



Resolution of the Township of Freehold

Monmouth County, New Jersey

No: R-25-167

Date of Adoption: June 24, 2025

TITLE: RESOLUTION ENDORSING THE HOUSING ELEMENT AND FAIR SHARE PLAN ADOPTED BY THE FREEHOLD TOWNSHIP PLANNING BOARD

- - - R E S O L U T I O N - - -

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 "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

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 and filing that plan within 48 hours with the Affordable Housing Dispute Resolution Program (the "Program"); and

WHEREAS, in accordance with this statutory procedure, the Township adopted a binding resolution on January 28, 2025 committing to a Fourth Round Present Need of 39 and Round 4 Prospective Need obligation of 568, subject to applicable adjustments; and

WHEREAS, in accordance with this statutory procedure, the Township filed a declaratory relief action within 48 hours from adoption of the binding resolution; and

WHEREAS, the filing of the DJ Complaint 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 Township's affordable housing planning consultant, Andrew Thomas, PP, AICP, has prepared a HEFSP to address the Township's affordable housing obligations under FHA II; and

WHEREAS, the Freehold Township Planning Board adopted a HEFSP prepared by Mr. Thomas on June 19, 2025, 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 created by FHA II within 48 hours from adoption; and

WHEREAS, the Township Committee now wishes to endorse the Housing Element and Fair Share Plan adopted by the Freehold Planning Board and seek approval of the HEFSP by the Program and Court.

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

1. The Township Committee hereby endorses the Fourth Round HEFSP previously adopted by the Freehold Township Planning Board and attached hereto.
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.


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VOTE OF THE TOWNSHIP COMMITTEE						
<u>Committee Member</u>	<u>Motion / Second</u>	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>	
Mr. Ammiano		X				
Mr. Cook	X	X				
Mr. Preston		X				
Mr. Walker		X				
Mayor Fasano						X

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I do hereby certify that the foregoing is a true copy of a resolution adopted at the Township Committee meeting held on June 24, 2025.

Signed:



Sanabel Abouzeina
Township Municipal Clerk

Date: June 25, 2025