Exhibit A;
2. The Borough hereby authorizes and directs its professionals to take all actions required by N.J.S.A. 52-27D-301, et seq. and Administrative Directive #14-24, including:
  - a. The Fourth Round HEFSP Amendment as adopted by the Haddonfield Borough Planning Board on March 4, 2026 and filed with the Superior Court pursuant to the Borough's Declaratory Judgment action filed under Docket No. CAM-L-000272-25 within 48 hours of the Planning Board adoption, or by March 6, 2026; and
  - b. Filing the implementing ordinances and compliance resolutions/submissions, pursuant to the provisions of the FHA, within 48 hours of the March 9, 2026 governing body meeting or by March 11, 2026.
3. The Municipal Attorney, Municipal Planner, and such other municipal officials as may be necessary or required are authorized to take all actions to draft and file documents necessary to comply with all Fourth Round affordable housing obligations, including effectuating ordinances and resolutions.
4. The Borough reserves the right to amend the HEFSP Amendment, in the event that such further amendment is necessary to comply with all Fourth Round affordable housing obligations.
5. This Resolution shall take effect immediately.



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COMMISSIONERS:	MOTION	SECOND	YEA	NAY	ABSTAIN	ABSENT
SIEDELL	X		X			
TROY						X
COLE		X	X			

I, Bernadette Green, Deputy Municipal Clerk of the Borough of Haddonfield, County of Camden, State of New Jersey, do hereby certify the foregoing to be a true and exact copy of a resolution duly authorized by the Board of Commissioners on this 9th day of March, 2026.

*Bernadette Green*  
Bernadette Green, Borough Deputy Clerk