

RESOLUTION
PLANNING BOARD - MINE HILL TOWNSHIP
FEBRUARY 23, 2026
ADOPTING THE AMENDED 2025 MINE HILL TOWNSHIP
HOUSING ELEMENT AND FAIR SHARE PLAN

WHEREAS, the Planning Board of Mine Hill Township, Morris County, New Jersey, has adopted a comprehensive Master Plan and conducted a Re-Examination of same and made certain amendments thereto; and

WHEREAS, Mine Hill Township has historically addressed affordable housing obligations as mandated through Southern Burlington County NAACP v. Township of Mount Laurel, 67 N.J. 151 (1975) and 92 N.J. 158 (1983) (hereinafter referred to as “Mount Laurel Doctrine”) through participation with the Council on Affordable Housing (hereinafter referred to as “COAH”) and for which the Board has adopted various amendments to the Township’s Housing Element and Fair Share Plan of the Township’s Master Plan; and

WHEREAS, the Board last amended the Master Plan’s Housing Element and Fair Share Plan on February 19, 2019 pursuant to Mine Hill Township’s settlement of its Declaratory Action for Fair Share Compliance approved by the New Jersey Superior Court on October 19, 2018, for which a Final Judgment of Compliance and Repose was entered by the Superior Court on February 22, 2020; and

WHEREAS, the New Jersey Fair Housing Act (hereinafter referred to as “Act”) was amended on March 20, 2024 by P.L. 2024, c. 2, which *inter alia*, abolished COAH and established a new Mount Laurel Doctrine compliance process and mechanism for participating municipalities (hereinafter referred to as the “Program”); and

WHEREAS, Mine Hill Township filed a Complaint for Declaratory Compliance and, as a product of participation in the Program, established the Township’s affordable housing obligation with a present need being thirteen (13) units and prospective need of fifty-four (54) units; and

WHEREAS, Fourth Round Housing Element and Fair Share Plan by Daniel N. Bloch, P.P., A.I.C.P. of Colliers Engineering & Design dated May 23, 2025 (hereinafter referred to as “2025 HEFSP”), addresses the amendments necessary to the Master Plan to enable the implementation of the Township’s Mount Laurel Doctrine affordable housing compliance plan; and

WHEREAS, as a result of the participation in the litigation and settlement with Fair Share Housing Center, certain amendments to the 2025 HEFSP were required; and

WHEREAS, the Mine Hill Township Planning Board conducted a public hearing regarding the amended 2025 HEFSP on February 23, 2026, said hearing having been noticed and conducted in accordance with the provisions of N.J.S.A. 40:55D-89, N.J.S.A. 40:55D-11 and N.J.S.A. 40:55D-13; and

WHEREAS, the Board finds that the amended 2025 HEFSP is reasonable and appropriately addressed the required planning for the provisions of affordable housing within the Township and due regard and consideration of environmental and other factors impacting such development.

NOW THEREFORE BE IT RESOLVED that the Planning Board of Mine Hill Township, County of Morris, State of New Jersey, hereby adopts the amended 2025 Housing Element and Fair Share Plan as prepared by Daniel N. Bloch, P.P., A.I.C.P. of Colliers Engineering & Design as appended hereto and further amends the HEFSP of Mine Hill Township's Master Plan so as to incorporate such recommendations and conclusions therein.

I hereby certify the foregoing to be a true copy of a Resolution passed by the Mine Hill Township Planning Board at a duly convened meeting held on February 23, 2026.



Planning Board Chairman, Stephen Sauehelli



Marcia H. Istvan, PB Administrator/Recording Clerk