

RESOLUTION 2025 - 21

**A RESOLUTION OF THE WASHINGTON TOWNSHIP
PLANNING BOARD FOR APPROVAL OF 2025-2035
FOURTH ROUND HOUSING PLAN ELEMENT AND
FAIR SHARE PLAN FOR WASHINGTON TOWNSHIP
AND AUTHORIZATION TO SUBMIT IT TO THE
COURTS AND THE NEW JERSEY FAIR HOUSING
ACT ADMINISTRATION**

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 region's present and prospective needs for housing for very low-, low-and moderate-income households; and

WHEREAS, the Township of Washington ("Township" or "Washington") initiated litigation ("Complaint for Declaratory Judgement") pursuant to the Act which requires municipalities to describe their basis for determining its 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 Township adopted Resolution No R049-2025 titled "Committing to Round 4 Present and Prospective Need Affordable Housing Obligations in Accordance with P.L. 2024, c.2" on January 22, 2025; and

WHEREAS, the Township's Complaint for Declaratory Judgement was filed with the Court on January 24, 2025 pursuant to the Act; and

WHEREAS, the Court issued its decision titled "Fourth Round for the Township fixing its Present Need as one hundred fifty seven (157) Rehabilitative Need and three hundred sixty two (362) Prospective Need for a total of five hundred nineteen (519); and

WHEREAS, Turek Consulting LLC prepared the Township's HPEFSP titled "2025-2035 Fourth Round Housing Plan Element and Fair Share Plan", dated June, 2025, to provide a realistic opportunity to address the Township's Fourth Round Present Need and Prospective Need; and

WHEREAS, on June 23, 2025, the Washington Township Planning Board ("PB") held a public hearing for the Township's HPEFSP and adopted the HPEFSP by Resolution 2025-21 determining the HPEFSP would provide a realistic opportunity to address the

Township's Fourth Round Present Need and Prospective Need for very low-, low- and moderate-income housing; and

WHEREAS, upon reviewing the adopted HPEFSP, the Planning Board of the Township of Washington finds that the HPEFSP provides a realistic opportunity to the Township to address its fourth round Present Need of one hundred fifty seven (157) rehabilitative dwelling units and three hundred sixty two (362) Prospective Need dwelling units for very low-, low- and moderate-income housing.

NOW, THEREFORE, BE IT RESOLVED that the Planning Board of the Township of Washington in the County of Gloucester, State of New Jersey, undertakes the following actions to:

1. Approve and endorse Washington Township's 2025-2035 Fourth Round Housing Plan Element and Fair Share Plan to provide a realistic opportunity to address the Township's Fourth Round for Rehabilitative **Need of one hundred fifty seven (157) and Perspective Need of 362 (Three Hundred Sixty Two) dwelling units for very low, low-and moderate-income housing.**
2. Authorize the Township's Municipal Clerk and Municipal Solicitor to undertake all necessary actions to submit the Township's 2025-2035 Fourth Round Housing Plan Element and Fair Share Plan to the Courts and the New Jersey Fair Housing Act Administration pursuant to the Fair Housing Act, P.L. 2024, c.2.

Adopted at a meeting of the Washington Township Planning Board held on June 23, 2025.

WASHINGTON TOWNSHIP
PLANNING BOARD


ALBERT PRATTALI, Chairperson

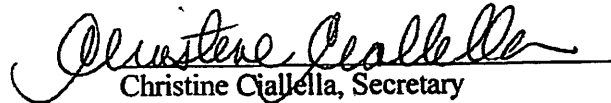
ATTEST:


CHRISTINE GIALLELLA, Secretary

ROLL CALL VOTE:

Mayor A. Dellapia	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input checked="" type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
A. Frattali	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
T. McPoyle	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
F. Altamuro	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
P. DelBorrello, III	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
D. Woodington	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
K. Ludwig	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
R. Centrone	YES	<input checked="" type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
N. Bidinger	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input checked="" type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
F. Alexander (Alt #1)	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input checked="" type="checkbox"/>	ABSTAIN	<input type="checkbox"/>
V. Spinelli (Alt #2)	YES	<input type="checkbox"/>	NO	<input type="checkbox"/>	ABSENT	<input checked="" type="checkbox"/>	ABSTAIN	<input type="checkbox"/>

I certify the above to be a true copy of a Resolution adopted by the Washington Township Planning Board at a meeting held on June 23, 2025.


Christine Ciallella, Secretary

Date: June 25, 2025

L:\Washington Township Planning Board\New Jersey Fair Housing\062325 Approving 2025-20235 Fourth Round Housing Plan.docx