



**TOWNSHIP OF KINGWOOD
HUNTERDON COUNTY, NEW JERSEY**

RESOLUTION NO. 2025 – 94

RESOLUTION OF THE TOWNSHIP OF KINGWOOD, COUNTY OF HUNTERDON, STATE OF NEW JERSEY, ENDORSING THE FOURTH ROUND HOUSING PLAN ELEMENT AND FAIR SHARE PLAN PREVIOUSLY ADOPTED BY THE TOWNSHIP OF KINGWOOD PLANNING BOARD

WHEREAS, pursuant to N.J.A.C. 5:96 and 5:97 and 221 N.J. 1 (2015) (Mount Laurel IV), the Township of Kingwood filed a Declaratory Judgment Complaint in the Superior Court, Law Division seeking, among other things, a judicial declaration that its Third Round Housing Plan Element and Fair Share Plan, to be amended as necessary, satisfied its "fair share" of the regional need for low- and moderate-income housing pursuant to the "Mount Laurel Doctrine"; and

WHEREAS, the Township of Kingwood (hereinafter the "Township") has a demonstrated a history of voluntary compliance as evidenced in its Third Round record; and

WHEREAS, that culminated in a Third Round Housing Element and Fair Share Plan adopted by the Planning Board on June 12, 2018, after a Settlement Agreement with Fair Share Housing Center dated November 2, 2017; and

WHEREAS, the Township continues to incorporate and implement its Third Round Housing Element and Fair Share Plan as a durational adjustment municipality; and

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

WHEREAS, in accordance with the Amended FHA and the Administrative Office of the Courts Directive #14-24, the Township filed a timely Fourth Round Declaratory Judgment Complaint ("DJ Complaint") with the Affordable Housing Dispute Resolution Program (the "Program") on January 29, 2025; and

WHEREAS, no parties appeared to object to the DJ Complaint; and

WHEREAS, the Township submitted that its present need obligation is twenty (20) units and prospective need obligation is fifty (50) units, which was uncontested; and

WHEREAS, an Order was entered by The Honorable William Mennen, J.S.C., to that effect on March 27, 2025; and

WHEREAS, the Township authorized the preparation of a Fourth Round Housing Element and Fair Share Plan to be prepared by the Township's Planner, David Banisch, PP, AICP, of Banisch Associates; and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board

of the Township of Kingwood held a public hearing on the Fourth Round Housing Plan Element and Fair Share Plan on June 12, 2025; and

WHEREAS, the Planning Board determined, after hearing testimony from the Township Planner and the public, that the Fourth Round Housing Plan Element and Fair Share Plan is consistent with the goals and objectives of the Township's current Master Plan and that the adoption and implementation of the Fourth Round Housing Plan Element and Fair Share Plan is in the public interest and protects the public health and safety and promotes the general welfare;

NOW, THEREFORE, BE IT RESOLVED, on this 18 day of June, 2025, that the Township of Kingwood, County of Hunterdon, State of New Jersey, hereby endorses the Fourth Round Housing Plan Element and Fair Share Plan which was adopted by the Township of Kingwood Planning Board on June 12, 2025. A copy of the Planning Board resolution adopting the same is attached hereto as Exhibit A.

I hereby certify the foregoing to be a true copy of a Resolution adopted by the Kingwood Township Committee at a meeting held on June 18, 2025.


Jeffrey J. Jotz, Municipal Clerk


Lance Riggio, Mayor

Committee	Motion	2 nd	Ayes	Nays	Abstain	Absent
Committeemember Jelvani	x		x			
Committeemember Taylor						x
Mayor Riggio		x	x			
		Total Votes	2			1

EXHIBIT A

**TOWNSHIP OF KINGWOOD
PLANNING BOARD
Resolution Adopting the Fourth Round Housing Element & Fair Share Plan**

WHEREAS, pursuant to N.J.A.C. 5:96 and 5:97 and 221 N.J. 1 (2015) (Mount Laurel IV), the Township of Kingwood filed a Declaratory Judgment Complaint in the Superior Court, Law Division seeking, among other things, a judicial declaration that its Third Round Housing Element and Fair Share Plan, to be amended as necessary, satisfied its "fair share" of the regional need for low and moderate housing pursuant to the "Mount Laurel Doctrine"; and

WHEREAS, the Township of Kingwood (hereinafter the "Township") has a demonstrated history of voluntary compliance as evidenced in its Third Round record; and

WHEREAS, that culminated in a Third Round Housing Element and Fair Share Plan adopted by the Planning Board on June 12, 2018, after a Settlement Agreement with Fair Share Housing Center dated November 2017; and

WHEREAS, the Township continues to incorporate and implement its Third Round Housing Element and Fair Share Plan as a durational adjustment municipality; and

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2. which amended the 1985 Fair Share Housing Act (hereinafter the "Amended FHA"); and

WHEREAS, in accordance with the Amended FHA and the Administrative Office of the Courts Directive #14-24, the Township filed a timely Fourth Round Declaratory Judgment Complaint ("DJ Complaint") with the Affordable Housing Dispute Resolution Program (the "Program") on January 29, 2025; and

WHEREAS, no parties appeared to object to the DJ Complaint; and

WHEREAS, the Township submitted that its present need is twenty (20) units and prospective need is fifty (50) units, which was uncontested; and

WHEREAS, an Order was entered by The Honorable William Mennen, J.S.C., to that effect on March 27, 2025; and

WHEREAS, the Township authorized the preparation of a Fourth Round Housing Element and Fair Share Plan to be prepared by the Township's Planner, David Banisch, PP, AICP, of Banisch Associates; and

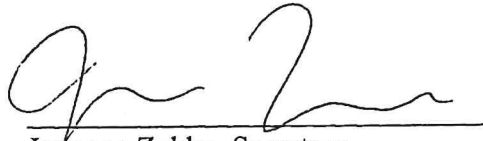
WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board of the Township of Kingwood held a public hearing on the Fourth Round Housing Element and Fair Share Plan on June 12, 2025; and

WHEREAS, the Planning Board determined, after hearing testimony from the Township Planner and the public, that the attached Fourth Round Housing Element and Fair Share Plan is consistent with the goals and objectives of the Township's current Master Plan and that the adoption and implementation of the Fourth Round Housing Element and Fair Share Plan is in the public interest and protects the public health and safety and promotes the general welfare;

NOW, THEREFORE, BE IT RESOLVED, on this 12th day of June, 2025, that the Planning Board of the Township of Kingwood, County of Hunterdon, State of New Jersey, hereby adopts the Fourth Round Housing Element and Fair Share Housing Plan attached hereto as Exhibit A.

Certification

I, Jovonna Zubko, Secretary of the Planning Board of the Township of Kingwood do hereby certify the foregoing to be a true and correct copy of a Resolution passed at a regular meeting of the Board held on June 12, 2025.

A handwritten signature in black ink, appearing to read 'Jovonna Zubko', is written over a horizontal line.

Jovonna Zubko, Secretary
Township of Kingwood Planning Board