

**RESOLUTION**  
**Borough of Mountain Lakes Planning Board**  
**Amended Housing Element and Fair Share Plan for 2025-2035**  
**Decided and Memorialized on March 11, 2026**

**WHEREAS**, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2 which amended various provisions of the New Jersey Fair Housing Act (N.J.S.A. 52:27D-301 et seq.) (“Amended FHA”); and

**WHEREAS**, the Amended FHA sets forth that the Fourth Round period of affordable housing obligations shall run from July 1, 2025 through June 30, 2035 (“Fourth Round” or “Round Four”); and

**WHEREAS**, the Amended FHA requires, among other things, that municipalities prepare and adopt implementing ordinances and an amended Housing Element & Fair Share Plan on or before March 15, 2026;

**WHEREAS**, as a result of the passage of the Amended FHA and negotiations with Fair Share Housing Center, the Board has determined to adopt an Amended Fourth Round Housing Element & Fair Share Plan for the Borough of Mountain Lakes; and

**WHEREAS**, the Amended FHA requires, among other things, that municipalities prepare and adopt implementing ordinances and a revised Housing Element & Fair Share Plan on or before March 15, 2026;

**WHEREAS**, Elizabeth C. Leheny, PP, of Phillips Preiss Grygiel Leheny Keller, LLP, the Borough Planners, has prepared an Amended Housing Element & Fair Share Plan for 2025-2035, dated March 2026 (“Revised Fourth Round HEFSP”) which has been reviewed by the Board; and

**WHEREAS**, the Board held a remote special meeting on March 11, 2026 using the Zoom Remote Conferencing Platform at which a public hearing was held on the Revised Fourth

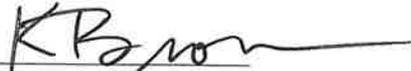
Round HEFSP for which the required public notice was duly provided pursuant to N.J.S.A. 40:55D-13; and

**WHEREAS**, the Board has determined that the Revised Fourth Round HEFSP is consistent with the goals and objectives of the municipal Master Plan and the implementation of same is in the public interest and promotes the general welfare and by this Resolution hereby approves the Revised Fourth Round HEFSP.

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning Board of the Borough of Mountain Lakes on this 11<sup>th</sup> day of March, 2026 that the action of the Planning Board taken on March 11, 2026 in adopting the Amended Housing Element & Fair Share Plan for 2025-2035, prepared by Elizabeth C. Leheny, PP, of Phillips Preiss Grygiel Leheny Keller, LLP, dated March 202, which Revised Fourth Round HEFSP is incorporated herein by reference and made a part hereof and pursuant to the MLUL under N.J.S.A. 40:55D-13 and N.J.S.A. 40:55D-28 and pursuant to N.J.S.A. 40:55D-10(g) the Resolution is hereby memorialized.

**BE IT FURTHER RESOLVED** that the Board secretary is hereby authorized and directed to cause a notice of this decision to be published in the official newspaper and to send a copy of the Revised Fourth Round HEFSP together with this Resolution to the Morris County Planning Board, and shall make same available to all other interested parties.

The undersigned does hereby certify that the foregoing is a true copy of the action taken by the Planning Board of the Borough of Mountain Lakes at its special meeting held remotely via the Zoom Remote Conferencing Platform on March 11, 2026.

  
KERRY BROWN  
Board Secretary/Administrator