

**BOROUGH OF HIGH BRIDGE PLANNING BOARD / BOARD OF ADJUSTMENT  
COUNTY OF HUNTERDON  
STATE OF NEW JERSEY**

**RESOLUTION NO. PB-09-2025**

**RESOLUTION APPROVING AND ADOPTING A HOUSING ELEMENT  
AND FAIR SHARE PLAN TO SATISFY THE BOROUGH'S FOURTH  
ROUND AFFORDABLE HOUSING OBLIGATION**

**WHEREAS**, on March 20, 2024, Governor Murphy signed into law P.L.2024, c.2, establishing a new framework for determining and enforcing municipal 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 was to adopt a binding resolution no later than January 31, 2025, determining and setting forth its present and prospective fair share obligations for the "Fourth Round" of affordable housing obligations ("Fourth Round"); and

**WHEREAS**, the Mayor and Council of the Borough of High Bridge ("Borough") adopted Resolution No. 077-2025 on January 23, 2025, identifying its present and prospective fair share obligations for the Fourth Round as follows:

Present Need:	4
Prospective Need:	29

**WHEREAS**, in accordance with the FHA and Administrative Directive #14-24, issued by the Administrative Office of the Courts on December 13, 2024 ("Directive #14-24"), the Borough filed a Complaint for Declaratory Judgment with the Superior Court of New Jersey, Law Division, Hunterdon County, entitled In the Matter of the Application of the Borough of High Bridge, County of Hunterdon, State of New Jersey, Docket No. HNT-L-59-25 on January 24, 2025 (the "DJ Action"), identifying its present and prospective fair share obligations for the Fourth Round as set forth above, and committing to adopting and submitting a Fourth Round Housing Element and Fair Share Plan ("HEFSP") as required by the FHA; and

**WHEREAS**, the New Jersey Builders Association (the "Association") subsequently filed a challenge to the Borough's DJ Action; and

**WHEREAS**, in accordance with Directive #14-24, the matter was referred to the Affordable Housing Dispute Resolution Program ("Program"), with the Honorable Thomas C. Miller, A.J.S.C. (Ret.) assigned to manage the proceedings, host settlement conferences, and make recommendations to the Mount Laurel Judge of Hunterdon County; and

**WHEREAS**, the Administrative Office of the Courts (“AOC”) appointed Christine A. Cofone-Herbert, PP/AICP, as Special Adjudicator to make recommendations to the Program; and

**WHEREAS**, the Borough and Association reached a Settlement Agreement establishing the Borough’s Prospective Need obligation for the Fourth Round as thirty-one (31) units, which the Special Adjudicator recommended be accepted to the Program; and

**WHEREAS**, on April 8, 2025, the Honorable William G. Mennen, J.S.C., issued an Order accepting the Program’s recommendation and authorized the Borough to proceed with preparation and adoption of a proposed HEFSP to satisfy the Borough’s affordable housing obligation; and

**WHEREAS**, pursuant to N.J.S.A. 52:27D-304.1(f)(2)(a) and Directive #14-24, each municipality must adopt and file as part of its DJ Action a HEFSP, with associated resolutions and proposed drafts of the appropriate zoning and other ordinances, necessary to implement its HEFSP, no later than June 30, 2025; and

**WHEREAS**, the Board’s Planner, Darlene A. Green, PP/AICP of Colliers Engineering & Design, prepared a proposed HEFSP, entitled “2025 Housing Element & Fair Share Plan, Borough of High Bridge,” dated May 22, 2025 (the “2025 HEFSP”); and

**WHEREAS**, pursuant to N.J.S.A. 40:55D-28, the Borough of High Bridge Planning Board / Board of Adjustment, in its capacity as a Planning 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 duly provided pursuant to N.J.S.A. 40:55D-13, the Board held a public hearing on the proposed 2025 HEFSP on June 16, 2025, during which the proposed 2025 HEFSP was presented to the Board and public, and opportunity for comments and questions was provided; and

**WHEREAS**, with the conclusion of the public hearing, the Board finds and hereby determines that the proposed 2025 HEFSP is consistent with the goals and objectives of the Master Plan of the Borough, 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 achieve the goal of access to affordable housing to meet present and prospective housing needs in accordance with N.J.S.A. 52:27D-310; and

**WHEREAS**, by the adoption of this Resolution, the Board memorializes its adoption of the proposed 2025 HEFSP as the Housing Element and Fair Share Plan components of the High Bridge Borough Master Plan, in accordance with N.J.S.A. 40:55D-28, the FHA and Directive #14-24.

**NOW, THEREFORE, BE IT RESOLVED** by the Borough of High Bridge Planning Board / Zoning Board of Adjustment, as follows:

1. The above recitals are incorporated and made a part hereof as if set forth at length herein.
2. The plan entitled “2025 Housing Element & Fair Share Plan, Borough of High Bridge”, prepared by Darlene A. Green, PP/AICP of Colliers Engineering & Design, dated May 22, 2025 (the “2025 HEFSP”), is hereby approved and adopted as the 2025 Housing Element and Fair Share Plan components of the High Bridge Borough Master Plan.
3. The Board Secretary shall forthwith cause notice of the adoption of this Resolution and the 2025 HEFSP to be published in the official newspaper(s) of the Borough.
4. The Board Secretary is hereby authorized and directed to transmit a copy of the adopted 2025 HEFSP and a certified copy of this Resolution to the Borough Clerk and Mayor and Council of the Borough of High Bridge.
5. The Board Secretary is hereby authorized and directed to transmit a certified, electronic copy of the 2025 HEFSP and this resolution to the Borough’s affordable housing counsel for further disposition.
6. The Board recommends that the 2025 HEFSP be reviewed and endorsed by the Mayor and Council of the Borough of High Bridge for submission to the Court in connection with the Borough’s pending DJ Action in accordance with the FHA and Directive #14-24.
7. The Board Secretary is hereby authorized and directed to provide a copy of the adopted 2025 HEFSP and a certified copy of this Resolution to the Hunterdon County Planning Board and New Jersey Office of Planning Advocacy, in accordance with the requirements of N.J.S.A. 40:55D-13.
8. This Resolution shall take effect immediately.

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**ROLL CALL VOTE ON RESOLUTION**  
**June 16, 2025**

Moved by: Suozzo.

Seconded by: Mart.

Those in Favor: Brosnan, Koffman, Mart, Musnuff, Ryder, Suozzo, Yu, Epstein, Osborne.

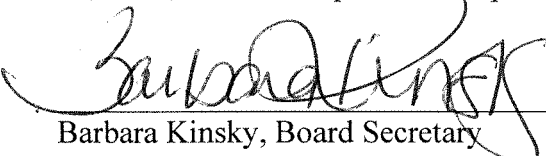
Those Opposed: none.

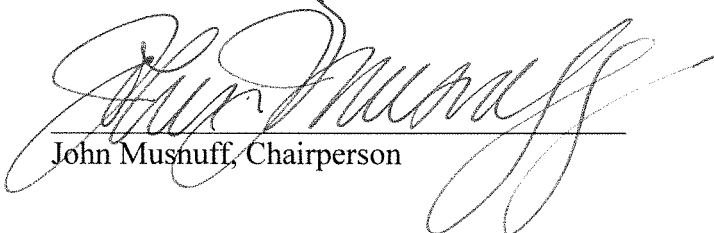
Those Abstaining: none.

Those Absent: Conroy, Lee.

**CERTIFICATION**

I hereby certify that the foregoing is a true copy of a Resolution duly adopted by the Borough of High Bridge Planning Board during an advertised and noticed meeting held on June 16, 2025, at which a quorum was present.

  
Barbara Kinsky, Board Secretary

  
John Mushuff, Chairperson

**BOROUGH OF HIGH BRIDGE  
COUNTY OF HUNTERDON  
STATE OF NEW JERSEY**

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

**RESOLUTION: 185-2025**

**ADOPTED: 06/26/2025**

**WHEREAS**, on March 20, 2024, Governor Murphy signed into law P.L.2024, c.2, establishing a new framework for determining and enforcing municipal 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**, 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 N.J.S.A. 52:27D-304.1(f)(1)(b), each municipality was to adopt a binding resolution no later than January 31, 2025, determining and setting forth its present and prospective fair share obligations for the "Fourth Round" of affordable housing obligations ("Fourth Round"); and

**WHEREAS**, the Council of the Borough of High Bridge ("Borough") adopted Resolution No. 077-2025 on January 23, 2025, identifying its present need obligation as 4 units and prospective need obligation as 29 affordable units for the Fourth Round.

**WHEREAS**, in accordance with the FHA and Administrative Directive #14-24, issued by the Administrative Office of the Courts on December 13, 2024 ("Directive #14-24"), the Borough filed a Complaint for Declaratory Judgment with the Superior Court of New Jersey, Law Division, Hunterdon County, entitled In the Matter of the Application of the Borough of High Bridge, County of Hunterdon, State of New Jersey, Docket No. HNT-L-59-25 on January 24, 2025 (the "DJ Action"), identifying its present and prospective fair share obligations for the Fourth Round as set forth above, and committing to adopting and submitting a Fourth Round Housing Element and Fair Share Plan ("HEFSP") as required by the FHA; and

**WHEREAS**, the New Jersey Builders Association (the "Association") subsequently filed a challenge to the Borough's DJ Action; and

**WHEREAS**, in accordance with Directive #14-24, the matter was referred to the Affordable Housing Dispute Resolution Program ("Program"), with the Honorable Thomas C. Miller, A.J.S.C. (Ret.) assigned to manage the proceedings, host settlement conferences, and make recommendations to the Mount Laurel Judge of Hunterdon County; and

**WHEREAS**, the Administrative Office of the Courts (“AOC”) appointed Christine A. Cofone-Herbert, PP/AICP, as Special Adjudicator to make recommendations to the Program; and

**WHEREAS**, the Borough and Association reached a Settlement Agreement establishing the Borough’s Prospective Need obligation for the Fourth Round as thirty-one (31) units, which the Special Adjudicator recommended be accepted to the Program; and

**WHEREAS**, on April 8, 2025, the Honorable William G. Mennen, J.S.C., issued an Order accepting the Program’s recommendation and authorized the Borough to proceed with preparation and adoption of a proposed HEFSP to satisfy the Borough’s affordable housing obligation; and

**WHEREAS**, pursuant to N.J.S.A. 52:27D-304.1(f)(2)(a) and Directive #14-24, each municipality must adopt and file as part of its DJ Action a HEFSP, with associated resolutions and proposed drafts of the appropriate zoning and other ordinances, necessary to implement its HEFSP, no later than June 30, 2025; and

**WHEREAS**, the Borough of High Bridge Planning Board / Board of Adjustment, in its capacity as a Planning Board (“Board”), adopted the HEFSP, entitled “2025 Housing Element & Fair Share Plan, Borough of High Bridge,” dated May 22, 2025 (the “Fourth Round HEFSP”), prepared by Board’s Planner, Darlene A. Green, PP/AICP of Colliers Engineering & Design, as an amendment to the Borough’s Master Plan on June 16, 2025; and

**WHEREAS**, the Governing Body desires to endorse the Fourth Round HEFSP adopted by the Board on June 16, 2025.

**NOW, THEREFORE, BE IT RESOLVED** by the Council of the Borough of High Bridge, Hunterdon County as follows:

1. The Governing Body does hereby endorse the Fourth Round HEFSP adopted by the Borough of High Bridge Planning Board / Board of Adjustment, in its capacity as a Planning Board on June 16, 2025.
2. The Governing Body does hereby authorize the filing of this Resolution endorsing the Fourth Round HEFSP adopted by the Board on eCourts for review by the Program.
3. The Mayor and Clerk, together with other appropriate officers and employees of the Borough of High Bridge, are hereby authorized to take all steps necessary to effectuate the purposes of this Resolution.
4. This Resolution shall take effect immediately.

**ATTEST:**



Adam Young  
Municipal Clerk



Michele Lee  
Mayor