

**MEMORIALIZING RESOLUTION OF THE PLANNING BOARD
FOR THE BOROUGH OF MADISON**

**RESOLUTION APPROVING AN AMENDMENT TO THE THIRD ROUND HOUSING
ELEMENT AND FAIR SHARE PLAN AND FOURTH ROUND HOUSING ELEMENT
AND FAIR SHARE PLAN FOR THE BOROUGH OF MADISON**

**HEARING: MARCH 3, 2026
MEMORIALIZED: MARCH 3, 2026**

WHEREAS, the Planning Board for the Borough of Madison having received for the consideration and further action of this Board a proposed amendment to the Third Round Housing Element and Fair Share Plan and the Fourth Round Housing Element and Fair Share Plan dated February 20, 2026, prepared by Graham Petto, AICP/PP and Susan Favate, AICP/PP for the Borough of Madison, proposed to become part of the Master Plan for the Borough; and

WHEREAS, the Planning Board having given and provided notice concerning this hearing before the Planning Board to consider these amendments as proposed to become part of the Master Plan for the Borough of Madison, pursuant to the requirements of N.J.S.A. 40:55D-13; and

WHEREAS, at a regularly scheduled meeting of the Planning Board for the Borough of Madison on March 3, 2026, which was conducted as a remote or virtual meeting of the Board pursuant to governmental regulations and requirements permitting such proceedings, at which time this matter was heard and considered before a quorum of the Planning Board, and an opportunity was afforded to members of the public and/or interested persons or parties to ask questions and/or to be heard regarding these proposed amendments now being submitted to the Board herein, and to further offer or submit statements and/or other responses regarding the proposed amendments to the Master Plan for this report, and a verbatim record of these proceedings was maintained; and

WHEREAS, at the time of this hearing the Borough's Affordable Housing Planner, Graham Petto, AICP/PP, and the Planning Board's Planning Consultant, Susan Favate, AICP, PP, of BFJ Planning, appeared to present and discuss with the Board their report and the proposed amendments now being considered by the Board in this hearing. Mr. Petto led the presentation and reviewed the details of the plans. After the review and discussion with the Planners, the Board discussed the proposed amendments and the reasons why such amendments were advisable and necessary to be approved to become part of the Master Plan for the Borough of Madison; and

WHEREAS, following the presentation of Mr. Petto as the Borough's Affordable Housing Planner and Ms. Favate as the Board's Planning Consultant, the Board discussed with them how these proposed amendments would continue to advance and be in accordance with the Affordable Housing obligations of the Borough. The Board then offered the opportunity to members of the public or interested persons or parties to discuss and submit any statements as to these proposed amendments and the presentation of the Planners during this hearing; and

WHEREAS, the Planning Board for the Borough of Madison following the consideration of the proposed amendment to the Third Round Housing Element and Fair Share Plan and the proposed Fourth Round Housing Element and Fair Share Plan to be adopted and become part of the Master Plan for the Borough of Madison, having conducted the required public hearing regarding same, and having now determined that the proposed amendments to the Third Round Housing Element and Fair Share Plan and Fourth Round Housing Element and Fair Share Plan as attached to this resolution should now be accepted and adopted by the Planning Board. The Planning Board having further determined they contain the required elements of the Municipal Land Use Law, N.J.S.A. 40:55-28, for inclusion in the Master Plan, and that these amendments are in furtherance of the Borough of Madison's obligations consistent with good planning as they would serve the general welfare and be in the best interest of the Borough of Madison to now be adopted and approved.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board for the Borough of Madison that the amended Third Round Housing Element and Fair Share Plan and the Fourth Round Housing Element and Fair Share Plan for the Borough of Madison, which have been further discussed and considered by the Planning Board during this hearing, **BE AND HEREBY ARE ORDERED ADOPTED AND APPROVED** pursuant to N.J.S.A. 40:55D-28 to now become part of the Master Plan for the Borough of Madison as now determined and confirmed herein by this Planning Board.

The undersigned Secretary of the Borough of Madison Planning Board hereby certifies that the within Resolution and Memorialization was adopted by the Planning Board for the Borough of Madison pursuant to N.J.S.A. 40:55D-10(g) at its meeting of March 3, 2026.

VOTE ON RESOLUTION

On Motion of: Mayor Conley

Seconded by: Mr. Morris

The vote on the Resolution was as follows:

AYES: MAYOR CONLEY, MR. MORRIS, MR. LIMBACH, MS. COYLE, MR. CATTANI,
MS. EHRLICH

AYES: NONE

ABSENT: MS. BAILLIE, MR. RANGE, MR. FLEMING

Adopted and Approved
March 3, 2026

MADISON PLANNING BOARD

A handwritten signature in blue ink, appearing to read 'B. May', is written over the printed name of the Board Secretary.

BOARD SECRETARY

March 3, 2026

Prepared by: Vincent K. Loughlin, Esq.