

June 24, 2025

RESOLUTION

2025-200

TOWN OF SECAUCUS

**RESOLUTION ENDORSING THE HOUSING ELEMENT  
AND FAIR SHARE PLAN ADOPTED BY THE PLANNING  
BOARD OF THE TOWN OF SECAUCUS**

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**WHEREAS**, the Fair Housing Act of 1985 was amended on March 20, 2024 and established a procedure by which municipalities can secure approval of a Housing Element and Fair Share Plan; and

**WHEREAS**, the procedure contemplated that municipalities would adopt a resolution by January 31, 2025 with respect to their present and prospective affordable housing obligations; and

**WHEREAS**, the Mayor and Council of the Town of Secaucus ("Town") adopted a binding resolution on January 28, 2025, with respect to its present and prospective affordable housing obligations; and

**WHEREAS**, the Town filed a lawsuit entitled In the Matter of the Application of the Town of Secaucus, New Jersey in the Superior Court of New Jersey, Law Division, Hudson County, under Docket No. HUD-L-000377-25, on January 30, 2025, within 48 hours of the adoption of the January 28, 2025 resolution with respect to its present and prospective affordable housing obligations; and

**WHEREAS**, a Housing Element and Fair Share Plan was drafted to address the Town's affordable housing obligations under the Fair Housing Act, as amended; and


**WHEREAS**, the Planning Board adopted the Housing Element and Fair Share Plan on June 17, 2025; and

**WHEREAS**, a true copy of the Resolution of the Planning Board adopting the Housing Element and Fair Share Plan is attached hereto as Exhibit A; and

**WHEREAS**, in accordance with the procedure established under the Fair Housing Act, the Housing Element and Fair Share Plan was filed within 48 hours of its adoption by the Planning Board; and

**WHEREAS**, the Town now desires to endorse the Housing Element and Fair Share Plan and to seek its approval by the Affordable Housing Dispute Resolution Program and the Superior Court.

**NOW THEREFORE BE IT RESOLVED**, that the Mayor and Council of the Town of Secaucus hereby endorse the Housing Element and Fair Share Plan, as adopted by the Town of Secaucus Planning Board, and directs its affordable housing counsel to file this resolution and to seek a compliance certification from the Affordable Housing Dispute Resolution Program and/or the Superior Court, formally approving the Plan.

I, Michael Marra, Town Clerk of the Town of Secaucus,  
County of Hudson, do hereby certify that the above is a  
true copy of the resolution approved by the Mayor and  
Council on 6-24-25.  
Michael Marra   
Town Clerk Mayor

Motion <u>JG</u>	Yes	No	Abstain	Absent
Second <u>RC</u>				
Councilman Gerbasio	✓			
Councilwoman Tringali	✓			
Councilman Costantino	✓			
Councilman McKeever	✓			
Councilman Clancy	✓			
Councilman Dehnert	✓			
Mayor Gonnelli	✓			

## EXHIBIT A

**RESOLUTION**

**PLANNING BOARD OF TOWN OF SECAUCUS**

**In the Matter of Adoption of the Housing Element and Fair Share Plan**

**Introduced by:** Joseph Pagano

**Seconded by:** Richard Santos

**Dated:** **June 17, 2025**

**WHEREAS**, the Planning Board of Town of Secaucus, Hudson County, New Jersey, last adopted a Housing Element of the Master Plan, pursuant to N.J.S.A. 40:55D-28, on September 25, 2017; and

**WHEREAS**, the Planning Board of Town of Secaucus, Hudson County, New Jersey, also adopted its Reexamination Report of the Master Plan, pursuant to N.J.S.A. 40:55D-89, on September 25, 2017; and

**WHEREAS**, a Housing Element of the Master Plan is required for the municipality to adopt and enforce a zoning ordinance pursuant to N.J.S.A. 40:55D-28b(3) and 52:27D-310; and

**WHEREAS**, N.J.A.C. 5:94-2.2(a) requires the adoption of the Housing Element by the Planning Board and endorsement by the Governing Body; and

**WHEREAS**, N.J.A.C. 5:94-4.1(a) requires the preparation of a Fair Share Plan in accordance with Housing Element and the Master Plan; and

**WHEREAS**, N.J.A.C. 5:94-4.1(b) requires the adoption of the Fair Share Plan by the Planning Board and endorsement by the Governing Body; and

**WHEREAS**, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board of Town of Secaucus held a public hearing on the Housing Element and Fair Share Plan on June 17, 2025; and

**WHEREAS**, the Planning Board has determined that the Housing Element and Fair Share Plan are consistent with the goals and objectives of the Town of Secaucus Master Plan and adoption and implementation of the Housing Element and Fair Share Plan are in the public interest and protect public health and safety and promote the general welfare.

**NOW THEREFORE BE IT RESOLVED** by the Planning Board of the Town of Secaucus, New Jersey, that the Planning Board hereby adopts the Housing Element and Fair Share Plan.

Paula Santos

~~Thomas Flanagan, Chair~~  
Richard Santos, Vice-

## Roll Call:

**AYES**

NAYS

## ABSTENTIONS

Chair Thomas Flanagan

Vice Chair Richard Santos

Hon. Michael Gonnelli

Hon. John Gerbasio

Carl Leppin III

Joseph Pagano

Doug DePice

Alexandra Landolfo

Patricia Gercich

The undersigned, Secretary to the Town of Secaucus Planning Board, hereby certifies that the above is a true copy of the Resolution adopted by said Board on the 17<sup>th</sup> day of June 2025.

Maryam Eldesouki  
Maryam Eldesouki, Secretary