

**RESOLUTION R-06-25
ADOPTING
HOUSING ELEMENT AND FAIR SHARE PLAN**

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 a Housing Element & Fair Share Plan on or before June 30, 2025;

WHEREAS, as a result of the passage of the Amended FHA, the Board has decided to adopt a Fourth Round Housing Element & Fair Share Plan for the Borough of Wharton; and

WHEREAS, the Borough Planner has prepared a Housing Element & Fair Share Plan which has been reviewed by the Board; and

WHEREAS, the Planning Board of the Borough of Wharton held a public hearing on the Housing Element & Fair Share Plan on June 17, 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 & Fair Share Plan 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 Fourth Round Housing Element and Fair Share Plan.

NOW THEREFORE, BE IT RESOLVED, by the Planning Board of the Borough of Wharton, Morris County, New Jersey, that the Board hereby adopts the Fourth Round Housing Element & Fair Share Plan for the Borough of Wharton, dated June 17, 2025, prepared by J. Caldwell & Associates, LLC, which is attached hereto and incorporated herein. The Board Secretary is hereby directed to send a copy of the Housing Element & Fair Share Plan, and this Resolution, to the Morris County Planning Board.

Adopted: June 17, 2025

**BOROUGH OF WHARTON
PLANNING BOARD**

ATTEST:



Desi Ruffo,
Planning Board Secretary



**PETER RATHJENS,
VICE CHAIRMAN**

COUNTY OF MORRIS

OFFICE OF PLANNING & PRESERVATION

Board of County Commissioners

Commissioner Director

Tayfun Selen

Commissioner Deputy Director

Stephen H. Shaw

Douglas R. Cabana

John Krickus

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Joseph Barilla

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ATTN: Desi Ruffo, Planning Board Secretary

June 24, 2025

This is to acknowledge receipt of the following MASTER PLAN documents from: **Wharton Borough**

Housing Element and Fair Share Plan

PUBLIC HEARING NOTICE

Date Public Hearing Notice sent by the Municipality (postmarked): **June 4, 2025**

Public Hearing Date: Pursuant to MLUL '40:55D-13(3)(a): **June 17, 2025**

1) Notice sent by certified mail or personal service? **Yes**

2) Notice postmarked at least 10 days prior to public hearing date? **Yes**

3) Proposed Master Plan document enclosed? **Yes**

ADOPTION NOTICE

Date Municipality adopted Master Plan Document: **June 17, 2025**

Date Adopted Master Plan Document filed with the County Planning Board:

June 23, 2025

Pursuant to MLUL '40:55D-13(3)(b):

1) Notice sent by certified mail or personal service? **Yes**

2) Notice made not more than 30 days after the date of the adoption? **Yes**

3) Adopted Master Plan Document enclosed? **Yes**

Should any item be missing or incorrect, please contact our offices as soon as possible.

Thank you,

A handwritten signature in blue ink that reads "Alyssa L Ercan".

Alyssa Ercan, Senior Planning Aide