

#R-2025-138

**TOWNSHIP OF READINGTON
RESOLUTION ENDORSING THE HOUSING ELEMENT AND FAIR SHARE
PLAN ADOPTED BY THE READINGTON PLANNING BOARD**

WHEREAS, on March 20, 2024, Governor Murphy signed P.L. 2024, c.2 into law, which amended the 1985 New Jersey Fair Housing Act; and

WHEREAS, for ease in reference, this resolution shall refer to the Fair Housing Act as amended as "FHA II"; and

WHEREAS, FHA II established a procedure by which municipalities can secure approval of a Housing Element and Fair Share Plan (HEFSP") and secure immunity while developing and seeking approval of a Plan; and

WHEREAS, that procedure contemplated that municipalities would adopt a resolution by January 31, 2025, committing to a fair share number and filing a declaratory relief action within 48 hours from adoption of the resolution and then filing a HEFSP by June 30, 2025, with the Affordable Housing Dispute Resolution Program (the "Program") within 48 hours of adoption of the Plan; and

WHEREAS, the Township asked its affordable housing planning consultant, Michael Sullivan, PP/AICP, of Clark Cation Hintz to prepare a HEFSP to address the Township's affordable housing obligations under FHA II; and

WHEREAS, Mr. Sullivan, prepared a HEFSP and the Readington Planning Board adopted the HEFSP which is attached hereto as Exhibit A; and

WHEREAS, in accordance with the procedure established by FHA II, the Township's Affordable Housing Counsel filed the duly adopted HEFSP with the Program within 48 hours from adoption; and

WHEREAS, the Planning Board adopted the HEFSP with the understanding that it would need to be amended to account for Unicom's letter, dated June 24, 2025; and

WHEREAS, the Township now wishes to endorse the HEFSP adopted by the Readington Planning Board and seek approval of the HEFSP by the Program and Court with the understanding that it would need to be amended to account for Unicom's letter, dated June 24, 2025.

NOW, THEREFORE, BE IT RESOLVED by the Committee of the Township of Readington, County of Hunterdon, State of New Jersey, as follows:

1. The Township Committee hereby endorses the HEFSP previously adopted by the Readington Planning Board and attached hereto with the same conditions and reservations regarding the anticipated plan amendment to address the Unicom site.

2. The Township Committee hereby directs the Township's Affordable Housing Counsel to (a) file this resolution with the Program, along with any additional documents the professionals deem necessary or desirable; and (b) seek a Compliance Certification from the Program or Vicinage area judge as may be appropriate formally approving the Plan.
3. The Township reserves the right to further amend the HEFSP attached hereto, should that be necessary.

CERTIFICATION

I, **ANN MARIE LEHBERGER**, Clerk of the Township of Readington, County of Hunterdon, State of New Jersey, do hereby certify the foregoing to be a true and correct copy of a Resolution adopted by the Township Committee on the 7th day of July 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and the official seal of this body the 8th day of July 2025.

A handwritten signature in black ink, appearing to read "Ann Marie Lehberger", written over a horizontal line.

Ann Marie Lehberger, RMC
Township Clerk