

HOLLAND TOWNSHIP LAND USE BOARD

RESOLUTION 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 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 Township of Holland (the "Township") adopted a binding resolution on January 21, 2025 identifying its present and prospective fair share obligation for the Fourth Round; and

WHEREAS, the Township filed a Declaratory Judgement on January 23, 2025, captioned *IMO Township of Holland*, Docket No. HNT-L-45-25, identifying its present and prospective fair share obligation for the Fourth Round and committing to adopting and submitting a fourth round housing element and fair share plan as required by the FHA; and

WHEREAS, the Court entered an order on April 8, 2025 setting the Township's Fourth Round fair share obligations as a Present Need of 0 units and a Prospective Need of 40 units, which no party appealed, and ordering the Township to file a Housing Element and Fair Share Plan ("HEFSP") by June 30, 2025; and

WHEREAS, the Township Land Use Board adopted its HEFSP on June 16, 2025 and filed such with the Court on June 17, 2025; and

WHEREAS, Fair Share Housing Center ("FSHC") filed a challenge 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 and FSHC agreed to amicably resolve the issues set forth in FSHC's challenge and entered into a Mediation Agreement pursuant to Resolution #2025-183 adopted by the Township Committee on December 16, 2026; and

WHEREAS, FSHC requested revisions to such Mediation Agreement and the Township Committee entered into an Amended Mediation Agreement pursuant to Resolution #2026-____ adopted by the Township Committee on February 3, 2026 (the “Amended Mediation Agreement”); and

WHEREAS, the Amended Mediation Agreement requires amendments to the HEFSP; 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” on February 9, 2026 (the “Hearing”’’); and

WHEREAS, at the Hearing, the Board Planner, Darlene Green, PP, AICP of Colliers Engineering & Design (the “Board Planner”), testified as to the “2026 Amended Housing Element and Fair Share Plan” (“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, as a result of the testimony of the Board Planner, the Board has determined that the Amended HEFSP are consistent with the goals and objectives of the Township Master Plan and that adoption and implementation of the HEFSP Plan are in the best interests of the public; protect the public health and safety; and, promote the general welfare.

NOW, THEREFORE, BE IT RESOLVED, by the Holland Township Land Use Board, Hunterdon County, New Jersey, as follows:

1. The “2026 Amended Housing Element and Fair Share Plan”, dated December 23, 2025 as prepared by the Board Planner, Darlene Green, PP, AICP of Colliers Engineering & Design, which is incorporated herein by reference and attached as Exhibit A. The Amended HEFSP provides a realistic opportunity for the development of the agreed upon affordable housing units to satisfy the Township’s Fourth Round obligations, as determined by the binding resolution adopted by Holland Township; and,
2. The Board recommends that the adopted Master Plan “2026 Amended Housing Element and Fair Share Plan,” dated December 23, 2025, along with all appendices and supplementary material that may be required, be endorsed by the Township Committee of the Township of Holland
3. The Township Planner and Township Attorney are authorized to correct any typographical or grammatical errors in the HEFSP.
4. The Board Secretary shall publish notice of the adoption of this resolution as required by applicable law.
5. The Board Secretary shall also transmit a copy of this resolution and the adopted plan to the Township Clerk and Committee.

6. 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.
7. The Township 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.

A motion for the adoption of the HEFSP was made by Dan Bush and seconded by William Martin at the Land Use Board regular public meeting held on February 9, 2026:

Land Use Board Roll Call Vote

Board Member	Motion	Second	Ayes	Nays	Abstain	Absent/Ineligible
Alex Hammerstone			x			
Scott Wilhelm						Absent 02/09/2026
Ken Grisewood			x			
Joe Cinquemani						Absent 02/09/2026
Kelley O'Such			x			
Bill Ethem			x			
William Martin		X	x			
Ryan Preston						Absent 02/09/2026
Dan Bush	X		x			
Melanie Campbell (Alt. #1)			x			
Gerald Bowers (Alt #2)			x			
Brett Curry (Alt #3)			x			
Vacant (Alt #4)						N/A

Motion carried.

The foregoing Resolution was duly adopted by the Holland Township Land Use Board at a regular meeting held on February 9, 2026.

ATTEST:

Maria Elena Jennette Kozak
Maria Elena Jennette Kozak, Secretary
Holland Township Land Use Board


Ken Grisewood, Chairperson
Holland Township Land Use Board

I certify that the above Resolution is a true copy of the Resolution passed by the Township of Holland Land Use Board on February 9, 2026.

Maria Elena Jennette Kozak
Maria Elena Jennette Kozak
Land Use Board Secretary
Holland Township