

K. Gallo
June 6, 2025

RESOLUTION NO. 148-25

TOWNSHIP OF RANDOLPH

RESOLUTION ENDORSING THE 2025 HOUSING ELEMENT
AND FAIR SHARE PLAN

WHEREAS, the Township of Randolph, County of Morris, State of New Jersey, (hereinafter “Randolph”) has a demonstrated history of voluntary compliance with its constitutional affordable housing obligations; and

WHEREAS, on March 20, 2024, Governor Phil Murphy signed into law P.L. 2024, c.2, an Amendment to the 1985 Fair Housing Act (hereinafter “Amended FHA” or “Act”); and

WHEREAS, among other things, the Act abolished the Council on Affordable Housing (hereinafter “COAH”), and replaced it with seven retired, on recall judges designated as the Program and authorized the Director of the Administrative Office of the Courts (hereinafter, respectively, “Director” and “AOC”) to create a framework to process applications for affordable housing compliance certification; and

WHEREAS, pursuant to the Act and to Directive #14-24 issued by the Director on December 13, 2024, a municipality desiring to participate in the Program was obligated to take the following actions by January 31, 2025: (1) adopt a “binding resolution” determining its present and prospective need affordable housing obligations and (2) to file an action in the form of a declaratory judgment complaint in the County in which the municipality is located within 48 hours after the municipality’s adoption of a binding resolution; and

WHEREAS, Randolph adopted a binding resolution on its present and prospective need affordable housing obligations and filed the required declaratory judgment action in a timely manner; and

WHEREAS, the Act also requires that a Housing Element and Fair Share Plan (hereinafter “HEFSP”) be prepared and adopted by the Randolph Planning Board (hereinafter “Planning Board”), and endorsed by the Randolph Governing Body (hereinafter “Governing Body”), by June 30, 2025; and

WHEREAS, the Planning Board adopted the HEFSP entitled “Housing Element and Fair Share Plan, Township of Randolph, Morris County, New Jersey”, prepared by Sarmad Planning Group, LLC, dated June 3, 2025 (“2025 HEFSP”), as an amendment to Randolph’s Master Plan on June 16, 2025; and

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WHEREAS, the Governing Body desires to endorse 2025 HEFSP adopted by the Planning Board on June 16, 2025.

NOW, THEREFORE, BE IT RESOLVED by the Township of Randolph, County of Morris, State of New Jersey, as follows:

1. The Governing Body does hereby endorse the 2025HEFSP adopted by the Planning Board on June 16, 2025.
2. The Governing Body does hereby authorize the filing of this Resolution endorsing the 2025 HEFSP adopted by the Planning Board on eCourts for review by the Program.
3. The Mayor and Clerk, together with other appropriate officers and employees of Randolph, are hereby authorized to take all steps necessary to effectuate the purposes of this Resolution.
4. This Resolution shall take effect immediately.

CERTIFICATION

I, Donna Marie Luciani, Township Clerk of the Township of Randolph, do hereby certify the above to be a true copy of a resolution adopted by the Randolph Township Council at a regular meeting held on June 26, 2025.

Date: June 26, 2025



Donna Marie Luciani, Township Clerk

