

**BOROUGH OF PINE HILL
RESOLUTION NO. 2025-13
Dated: June 12, 2025**

**RESOLUTION OF THE PINE HILL PLANNING AND ZONING BOARD
ADOPTING THE 2025-2035 FOURTH ROUND HOUSING
PLAN ELEMENT AND FAIR SHARE PLAN FOR THE BOROUGH OF
PINE HILL, COUNTY OF CAMDEN, STATE OF NEW JERSEY**

WHEREAS, on March 20, 2024, the State of New Jersey promulgated the Fair Housing Act, P.L.2024, c.2 ("Act"), which amended the Fair Housing Act, P.L.1985, c.222, for municipalities to provide a realistic opportunity for their fair share of their housing regions present and prospective needs for housing for very low-, low- and moderate-income households; and

WHEREAS, the Borough of Pine Hill ("Borough") initiated litigation ("Complaint for Declaratory Judgment") pursuant to the Act, which requires municipalities to describe their basis for determining their fourth-round affordable housing obligation and determining their Fourth Round Present Need and Prospective Need in accordance with the formulas established in the Act by Resolution adopted on or before January 31, 2025; and

WHEREAS, the Borough's Complaint for Declaratory Judgment was filed with the Court on January 28, 2025 pursuant to the Act; and

WHEREAS, on March 28, 2025, the Court issued its decision titled " Order Fixing Municipal Obligations For "Present Need" And "Prospective Need" For The Fourth Round Housing Cycle " and finding that the Present Need is fifty-three (53) units and the Prospective need is seventy-nine (79) units and authorizing the Borough to proceed and adopt the Housing Plan Element and Fair Share Plan ("HPEFSP"); and

WHEREAS, on May 19, 2025, the Borough introduced Ordinance 2025-1055 Repealing Chapter 28 of the Code of the Borough of Pine Hill captioned " Affordable Housing" and Ordinance 2025 - 1056 Amending Chapter 23 of the Code of the Borough of Pine Hill captioned "Land Use Ordinance of the Borough of Pine Hill" to

address the requirements of the Fair Housing Act and the Uniform Housing Affordability Controls (UHAC) regarding compliance with the Borough of Pine Hill's Affordable Housing obligations; and

WHEREAS, the Public Hearing for both Ordinances is scheduled for June 16, 2025, at 7:30 p.m. at the Borough of Pine Hill, 45 West 7th Avenue, Pine Hill, New Jersey; and

WHEREAS, Ashton G. Jones, AICP, P.P., CFM of Remington and Vernick. prepared the Borough's HPEFSP titled "Housing Element and Fair Share Plan Fourth Round 2025-2035", dated June 2, 2025, to provide a realistic opportunity to address the Borough's Fourth Round Present Need and Prospective Need; and

WHEREAS, on June 12, 2025, the Pine Hill Planning and Zoning Board held a Public Hearing for the Borough's HPEFSP; and

NOW THEREFORE BE IT RESOLVED that the Pine Hill Borough Planning and Zoning Board undertakes the following actions:

1 Finds that the Borough's 2025-2035 Fourth Round Housing Plan Element and Fair Share Plan provides a realistic opportunity to address the Borough's Fourth Round Present Need of fifty three (53) dwelling units and Prospective Need of seventy-nine (79) dwelling units for very low-, low- and moderate-income housing.

2 Adopts the Borough's Fourth Round Housing Plan Element and Fair Share Plan as part of the Borough's Master Plan.

3 Submits the Borough's 2025-2035 Fourth Round Housing Plan Element and Fair Share Plan to the Borough Council for approval and submission to the Courts and the New Jersey Fair Housing Act Center pursuant to the Fair Housing Act, P.L. 2024, c.2.


Member	Moved	Second	Yes	No	Abstain	Absent
Mayor Green			✓			
Cm. Robb			✓			
Chmn. Hagarty						
K. Waddington	✓					
R. Gilson		✓				

R. Hagy						X
J. Torrance			✓			
Joy Robb			✓			
C. Como						X
Alt. D. Baiori			✓			

CERTIFICATION

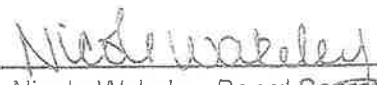
I, Michael Hagarty, Chairperson of the Pine Hill Planning and Zoning Board, Borough of Pine Hill, in the County of Camden and the State of New Jersey, hereby certifies that the foregoing Resolution was duly passed and is a true copy of the original Resolution passed on June 12, 2025 by a majority of the full membership and Adopted on June 12, 2025.

Attest: June 12, 2025


Michael Hagarty, Chairperson

I, Nicole Wakeley, Secretary of the Pine Hill Planning and Zoning Board, Borough of Pine Hill, in the County of Camden, and the State of New Jersey, hereby certifies that the foregoing Resolution was duly passed and is a true copy of the original Resolution passed on June 12, 2025 by a majority of the full membership and Adopted on June 12, 2025.

Attest: June 12, 2025


Nicole Wakeley, Board Secretary

