

**TOWNSHIP OF FAIRFIELD  
RESOLUTION #2025-331**

**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF FAIRFIELD  
ENDORING A FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN**

**WHEREAS**, the Township of Fairfield (hereinafter the "Township" or "Fairfield") has a demonstrated history of voluntary compliance as evidenced by its Third Round record; and

**WHEREAS**, pursuant to In re N.J.A.C. 5:96 and 5:97, 221 N.J. 1 (2015) (Mount Laurel IV), on July 2, 2015, the Township of Fairfield filed a Declaratory Judgment Complaint in Superior Court, Law Division seeking, among other things, a judicial declaration that its Third Round Housing Element and Fair Share Plan, to be amended as necessary, satisfied its "fair share" of the regional need for low and moderate income housing pursuant to the "Mount Laurel doctrine;" and

**WHEREAS**, that culminated in a Court-approved Third Round Housing Element and Fair Share Plan and a Final Judgment of Compliance and Repose, which precludes all Mount Laurel lawsuits, including builder's remedy lawsuits, until July 1, 2025; and

**WHEREAS**, the Township continues to actively implement its Court-approved Third Round Housing Element and Fair Share Plan; and

**WHEREAS**, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2, which amended the 1985 New Jersey Fair Housing Act (hereinafter the "Amended FHA"); and

**WHEREAS**, the Township adopted a "binding resolution" on January 27, 2025, accepting its DCA calculated Fourth Round Present Need Obligation of Zero (0) and Fourth Round Prospective Need Obligation of 447; and

**WHEREAS**, in accordance with the Amended FHA and the Administrative Office of the Court's Directive No. 14-24, the Township filed a timely Fourth Round Declaratory Judgment complaint ("DJ Complaint") with the Court and the Affordable Housing Dispute Resolution Program ("the Program"), along with its binding resolution, on January 28, 2025; and

**WHEREAS**, the filing of the DJ Complaint gave the Township automatic, continued immunity from all exclusionary zoning lawsuits, including builder's remedy lawsuits, which is still in full force and effect; and

**WHEREAS**, the Township did not receive any objections to its Present and Prospective Need Obligations by February 28, 2025, resulting in the statutory automatic acceptance of the Township's Fourth Round obligations on March 1, 2025; and

**WHEREAS**, on March 24, 2025, the Court entered an order establishing the Township's Fourth Round Present Need Obligation of Zero (0) and Fourth Round Prospective Need Obligation of 447; and

**WHEREAS**, now that the Township has its Fourth Round Obligations, the Amended FHA requires the municipality to adopt and file a Fourth Round Housing Element and Fair Share Plan by June 30, 2025; and

**WHEREAS**, in accordance with the Amended FHA, the Township's affordable housing planner drafted a Fourth Round Housing Element and Fair Share Plan, which is attached hereto as Exhibit A; and

**WHEREAS**, the Planning Board held a public hearing on the Fourth Round Housing Element and Fair Share Plan on June 10, 2025 and adopted the Fourth Round Housing Element and Fair Share Plan via a resolution on that same night; and

**WHEREAS**, the Township Council wishes to endorse the Fourth Round Housing Element and Fair Share Plan that was adopted by the Planning Board.

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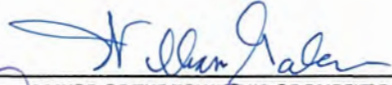
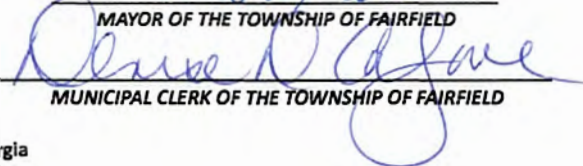
**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF FAIRFIELD  
ENDORING A FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN**

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the Township of Fairfield, County of Essex, State of New Jersey, as follows:

1. The Township Council hereby endorses the Fourth Round Housing Element and Fair Share Plan attached hereto as Exhibit A, which was adopted by the Township's Planning Board on June 10, 2025.
2. The Township Council hereby directs the Township's Affordable Housing Counsel to seek Program and Court approval of the Fourth Round Housing Element and Fair Share Plan via a Compliance Certification, and to take whatever actions are necessary to maintain the Township's immunity from all Mount Laurel exclusionary zoning lawsuits.
3. The Township reserves the right to further amend the Fourth Round Housing Element and Fair Share Plan, should that be necessary.

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*I hereby certify that the above resolution was adopted by the Mayor and Council of the Township of Fairfield at a meeting of said Governing Body held on June 26, 2025*

  
 MAYOR OF THE TOWNSHIP OF FAIRFIELD  
  
 MUNICIPAL CLERK OF THE TOWNSHIP OF FAIRFIELD

Resolution By: Councilman LaForgia  
Seconded By: Councilman McGlynn

**ROLL CALL VOTE**

GOVERNING BODY	AYES	NAYS	ABSTAIN	ABSENT	NOT VOTING
COUNCIL PRESIDENT PETER CAMPISI				X	
COUNCILMAN MICHAEL B. MCGLYNN	X				
COUNCILMAN JOHN LAFORGIA	X				
COUNCILMAN JOSEPH CIFELLI				X	
MAYOR WILLIAM GALESE	X				

Cc: COAH Counsel      Administration  
S:\reso\2025      Administration approval of the 4<sup>th</sup> round housing element and fs plan June 26, 2025