

RESOLUTION 190-2025
TOWNSHIP COUNCIL - MINE HILL TOWNSHIP
MORRIS COUNTY, NEW JERSEY

DECEMBER 18, 2025

**RESOLUTION COMMITTING TO ADOPT AND IMPLEMENT
THE REVISED HOUSING ELEMENT AND FAIR SHARE PLAN
AS AGREED TO WITH FAIR SHARE HOUSING CENTER
AND AUTHORIZING THE MAYOR OF MINE HILL TOWNSHIP**

TO EXECUTE SETTLEMENT AGREEMENTS THAT MAY BE REQUIRED FOR SAME

WHEREAS, in accordance with N.J.S.A. 52:27D-304.1 et seq. and Admin. Dir. No. 14-24, on January 31, 2025 the Township Council adopted Resolution 34-2025 establishing its present and prospective affordable housing obligations for years 2025 through 2035; and

WHEREAS, on February 3, 2025 Mine Hill Township (“Township”) filed an action in accordance with the Fair Housing Act to participate in the Affordable Housing Dispute Resolution Program (“Program”), under Docket No. MRS-L-313-25; and

WHEREAS, in compliance with the Program, on June 6, 2025 the Township filed with the Program a Housing Element and Fair Plan (“HEFSP”), that was adopted by the Township Planning Board on June 2, 2025 and endorsed by the Township Council on June 5, 2025 under Resolution No. 095-2025; and

WHEREAS, on August 27, 2025 and August 29, challenges were interposed to the Township’s HEFSP by M&T at Mine Hill LLC and T NJ Randall LLC respectively, and on September 2, 2015, Fair Share Housing Center filed a request for additional information; and

WHEREAS, the Township engaged in settlement proceedings and a session with the Program and interested parties; and

WHEREAS, as a result of the Township’s participation in the Program, certain agreements were reached and the HEFSP was revised; and

WHEREAS, on December 17, 2025, a session with the Program was held wherein Fair Share Housing Center and T NJ Randall LLC declared support for the revised HEFSP and agreed the matter was settled pending formal agreements; and

WHEREAS, for reasons as expressed in the revised HEFSP, M&T at Mine Hill, LLC and its related site is not included as an element of the revised HEFSP; and

WHEREAS, the Township finds the settlement and revisions to the HEFSP to in the best interest of the Township; and

WHEREAS, in accordance with the revisions to the HEFSP the Township can meet its prior need, present need, Third Round and Fourth Round affordable housing obligations without the use of a vacant land or durational adjustment with credits in excess of what is required to meet such prior need, present need and Third and Fourth Round obligations; and

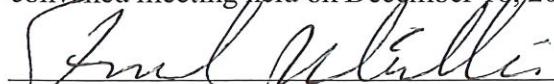
WHEREAS, the Program requires that by December 31, 2025, the Township must commit to adopting the revised HEFSP and implementing ordinances of the HEFSP by March 15, 2026; and

WHEREAS, the Township wishes to comply with the requirements of the Program to maintain immunity from exclusionary zoning litigation and builder's remedies;

NOW, THEREFORE, BE IT RESOLVED, by the Township Council of Mine Hill Township as follows:

1. The Township hereby commits to adopting the revised Housing Element and Fair Share Plan as approved by the Program and further commits to adopting implementing ordinances of provided in the revised Housing Element and Fair Share Plan by March 15, 2026.
2. The Mayor of Mine Hill Township is authorized to execute settlement agreements with Fair Share Housing Center, T NJ Randall LLC and such other parties as may be required by the Program to resolve and effectuate compliance with the Fair Housing Act consistent with the revised Housing Element and Fair Share Plan.
3. This resolution shall take effect immediately.

I hereby certify the foregoing to be a true copy of a Resolution passed by the Mine Hill Township Council at a duly convened meeting held on December 18, 2025.



Presiding Council Member



Marcia H. Istyan, RMC, Township Clerk