

**RESOLUTION NO. 2026-002**

**RESOLUTION OF THE LAND USE BOARD OF THE TOWNSHIP OF ALEXANDRIA,  
IN THE COUNTY OF HUNTERDON, APPROVING AND ADOPTING AN  
AMENDMENT TO ITS ADOPTED HOUSING ELEMENT AND FAIR SHARE PLAN  
TO SATISFY THE TOWNSHIP'S FOURTH ROUND AFFORDABLE HOUSING  
OBLIGATION**

**WHEREAS**, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2, which amended the 1985 New Jersey Fair Housing Act (“Amended FHA”); and

**WHEREAS**, the Township adopted a “binding resolution” committing to a Present Need obligation of zero (0) units and a Prospective Need obligation of forty-nine (49) units based on the Township’s Affordable Housing Planner, David Banisch, P.P., A.I.C.P. (“Planner”)’s calculations using the methodology in the Amended FHA; and

**WHEREAS**, in accordance with the Amended FHA and the Administrative Office of the Court’s Directive No. 14-24 (“Directive #14-24”), the Township filed a timely Fourth Round Declaratory Judgment complaint (“DJ Complaint”) with the Affordable Housing Dispute Resolution Program (“Program”), along with its binding resolution, on January 31, 2025; and

**WHEREAS**, the filing of the DJ Complaint gave the Township automatic, continued immunity from all exclusionary zoning lawsuits, including builder’s remedy lawsuits, which is still in full force and effect; and

**WHEREAS**, the New Jersey Builders Association (“NJBA”) filed a timely challenge to the DJ Action; and

**WHEREAS**, the Honorable Thomas C. Miller, J.S.C. (Ret.) was assigned to manage the proceedings, host settlement conferences, and make recommendations to the Mount Laurel Judge of Hunterdon Vicinage; and

**WHEREAS**, the Township was unable to reach a settlement agreement with NJBA after a settlement conference and a session hosted by Judge Miller; and

**WHEREAS**, Judge Miller conducted a hearing on March 25, 2025 and took testimony from the Township Planner, David J. Banisch, P.P., AICP, and heard argument from the Township’s Affordable Housing Counsel, John C. Gillespie, Esquire, and Steven P. Goodell, Esquire; and

**WHEREAS**, on April 16, 2025, Judge Miller provided a Statement of Reasons recommending that the Township’s Prospective Need obligation be set at forty-nine (49) units with a caveat that should the Salvation Army’s “Camp Tecumseh” property become available for development by virtue of a change in use or sale within the period of the Fourth Round, that the Township’s Prospective Share be revisited; and

**WHEREAS**, on April 22, 2025, the Honorable William G. Mennen, J.S.C., the designated Mount Laurel Judge for the Hunterdon Vicinage, issued a decision and order adopting Judge Miller’s Statement of Reasons; and

**WHEREAS**, pursuant to the Amended FHA and Directive #14-24, the municipality must adopt a housing element and fair share plan as provided for by the “Fair Housing Act,” P.L. 1985, c. 222 by June 30, 2025; and

**WHEREAS**, the Township Planner drafted a Fourth Round Housing Element and Fair Share Plan (“HEFSP”) which was adopted by the Alexandria Township Land Use Board (in its capacity as a Planning Board) at a public hearing held on June 26, 2025, and was thereafter endorsed by the Alexandria Township Committee at a public meeting held on June 26, 2025 ; and

**WHEREAS**, the aforesaid Fourth Round HEFSP was approved as part of a Consent Order and Conditional Compliance Certification issued on December 8, 2025 by the Honorable William

G. Mennen, J.S.C. in an action entitled “In the Matter of the Declaratory Judgment Action of Alexandria Township, Hunterdon County Pursuant to P.L. 2024, Chapter 2 (N.J.S.A. 52:27d-304.1, et seq.) – Docket No. HNT-L-0083-25 (“the Declaratory Judgment Action”); and

**WHEREAS**, subsequent to the entry of the above-mentioned Consent Order, the Township’s Planner determined that, due to recent changes pertinent to the State’s Flood Hazard Regulations, it was necessary to increase the density provisions of the IC-AH Overlay District contained in the Fourth Round HEFSP from 12 du/per acre to 18 du/per acre in order maintain the 20% affordable unit yield in that zone at 174 affordable units; and

**WHEREAS**, pursuant to N.J.S.A. 40:55D-28, the Township of Alexandria Land Use Board (“Board”) may prepare and adopt or amend a master plan or component parts thereof, after a public hearing, to guide the use of lands within the municipality in a manner which protects health and safety and promotes the general welfare; and

**WHEREAS**, upon notice in accordance with N.J.S.A. 40:55D-13, the Board held a public hearing on February 19, 2026 on the adoption of the proposed amendment to the Fourth Round HEFSP as required by the Municipal Land Use Law. Said hearing was attended by the Planner, who was duly sworn, and provided testimony regarding the proposed amendment to the Fourth Round HEFSP; and

**WHEREAS**, the hearing was opened to the public, and whereas no members of the public attended the hearing; and

**WHEREAS**, the Board determined that the proposed Amendment to the Fourth Round HEFSP is consistent with the goals and objectives of the Township’s current Master Plan, and that adoption and implementation of the Fourth Round HEFSP is in the public interest and protects public health and safety and promotes the general welfare.

**NOW, THEREFORE, BE IT RESOLVED** by the Land Use Board of the Township of Alexandria, County of Hunterdon, State of New Jersey, that the Land Use Board hereby adopts the Amendment to the Fourth Round HEFSP (hereinafter referred to as the “Amended Fourth Round HEFSP”), attached hereto as Exhibit A.

**BE IT FURTHER RESOLVED** that the Land Use Board of the Township of Alexandria adopts this resolution to memorialize the action taken by the Board following the close of the public hearing on February 19, 2026.

**BE IT FURTHER RESOLVED** that the Secretary is hereby authorized and directed to transmit a copy of the adopted Amended Fourth Round HEFSP and a certified copy of this Resolution to the governing body together with this Board’s request that the governing body endorse the adopted Amended Fourth Round HEFSP.

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ROLL CALL VOTE ON MOTION TO ADOPT THE AMENDED HOUSING ELEMENT AND FAIR SHARE PLAN AFTER FINDING THAT IT IS CONSISTENT WITH THE MASTER PLAN.

(February 19, 2026)

Moved By: Papazian

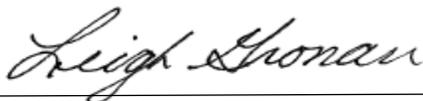
Seconded By: Tucker

Those in Favor: Rochelle, Papazian, Pauch, Freedman, Canavan, Tucker, Gara

Those Opposed: Giannone, Miller

Those Absent or Recused: Kiernan, Hahola, Savacool

I hereby certify this to be a true and accurate copy of the resolution adopted by the Land Use Board of the Township of Alexandria, Hunterdon County, New Jersey at a public meeting held on February 19, 2026.



Leigh Gronau, Secretary  
Alexandria Township Land Use Board