

RESOLUTION
Borough of Mountain Lakes
Planning Board
Housing Element and Fair Share Plan for 2025-2035
Decided on May 22, 2025
Memorialized on May 22, 2025

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; and

WHEREAS, the Amended FHA requires, among other things, that municipalities prepare and adopt a Housing Element and Fair Share Plan on or before June 30, 2025;

WHEREAS, the Planning Board of the Borough of Mountain Lakes, County of Morris, State of New Jersey (the “Board”), has reexamined its Master Plan pursuant to N.J.S.A. 40:55D-89 et seq.; and

WHEREAS, as a result of that reexamination, and the passage of the Amended FHA, the Board has determined to adopt a Housing Element and Fair Share Plan for 2025-2035 for the Borough of Mountain Lakes; and

WHEREAS, Phillips Preiss Grygiel Leheny Keller LLC, the Borough’s Planners, have prepared a Housing Element and Fair Share Plan for 2025-2025 which has been reviewed by the Board; and

WHEREAS, the Planning Board of the Borough of Mountain Lakes held a public hearing on the Housing Element and Fair Share Plan for 2025-2025 on May 22, 2025, 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 Housing Element and Fair Share Plan for 2025-2035 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

WHEREAS, by this Resolution, the Board hereby approves the Housing Element and Fair Share Plan for 2025-2035 with one modification to Appendix I, draft Ordinance XX-25, Section 3, A. Bulk Standards 2. (d) to change 45feet to 40feet.

NOW THEREFORE, BE IT RESOLVED, by the Planning Board of the Borough of Mountain Lakes, Morris County, New Jersey, that the Board hereby adopts the Housing Element & Fair Share Plan for 2025-2035, dated May 22, 2025, prepared by Phillips Preiss Grygiel Leheny Keller LLC, attached hereto and incorporated herein.

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 certified copy of this Resolution to the Morris County Planning Board and to the Borough Clerk, and shall make same available to all other interested parties.

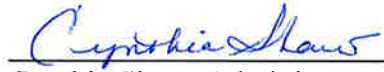
The Vote: 8 - 0

In Favor: Kane, Russo, Barnett, Menard, Stern, Kaplan, Berei, Ryan

Opposed: None

CERTIFICATION

The undersigned secretary certifies the within resolution was adopted by this Board on May 22, 2025, and memorialized herein pursuant to N.J.S.A. 40:55D-10(g) on May 22, 2025.



Cynthia Shaw, Administrator
Borough of Mountain Lakes
Planning Board

Prepared by: Steven R. Tombalakian, Esq.

MLPB003 Resolution Adopting Highlands element of Borough Master Plan 05-22-2025 SRT(5322702.1)