

Township of Plainsboro
Middlesex County

Resolution No. 25-155

**RESOLUTION ENDORSING THE FOURTH ROUND
HOUSING ELEMENT AND FAIR SHARE PLAN**

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

WHEREAS, pursuant to the Amended FHA and the Administrative Office of the Court’s Directive No. 14-24, the Township adopted a “binding resolution” committing to a Present Need obligation of fifty-three (53) units and a Prospective Need obligation of two-hundred nineteen (219) units based on calculations determined by and using the methodology in the Amended FHA by the Township’s Affordable Housing Planner, Jennifer Beahm, PP, AICP, (“Planner”); and

WHEREAS, the Township filed a timely Fourth Round Declaratory Judgment action (“DJ Action”) with the Affordable Housing Dispute Resolution Program (“Program”), along with its binding resolution, on January 24, 2025; and

WHEREAS, the filing of the DJ Action gave the Township automatic, continued immunity from all exclusionary zoning lawsuits, including builder’s remedy lawsuits, which is still in full force and effect; and

WHEREAS, the New Jersey Builders Association (“NJBA”) and Fair Share Housing Center (“FSHC”) filed timely challenges to the DJ Action; and

WHEREAS, the Honorable Mary C. Jacobson, J.S.C. (Ret.) was assigned to manage the proceedings, host settlement conferences, and make recommendations to the Honorable Thomas Daniel McCloskey, J.S.C., the Mount Laurel Judge of Middlesex Vicinage; and

WHEREAS, the Township and FSHC reached an agreement that was put on the record at a settlement conference that took place on March 20, 2025 before Judge Jacobson; and

WHEREAS, NJBA did not participate in the settlement negotiations, nor did it object to any settlement reached between the Township and FSHC; and

WHEREAS, on April 4, 2025, Judge McCloskey prepared an order fixing the Township’s obligation at fifty-three (53) units for the Present Need and two hundred and forty (240) units for the Prospective Need, and authorized the Township to proceed with preparing and adopting its Housing Element and Fair Share Plan for the Fourth Round (“Court Order”); and **WHEREAS**, pursuant to the Amended FHA and Directive #14-24, the municipality must adopt a housing element and fair share plan as provided for by the “Fair Housing Act,” P.L. 1985, c. 222 by June 30, 2025; and

WHEREAS, the Planner has prepared a Fourth Round Housing Element and Fair Share Plan (“Fourth Round HE&FSP”) that addresses the Township’s Fourth Round affordable housing obligation; and

WHEREAS, the Township of Plainsboro Planning Board ("Board"), at a duly noticed meeting held on June 16, 2025, reviewed the Fourth Round HE&FSP and determined that it was consistent with the Master Plan and that implementation of the Fourth Round HE&FSP is in the public interest and would promote the general welfare and, by Resolution dated June 16, 2025, adopted the Fourth Round HE&FSP.

NOW, THEREFORE, BE IT RESOLVED by the Committee of the Township of Plainsboro, County of Middlesex, State of New Jersey, on this 25th day of June 2025, that:

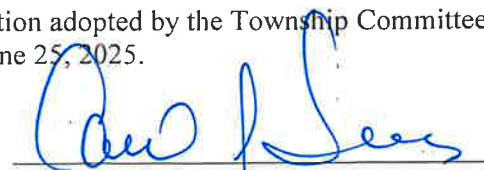
1. The Township Committee hereby endorses the Fourth Round HE&FSP as adopted by the Board as an amendment to the Township's Master Plan and agrees to implement the Fourth Round HE&FSP by adopting applicable ordinances.
2. The Mayor, Township Administrator, and Township Clerk, together with all other officers, professionals and employees of the Township are hereby authorized and directed to take any and all steps necessary to effectuate the purposes of this Resolution.
3. This Resolution shall take effect immediately.

ATTEST and AFFIX SEAL


Carol J. Torres
Assistant Administrator/ Clerk


Edmund Yates
Mayor

I certify the above to be a true copy of a Resolution adopted by the Township Committee of the Township of Plainsboro at a meeting held on June 25, 2025.


Carol J. Torres, Assistant Administrator/ Clerk