

**RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF
READINGTON ADOPTING AN AMENDED FOURTH ROUND HOUSING
ELEMENT AND FAIR SHARE PLAN**

WHEREAS, the Township of Readington (hereinafter the “Township” or “Readington”) has a demonstrated history of voluntary compliance as evidenced by its Third Round record; and

WHEREAS, pursuant to In re N.J.A.C. 5:96 and 5:97, 221 N.J. 1 (2015) (Mount Laurel IV), on July 2, 2015, the Township of Readington filed a Declaratory Judgment Complaint in 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 income housing pursuant to the “Mount Laurel doctrine,” and

WHEREAS, that culminated in a Court-approved Third Round Housing Element and Fair Share Plan and a Judgment of Compliance and Repose, which precludes all Mount Laurel lawsuits, including builder’s remedy lawsuits, until July 1, 2025; and

WHEREAS, the Township continues to actively implement its Court-approved Third Round Housing Element and Fair Share Plan; and

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

WHEREAS, the Township took advantage of that opportunity by adopting a Resolution on January 29, 2025 committing to a present need of 50 and Round 4 prospective need of 315; and

WHEREAS, in accordance with the Amended FHA and the Administrative Office of the Court’s Directive No. 14-24, the Township filed a timely Fourth Round Declaratory Judgment complaint (“DJ Complaint”) with the Affordable Housing Dispute Resolution Program (“the Program”), along with its binding resolution, on January 30, 2025; and

WHEREAS, the Township received objections to its Present and Prospective Need numbers by February 28, 2025; and

WHEREAS, Readington ultimately secured a determination that its Round 4 prospective need obligation is currently 504, however is under appeal and subject to change; and

WHEREAS, now that the Township has its Fourth Round Obligations, the Amended FHA required a municipality to adopt and endorse a Fourth Round Housing Element and Fair Share Plan by June 30, 2025; and

WHEREAS, in accordance with the Amended FHA, the Township’s affordable housing planner drafted a Fourth Round Housing Element and Fair Share Plan; and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board held a public hearing on the Fourth Round Housing Element and Fair Share Plan on June 26, 2025; and

WHEREAS, on the basis of the June 30, 2025 deadline, the Planning Board adopted a Housing Element and Fair Share Plan and subsequently filed the requisite documentation with the Court on June 27, 2025; and

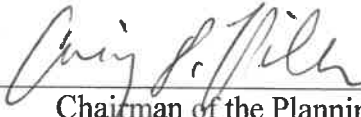
WHEREAS, following the Township adopting its Housing Element and Fair Share Plan, certain changes were required to the Housing Element and Fair Share Plan, which specifically included the removal of the Unicom site; and

WHEREAS, in accordance with the Amended FHA, the Township's affordable housing planner drafted an Amended Fourth Round Housing Element and Fair Share Plan to reflect the changes necessitated through the removal of the Unicom site; and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board held a public hearing on the Fourth Round Housing Element and Fair Share Plan on August 25, 2025; and

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

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Readington, County of Hunterdon, State of New Jersey, that the Planning Board hereby adopts the Amended Fourth Round Housing Element and Fair Share Plan attached hereto as Exhibit A.


 Chairman of the Planning Board

CERTIFICATION

I certify that the foregoing Resolution was duly adopted by the Planning Board of Township of Readington at a regular meeting held on the 25th day of August 2025.


 Planning Board Secretary