

PB-22-25

TOWNSHIP OF MONROE PLANNING BOARD**RESOLUTION ADOPTING THE FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN**

WHEREAS, on March 20, 2024, by P.L. 2024, c.2, the New Jersey Fair Housing Act ("FHA"), N.J.S.A. 52:27D-301, et seq., was amended to include a methodology for the calculation of a municipalities' Fourth Round need for providing very low-, low- and moderate-income housing; and

WHEREAS, on October 18, 2024, pursuant to the FHA, as amended, the New Jersey Department of Community Affairs ("DCA") issued its report entitled "Affordable Housing Obligations for 2025-2035 (Fourth Round)" (the "Fourth Round Report") setting forth therein the Present Need and Prospective Need obligations of all New Jersey municipalities, including the Township of Monroe, for the Fourth Round housing cycle; and

WHEREAS, pursuant to the Fourth Round Report, the Township of Monroe's "Present Need" or Rehabilitation Obligation was calculated as fifty (50) affordable units and the Township's "Prospective Need" or New Construction Obligation was calculated at three hundred and three (303) affordable units; and

WHEREAS, on December 13, 2024, the New Jersey Administrative Office of the Courts adopted Directive #14-24, implementing the Affordable Housing Dispute Resolution Program (the "Program") created by the March 20, 2024 amendments to the FHA, and established the process for municipalities to come into constitutional compliance with their Fourth Round affordable housing obligations; and

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WHEREAS, in accordance with the FHA, Directive #14-24 and the Program, the Township Council of the Township of Monroe adopted Resolution No. 47-2025, on January 22, 2025, accepting the Township's "present need" and "prospective need" affordable housing obligations as calculated and recorded in the Fourth Round Report, but also reserved the right to challenge such calculations; and

WHEREAS, on or about January 24, 2025, the Township of Monroe filed its Complaint for Declaratory Judgment, in the Superior Court of New Jersey, Gloucester County, Law Division, Docket GLO-L-115-24 pursuant to the FHA and in accordance with Section II.A of Directive #14-24 of the Program, seeking a certification of compliance with the FHA 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 Resolution No. 47-2025 adopted on January 22, 2025, of its Fourth Round obligations; and

WHEREAS, on April 21 2025, the Court issued an Order fixing the Township's Present Need" or Rehabilitation Obligation fifty (50) affordable units and the Township's "Prospective Need" or New Construction Obligation as three hundred and three (303) affordable units for the Fourth Round Housing Cycle and authorized the Township to proceed with the preparation and adoption of the Housing Element and Fair Share Plan for the Fourth Round incorporating the "present need" and "prospective need" allocations on or before June 30, 2025; and

WHEREAS, the Township's Affordable Housing Planning Consultant, J. Timothy Kernan PE, PP, AICP with the assistance of Adam Warburton, AICP, PP, prepared the Township's Fourth Round Housing Element and Fair Share Plan (HEFSP), dated June 12, 2025, addressing the Township's Fourth Round "present and prospective need" affordable housing obligations; and

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WHEREAS, a signed and sealed original HEFSP was on file with the Township Clerk as of June 12, 2025;

WHEREAS, on June 25, 2025, at a Special Meeting, the Planning Board held a duly noticed Public Hearing in accordance with N.J.S.A. 40:55D-13, for the purpose of considering the HEFSP (the "Hearing"); and

WHEREAS, during the Hearing, J. Timothy Kernan made a presentation to the Planning Board and interested members of the public concerning the HEFSP and Board Members and the public were afforded the opportunity to make comments and ask questions concerning the HEFSP; and

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

1. **HEARING ON THE FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN**. The Board at its special meeting on June 25, 2025, reviewed the HEFSP and afforded the public with an opportunity to make comments and ask questions.

2. **FINDINGS AND CONCLUSIONS OF THE BOARD**. The Board, following the opportunity for public comments, finds that the Fourth Round Housing Element and Fair Share Plan is consistent with the goals and objectives of the Township's Master Plan, and that the adoption and implementation of the HEFSP is in the public interest, protects public health and safety and promotes the general welfare and provides a realistic opportunity for the Township of Monroe to address the Township's Fourth Round Housing Cycle "Present Need" or Rehabilitation Obligation of fifty (50) affordable units and the Township's "Prospective Need" or New Construction Obligation of three hundred and three (303) affordable unit units in accordance with the FHA, the Fourth Round Report, Directive #14-24 and Township Resolution No. 47-2025.

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3. **ADOPTION OF THE FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN.** The Planning Board of the Township of Monroe, by this Resolution, adopts the HEFSP as the housing plan element of the Township's Master Plan, in accordance with N.J.S.A. 40:55D-28(b)(3).

4. **SEVERABILITY.** If any part of this Resolution shall be deemed invalid, such parts shall be severed and the invalidity thereby shall not affect the remaining parts of this Resolution.

5. **AVAILABILITY OF THIS RESOLUTION.** A copy of this Resolution shall be made available for public inspection at the Office of the Planning Board of the Township of Monroe and shall be delivered to the Clerk of the Township of Monroe for filing with the Court within 48 hours after adoption of this Fourth Round HEFSP in accordance with the FHA, the Program's Directive #14-24 and the April 21, 2025 Court Order.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately.

ROLL CALL VOTE

Motion made to approve the Application, with conditions made by Ms Kennedy and seconded by Ms Fox.

MEMBERS	AYES	NAYS	ABSTAIN	ABSENT
Vacant				✓
Mr. Giacomucci				✓
Ms. Fox	✓			
Ms. Kennedy	✓			
Mr. Kozak	✓			
Mr. Laughlin	✓			
Mr. Wolfe	✓			
Mr. Kurz (Mayor's Proxy)				✓
Mr. Helsel	✓			
Mr. O'Brien				✓
Mr. Young Alt 1				✓
Mr. Maure Alt 2				✓
Tally:	6	0	0	6

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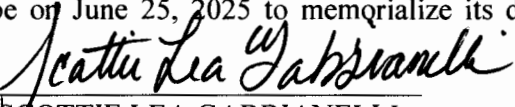
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CERTIFICATION

I hereby certify that the foregoing Resolution is a memorializing Resolution adopted by the Planning Board of the Township of Monroe on June 25, 2025 to memorialize its decision at a Special Meeting on that same date.


SCOTTIE LEA GABBIANELLI,
ASSISTANT SECRETARY
MONROE TOWNSHIP PLANNING BOARD

Dated: 06/25/25

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RESOLUTION R:223-2025**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MONROE,
COUNTY OF GLOUCESTER, ENDORSING THE FOURTH ROUND HOUSING
ELEMENT AND FAIR SHARE PLAN PURSUANT TO THE FAIR HOUSING ACT, P.L.
1985, C. 222, AS AMENDED BY P.L. 2024, C. 2**

WHEREAS, pursuant to the New Jersey Fair Housing Act ("FHA"), N.J.S.A. 52:27D-301, et seq., as amended by P.L. 2024, c. 2, all New Jersey municipalities are required to provide a realistic opportunity for the development of housing affordable to low- and moderate-income households; and

WHEREAS, on October 18, 2024, the New Jersey Department of Community Affairs ("DCA") issued its report entitled "Affordable Housing Obligations for 2025–2035 (Fourth Round)," setting forth the present and prospective need housing obligations for all municipalities; and

WHEREAS, pursuant to the DCA's Fourth Round Report, the Township of Monroe was assigned a Present Need (Rehabilitation Obligation) of fifty (50) affordable units and a Prospective Need (New Construction Obligation) of three hundred and three (303) affordable units for the Fourth Round housing cycle (2025–2035); and

WHEREAS, the Township Council, by Resolution No. R:47-2025 adopted on January 22, 2025, acknowledged and accepted the DCA's assigned obligations while preserving the Township's right to challenge said numbers; and

WHEREAS, the Township thereafter filed a Complaint for Declaratory Judgment on January 24, 2025, pursuant to N.J.S.A. 52:27D-304.1(f)(1)(c) and Administrative Directive #14-24 of the Affordable Housing Dispute Resolution Program, seeking judicial confirmation of its compliance with the FHA and protection against exclusionary zoning litigation for the period July 1, 2025 to June 30, 2035; and

WHEREAS, no objections were filed challenging the Township's obligations, and on April 21, 2025, the Honorable Robert G. Malestein, P.J.Ch., issued an Order in Docket No. GLO-L-115-25 fixing the Township's Present Need at fifty (50) affordable units and its Prospective Need at three hundred and three (303) affordable units and authorizing the Township to proceed with adoption of a Housing Element and Fair Share Plan in accordance with Directive #14-24; and

WHEREAS, the Township's Planning Consultant, J. Timothy Kernan, PE, PP, CME, with assistance from Adam Warburton, AICP, PP, prepared the Township's Fourth Round Housing Element and Fair Share Plan ("HEFSP") dated June 12, 2025, which incorporates all statutory and regulatory requirements, including the elements set forth in the Addendum to Directive #14-24; and

WHEREAS, the Monroe Township Planning Board held a duly noticed public hearing on June 25, 2025, in accordance with N.J.S.A. 40:55D-13, during which it adopted the HEFSP via Resolution 22-25, and found the Plan to be consistent with the goals and objectives of the Township's Master Plan, in the public interest, and sufficient to provide a realistic opportunity for compliance with Monroe's Fourth Round affordable housing obligations; and

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**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MONROE,
COUNTY OF GLOUCESTER, ENDORSING THE FOURTH ROUND HOUSING
ELEMENT AND FAIR SHARE PLAN PURSUANT TO THE FAIR HOUSING ACT, P.L.
1985, C. 222, AS AMENDED BY P.L. 2024, C. 2**


WHEREAS, the Township Council now seeks to formally endorse the Fourth Round HEFSP as approved by the Planning Board to ensure continued compliance with the FHA, Directive #14-24, and the April 21, 2025 Court Order.

NOW, THEREFORE, BE IT RESOLVED by the Township Council of the Township of Monroe, County of Gloucester, State of New Jersey, as follows:

1. The Township Council hereby endorses the Fourth Round Housing Element and Fair Share Plan, dated June 12, 2025, as prepared by Colliers Engineering & Design and adopted by the Monroe Township Planning Board on June 25, 2025.
2. The Township affirms that the HEFSP satisfies Monroe's present need and prospective need obligations of fifty (50) and three hundred and three (303) affordable units, respectively, as determined by the DCA and fixed by the Superior Court in Docket No. GLO-L-115-25.
3. A copy of this Resolution, along with the HEFSP, shall be submitted to the Court and made publicly available through the Township Clerk in accordance with Directive #14-24.
4. This Resolution shall take effect immediately.

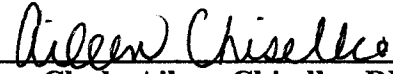
ADOPTED at a meeting of the Township Council of the Township of Monroe on June 25, 2025.

TOWNSHIP OF MONROE



**CNCL. PRES. DONALD HEVERLY
or CNCL. CAROLANN FOX**


ATTEST:



**Twp. Clerk, Aileen Chiselko, RMC
or Deputy Clerk, Jennifer Harbison, RMC**

CERTIFICATION OF CLERK

The foregoing Resolution was duly adopted at a meeting of the Township Council of the Township of Monroe, County of Gloucester, State of New Jersey, held on the 25th day of June 2025 in the Municipal Complex located at 125 Virginia Avenue, Williamstown, New Jersey.



**Twp. Clerk, Aileen Chiselko, RMC
or Deputy Clerk, Jennifer Harbison, RMC**

RESOLUTION R:223-2025

**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF MONROE,
COUNTY OF GLOUCESTER, ENDORSING THE FOURTH ROUND HOUSING
ELEMENT AND FAIR SHARE PLAN PURSUANT TO THE FAIR HOUSING ACT, P.L.
1985, C. 222, AS AMENDED BY P.L. 2024, C. 2**

ROLL CALL VOTE

	AYES	NAYS	ABSTAIN	ABSENT	RECUSE
Cncl. Adams				✓	
Cncl. Cope	✓				
Cncl. Fox	✓				
Cncl. O'Reilly	✓				
Cncl. Rossi	✓				
Cncl. Valentine	✓				
Cncl. Pres. Heverly				✓	
Tally:	5			2	

