

RESOLUTION PB05-2025

**RESOLUTION ADOPTING THE
2025 FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN**

FRANKLIN TOWNSHIP PLANNING BOARD, GLOUCESTER COUNTY, NEW JERSEY

WHEREAS, on March 20, 2024, Governor Murphy signed P.L.2024, c.2. into law, establishing a new framework for determining and enforcing municipalities' affordable housing obligations under the New Jersey Supreme Court's Mount Laurel doctrine and the New Jersey Fair Housing Act (the "FHA") (N.J.S.A. 52:27D-301 et al.); and

WHEREAS, pursuant to N.J.S.A. 52:27D-304.1(f)(1)(b), each municipality must adopt a binding resolution no later than January 31, 2025 determining its present and prospective fair share obligation for the Fourth Round; and

WHEREAS, pursuant to Administrative Directive #14-24 issued by the Administrative Office of the Courts on December 13, 2024, "[a] municipality seeking a certification of compliance with the [Fair Housing Act] shall file an action in the form of a declaratory judgment complaint and Civil Case Information Statement (Civil CIS) in the county in which the municipality is located" within 48 hours of adopting the municipal resolution of fair share obligations; and

WHEREAS, the Franklin Township Mayor and Committee (the "Committee") adopted Resolution No. 37-25 on January 14, 2025 identifying its present and prospective fair share obligation for the Fourth Round: as follows:

Present Need: 48

Prospective Need: 215; and

WHEREAS, Franklin Township (the "Township") filed a Complaint for Declaratory Judgement, captioned *IMO Franklin Township*, Docket No. GLO-L-68-25 on January 16, 2025 identifying its present and prospective fair share obligation for the Fourth Round as set forth above and committing to adopting and submitting a fourth round housing element and fair share plan as required by the FHA; and

WHEREAS, the New Jersey Builder's Association ("NJBA") filed a challenge to the Declaratory Judgment Action; and

WHEREAS, the Affordable Housing Dispute Resolution Program held a settlement conference on March 25, 2025 presided over by the Honorable Robert Malestein, P.J.Ch; and

WHEREAS, Mary Beth Lonergan, P.P. served as the Special Adjudicator at the Settlement Conference; and

WHEREAS, NJBA and the Township reached a settlement agreement during the Settlement Conference, which was placed on the record and endorsed by Judge Miller and Special Adjudicator Burgis setting the Township's Fourth Round Affordable Housing Obligations as follows:

Present Need: 48

Prospective Need: 243; and

WHEREAS, during the Settlement Conference, counsel for the NJBA represented that it would provide a draft settlement agreement for review and approval by the Township Committee; however, such has not been provided; and

WHEREAS, on May 5, 2025, the Hon. Robert Malestein, P.J.Ch. issued an order confirming the Township's identified affordable housing obligations and authorizing the Township to proceed with preparation and adoption of a fourth round housing plan by June 30, 2025; and

WHEREAS, the FHA now requires, among other actions, that municipalities submit an adopted housing element in fair share plan on or before June 30, 2025; and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Franklin Township Planning Board (the "Board") held a public hearing on the 2025 Fourth Round Housing Element and Fair Share Plan ("HEFSP") on June 17, 2025 during which the Fourth Round Affordable Housing Plan was presented to the public and Board, and opportunity for comments and questions were provided; and

WHEREAS, upon the conclusion of the public hearing, the Board determined that the proposed 2025 Fourth Round Housing Plan Element and Fair Share Plan is consistent with the goals and objectives of the Master Plan of Franklin Township, will guide the use of lands in the municipality in a manner which protects public health and safety and promotes the general welfare in accordance with N.J.S.A. 40:55D-28, and is designed to access to affordable housing to meet present and prospective housing needs in accordance with N.J.S.A. 52:27D-310;

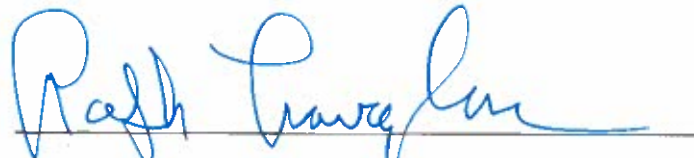
NOW, THEREFORE, BE IT RESOLVED, by the Franklin Township Planning Board as follows:

1. The Board hereby approves and adopts the Fourth Round Housing Element and Fair Share Plan ("HEFSP") in substantially the same form as attached hereto.
2. The Township Planner and Township Attorney are authorized to correct any typographical or grammatical errors in the HEFSP.

3. The Board Secretary shall publish notice of the adoption of this resolution and the HEFSP in the official newspaper of the Board.
4. The Board Secretary shall also transmit a copy of this resolution and the adopted plan to the Township Clerk and Committee.
5. The Board Secretary shall provide a copy of this resolution and the adopted plan to the Gloucester County Planning Board and New Jersey Office of Planning Advocacy, in accordance with N.J.S.A. 40:55D-13.
6. The Township Attorney is authorized to take all actions required by the FHA, including filing a copy of this Resolution and adopted HEFSP with the Superior Court.

Adopted at a regular meeting of the Planning Board of the Township of Franklin held on June 17, 2025.

TOWNSHIP OF FRANKLIN PLANNING BOARD


RALPH TRAVAGLIONE, VICE-CHAIRMAN

ATTEST:



Christina Mulford, Secretary

CERTIFICATION

I hereby certify that this foregoing Resolution is a true memorialization resolution, as adopted by the Planning Board of the Township of Franklin in accordance with its decision at a regular meeting held on June 17, 2025.

DATED: June 17, 2025



Christina Mulford, Secretary

TOWNSHIP OF FRANKLIN PLANNING BOARD