

**MAURICE RIVER TOWNSHIP LAND USE BOARD
CUMBERLAND COUNTY, N.J.**

RESOLUTION NO. 2025-05

WHEREAS, the Land Use Board of the Township of Maurice River, Cumberland County, State of New Jersey (“Land Use Board”) has not previously participated in the litigation establishing a Third Round Housing Element and Fair Share Plan (“HEFSP”) pursuant to the Municipal Land Use Law at N.J.S.A. 40:55D-28, the Fair Housing Act (“FHA”) at N.J.S.A. 52:27D-310 and court-upheld Council on Affordable Housing (“COAH”) regulations at N.J.A.C. 5:93 et seq.; and

WHEREAS, on March 20, 2024, P.L. 2024, c.2, was signed into law which amended the FHA at N.J.S.A. 52:27D-301 *et seq.*, (“Amended FHA”); and

WHEREAS, in addition to the Amended FHA, the Acting Administrative Director of the Administrative Office of the Courts issued Directive #14-24, dated December 13, 2024 (“Administrative Directive #14-24”); and

WHEREAS, in response to the Amended FHA and the Administrative Directive #14-24, the Township of Maurice River adopted a binding resolution on January 16, 2025 committing to address the DCA Fourth Round Present Need or Rehabilitation Obligation of zero (0) and the Fourth Round Prospective Need Obligation of 5, to be adjusted by a Fourth Round vacant land adjustment to be set forth in its Fourth Round HEFSP; and

~~**WHEREAS**, pursuant to the requirements of the amended FHA and Administrative Directive #14-24, on January 17, 2025, the Township of Maurice River filed a Fourth Round DJ action (which included its January 16, 2025 adopted binding resolution) with the Superior Court/ Affordable Housing Dispute Resolution Program (“Program”), asking the Court to declare Maurice River Township’s Fourth Round HEFSP constitutionally compliant, and seeking protection and repose against exclusionary zoning litigation for a ten (10) year period (July 1, 2025 to June 30, 2035); and~~

WHEREAS, no objections were filed challenging the Township’s calculations provided for in the Township’s adopted January 16, 2025 binding resolution; 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 Court Order, dated April 24, 2025, was issued which accepted and determined the Township’s Fourth Round Present Need or Rehabilitation Obligation of zero (0) and the Township’s Fourth Round Prospective Need Obligation of 5 (prior to a Fourth Round vacant land adjustment as described below); 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, COAH regulations and the Amended FHA authorize vacant land adjustments (“VLA”); and

WHEREAS, the Township’s and Land Use Board’s affordable housing planning consultant Tiffany A. CuvIELLO, PP, LLC has prepared a Fourth Round HEFSP, dated June 14, 2025, that addresses the Township’s Fourth Round affordable housing obligations and which includes an updated VLA; and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Land Use Board held a public hearing on the Fourth Round HEFSP on June 26, 2025; and

WHEREAS, the Land Use Board has determined that the Fourth Round HEFSP is consistent with the goals and objectives of the Township of Maurice River's Master Plan and Master Plan Re-examination Report, and that the adoption and implementation of the Fourth Round HEFSP is in the public interest, protects public health and safety and promotes the general welfare.

NOW THEREFORE, BE IT RESOLVED by the Land Use Board of the Township of Maurice River, Cumberland County, State of New Jersey, that the Land Use Board hereby adopts the Fourth Round Housing Element and Fair Share Plan on this 26th day of June, 2025.

BE IT FURTHER RESOLVED the Land Use Board of the Township of Maurice River hereby directs its Land Use Board Attorney and Land Use Board Secretary to assist the Township Attorney of the Township of Maurice River to file this adopted resolution and this adopted Fourth Round HEFSP as part of the Township's Fourth Round DJ, captioned Declaratory Judgment Actin of Township of Maurice River Cumberland County under Docket #CUM L 4025, in Cumberland County Superior Court and with the Program within 48 hours after adoption of this Fourth Round HEFSP via ECourts per Directive #14-24.

ROLL CALL

Motion to Approve: Chard
 Seconded: McMahon

MEMBER	YEA	NAY	ABSENT	ABSTAIN	EXCUSED
C. Thompson			X		
P. Phillips			X		
R. Chard	X				
R. Hoffman	X				
R. Whildin	X				
J. Carrara			X		
B. Stowman				X	
J. Sterling				X	
G. Ewan	X				
J. McMahon, Alt. #1	X				
R. Charlesworth, Alt. #2	X				

CERTIFICATION

I, Glen Ewan, Chairman of the Maurice River Township Land Use Board, do hereby
 certify that the foregoing is a true and accurate copy of a Resolution adopted by the Land Use
 Board of Maurice River Township at a meeting held at 590 Main Street, Leesburg, New Jersey
 on Wednesday, June 26, 2025, at 10:00 a.m.

SIGNED:

 Glen Ewan, Chairman