

**TOWNSHIP OF PARSIPPANY-TROY HILLS
MORRIS COUNTY, NEW JERSEY**

RESOLUTION

**R2025-130: RESOLUTION OF THE TOWNSHIP OF PARSIPPANY-TROY
HILLS ENDORSING THE FOURTH ROUND HOUSING ELEMENT
AND FAIR SHARE PLAN**

WHEREAS, Governor Murphy signed the A-40/S-50 Bill into law on March 20, 2024, which legislation amended the 1985 New Jersey Fair Housing Act (“Amended FHA”);

WHEREAS, on January 21, 2025, the Township Council of the Township of Parsippany-Troy Hills, adopted a “binding resolution” bearing Resolution #R2025-049, which established its affordable housing obligations for the Fourth Round. While the Township accepted the methodology utilized by the Department of Community Affairs in determining its Prospective Need Obligation, it offered several adjustments to ensure the data utilized by the DCA was correct in determining this need. These corrections modified the Township’s Prospective Need Obligation from 553 to 496 affordable units. The Township accepted the DCA’s calculated Present Need Obligation of 138 affordable units.; and

WHEREAS, on January 23, 2025, the Township filed a Declaratory Judgment Action, docketed as MRS-L-188-25 with the Superior Court, submitting Resolution #R2025-049 to the Affordable Housing Dispute Resolution Program and seeking a certification of compliance with the Amended FHA from the Program; and

WHEREAS, the filing of the Declaratory Judgement Action gave the Township automatic, continued immunity from all exclusionary zoning lawsuits, including builder’s remedy lawsuits, which is still in full force and effect; and

WHEREAS, on May 13, 2025, the Hon. Janine M Allen, J.S.C. entered a Decision and Order establishing the Township’s Prospective Need Obligation of 496 affordable units and Present Need Obligation of 138 affordable units; and

WHEREAS, the Amended FHA requires a municipality to adopt and file a Fourth Round Housing Element and Fair Share Plan by June 30, 2025; and

WHEREAS, in accordance with the Amended FHA, the Township’s Affordable Housing Planner, Burgis Associates, Inc., drafted a Fourth Round Housing Element and Fair Share Plan, dated June 12, 2025; and

WHEREAS, on June 25, 2025, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Township of Parsippany-Troy Hills Planning Board held a public hearing on the proposed Fourth Round Housing Element and Fair Share Plan; and

WHEREAS, at the conclusion of the public hearing, the Board determined that the Fourth Round Housing Element and Fair Share Plan was consistent with the goals and objectives of the

Township Master Plan and the requirements of the Amended FHA, and that adoption and implementation of the Fourth Round Housing Element and Fair Share Plan was designed to achieve the goal of access to affordable housing, was in the public interest, and would guide the development and use of land within the Township in a manner that protected public health and safety and promoted the general welfare.

WHEREAS, the Planning Board adopted the Fourth Round Housing Element and Fair Share Plan at its June 25, 2025 meeting via a resolution on the same night, and both were subsequently filed with the Program and the Court within 48 hours of adoption; and

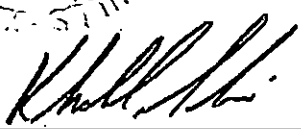
WHEREAS, the Township Council of the Township of Parsippany-Troy Hills wishes to endorse the Fourth Round Housing Element and Fair Share Plan adopted by the Planning Board of the Township of Parsippany-Troy Hills on June 25, 2025.

NOW THEREFORE BE IT RESOLVED, by the Council of Township of Parsippany-Troy Hills located in the County of Morris and the State of New Jersey as follows:

1. The Township Council hereby endorses the Fourth Round Housing Element and Fair Share Plan, dated June 12, 2025, prepared by Burgis Associates, Inc., which was adopted by the Township's Planning Board on June 25, 2025.
2. The Township Council hereby directs the Township's Affordable Housing Counsel to seek Program and Court approval of the Fourth Round Housing Element and Fair Share Plan via a Compliance Certification, and to take whatever actions are necessary to maintain the Township's immunity from all Mount Laurel exclusionary zoning lawsuits.
3. The Township reserves the right to further amend the Fourth Round Housing Element and Fair Share Plan during the plan approval process before the Program and the Court.

COUNCIL MEMBER	Aye	Nay	Abstain	Absent	Motion	Second
Mr. Carifi	X					
Ms. Hernandez	X					X
Mr. McGrath	X					
Mr. Musella	X					
Mr. Neglia	X				X	

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE AND LAWFUL COPY OF A RESOLUTION ADOPTED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS, COUNTY OF MORRIS, STATE OF NEW JERSEY AT ITS MEETING OF JULY 22, 2025.


KHALED MADIN TOWNSHIP CLERK


COUNCIL PRESIDENT PAUL CARIFI, JR.