

**EAST AMWELL TOWNSHIP PLANNING BOARD, HUNTERDON COUNTY**

**RESOLUTION 06 -2026**

**RESOLUTION ADOPTING AN AMENDED HOUSING ELEMENT AND FAIR SHARE PLAN**

**WHEREAS**, on March 20, 2024, Governor Murphy signed P.L.2024, c.2. into law, establishing a new framework for determining and enforcing municipalities' affordable housing obligations under the New Jersey Supreme Court's Mount Laurel doctrine and the New Jersey Fair Housing Act (the "FHA") (N.J.S.A. 52:27D-301 et al.); and

**WHEREAS**, pursuant to N.J.S.A. 52:27D-304.1(f)(1)(b), each municipality must adopt a binding resolution no later than January 31, 2025 determining its present and prospective fair share obligation for the Fourth Round; and

**WHEREAS**, pursuant to Administrative Directive #14-24 issued by the Administrative Office of the Courts on December 13, 2024, "[a] municipality seeking a certification of compliance with the [Fair Housing Act] shall file an action in the form of a declaratory judgment complaint and Civil Case Information Statement (Civil CIS) in the county in which the municipality is located" within 48 hours of adopting the municipal resolution of fair share obligations; and

**WHEREAS**, the East Amwell Township Committee (the "Committee") adopted Resolution No. 2025-45 January 6, 2025 identifying its present and prospective fair share obligation for the Fourth Round: as follows:

Present Need: 4

Prospective Need: 44; and

**WHEREAS**, the Township of East Amwell (the "Township") filed a Complaint for Declaratory Judgement, captioned *IMO East Amwell Township*, Docket No. HNT-L-11-25 on January 8, 2025 identifying its present and prospective fair share obligation for the Fourth Round as set forth above and committing to adopting and submitting a fourth round housing element and fair share plan as required by the FHA; and

**WHEREAS**, on March 27, 2025, the Hon. William G. Mennan, J.S.C. issued an order conforming the Township's identified affordable housing obligations and authorizing the Township to proceed with preparation and adoption of a fourth round housing plan by June 30, 2025;

**WHEREAS**, upon notice duly provided pursuant to N.J.S.A. 40:44D-13, the Planning Board held a public hearing on the Fourth Round Housing Element and Fair Share Plan (the "HEFSP") on June 17, 2025 and adopted the HEFSP on the same day; and

**WHEREAS**, Fair Share Housing Center (“FSHC”) and Safe in Hunterdon (“Safe”) filed challenges pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) regarding the Township’s HEFSP on August 31, 2025; and

**WHEREAS**, the Township attempted to mediate the challenges through the Program and proposed changes to the HEFSP; and

**WHEREAS**, the Township was unable to amicably resolve the challenges; and

**WHEREAS**, the Court entered an Order on February 12, 2026 dismissing the challenges and directing the Township to adopt an Amended HEFSP in compliance with a report of the Special Adjudicator; and

**WHEREAS**, upon notice duly provided, pursuant to N.J.S.A. 40:55D-13, the Board held a public hearing on the proposed “2026 Amended Housing Element and Fair Share Plan” (“Amended HEFSP”) on March 9, 2026 (the “Hearing”); and

**WHEREAS**, at the Hearing, the Board Planner, testified as to the Amended HEFSP in general, the met and unmet affordable housing needs of the Township and the manner in which the Master Plan and the Amended HEFSP, as part of same, will address those needs; and,

**WHEREAS**, upon the conclusion of the public hearing, the Board determined that the proposed Amended HEFSP is consistent with the goals and objectives of the Master Plan of the Township of East Amwell, will guide the use of lands in the municipality in a manner which protects public health and safety and promotes the general welfare in accordance with N.J.S.A. 40:55D-28, and is designed to access to affordable housing to meet present and prospective housing needs in accordance with N.J.S.A. 52:27D-310;

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning Board of the Township of East Amwell, Hunterdon County, New Jersey, as follows:

1. The Board hereby approves and adopts the Amended Fourth Round Housing Element and Fair Share Plan (“Amended HEFSP”) in substantially the same form as attached hereto.
2. The Township Planner and Township Affordable Housing Attorney are authorized to correct any typographical or grammatical errors in the Amended HEFSP.
3. The Board Secretary shall publish notice of the adoption of this resolution and the Amended HEFSP as required by applicable law.
4. The Board Secretary shall also transmit a copy of this resolution and the adopted plan to the Township Clerk and Committee.

- 5. The Board Secretary shall provide a copy of this resolution and the adopted plan to the Hunterdon County Planning Board and New Jersey Office of Planning Advocacy, in accordance with N.J.S.A. 40:55D-13.
- 6. The Township Affordable Housing Attorney is authorized to take all actions required by the FHA, including filing a copy of this Resolution and adopted Amended HEFSP with the Superior Court.

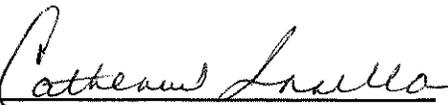
ROLL CALL VOTE ON MOTION TO ADOPT THE AMENDED HOUSING ELEMENT AND FAIR SHARE PLAN.

March 9, 2026

Moved By: Beth Hussain  
 Seconded By: Peter Kneski  
 Those in Favor: Deadwyler, Hussain, Loethan, McGovern, Catenacci, Wiggum, Kneski, Read, Payne  
 Those Opposed: None  
 Those Absent or Recused: Dante DiPirro, Matthew Foket, Al Wardi

X   
 Emily Deadwyler, Chairperson

I hereby certify this to be a true and accurate copy of the Resolution adopted by the Planning Board of the Township of East Amwell, Hunterdon County, New Jersey at a duly-noticed special public meeting held on March 9, 2026, and further certify that same is a true memorialization of the official action taken by the Board on the aforesaid date.

X   
 Catherine Innella, Secretary

3/9/26