

**TOWN OF GUTTENBERG
COUNTY OF HUDSON, STATE OF NEW JERSEY**

RESOLUTION #202-2025

**RESOLUTION ENDORSING THE 2025 HOUSING ELEMENT
AND FAIR SHARE PLAN**

WHEREAS, the Town of Guttenberg, County of Hudson, State of New Jersey, (hereinafter, "Guttenberg") has a demonstrated history of voluntary compliance with its constitutional affordable housing obligations; and

WHEREAS, on March 20, 2024, Governor Phil Murphy signed into law P.L. 2024, c.2, an Amendment to the 1985 Fair Housing Act (hereinafter "Amended FHA" or "Act"); and

WHEREAS, among other things, the Act abolished the Council on Affordable Housing (hereinafter, "COAH"), and replaced it with seven retired, on recall judges designated as the Program and authorized the Director of the Administrative Office of the Courts, (hereinafter, respectively, "Director" and "AOC") to create a framework to process applications for affordable housing compliance certification; and

WHEREAS, pursuant to the Act and to Directive #14-24 issued by the Director on December 13, 2024, a municipality desiring to participate in the Program was obligated to take the following actions by January 31, 2025: (1) adopt a "binding resolution" determining present and prospective need affordable housing obligations and (2) to file an action in the form of a declaratory judgment complaint in the County in which the municipality is located within 4 hours after the municipality's adoption of a binding resolution; and

WHEREAS, Guttenberg adopted a binding resolution on its present and prospective need affordable housing obligations and filed the required declaratory judgment action in timely manner; and

WHEREAS, the Act also requires that a Housing Element and Fair Share Plan (hereinafter, "HEFSP") be prepared and adopted by the Guttenberg Planning Board (hereinafter, "Planning Board"), and endorsed by the Guttenberg Governing Body (hereinafter, "Governing Body"), by June 30, 2025; and

WHEREAS, the Planning Board adopted the HEFSP entitled "Housing Element and Fair Share Plan, Town of Guttenberg, Hudson County, New Jersey" prepared by Ricci Planning dated June 8, 2025 ("2025 HEFSP"), as an amendment to Guttenberg Master Plan on June 19, 2025; and

WHEREAS, the Governing Body desires to endorse 2025 HEFSP adopted by the Planning Board on June 23, 2025.

NOW, THEREFORE, BE IT RESOLVED by the Town of Guttenberg, County of Hudson, State of New Jersey as follows:

1. The Governing Body does hereby endorse the 2025 HEFSP adopted by the Planning Board on June 19, 2025.
2. The Governing Body does hereby authorize the filing of this Resolution endorsing the 2025 HEFSP adopted by the Planning Board on eCourts for review by the Program.
3. The Mayor and Clerk, together with other appropriate officers and employees of Guttenberg, are hereby authorized to take all steps necessary to effectuate the purposes of this Resolution.
4. This Resolution shall take effect immediately.

RESOLUTION#202-2025
REGULAR MEETING
SEPTEMBER 24, 2025

On a motion by Councilperson: Habermann
Seconded by Councilperson: Delafuente

	Ayes	Nays	Absent	Abstain
Councilperson Delafuente	X			
Councilperson Fundora	X			
Councilperson Habermann	X			
Councilperson Hokien	X			
Councilperson Malave	X			
Mayor Zitt	X			

I, Dr. Cosmo A. Cirillo, Municipal Clerk for the Town of Guttenberg do hereby certify this to be a true and correct copy of a resolution adopted by the Mayor and Council at a meeting held on September 24, 2025.

Attest:
September 25, 2025



Dr. Cosmo A. Cirillo, RMC
Town of Guttenberg