

RESOLUTION NO. 25-199

**RESOLUTION AUTHORIZING THE EXECUTION OF A MEDIATION
AGREEMENT FOR THE AFFORDABLE HOUSING DISPUTE
RESOLUTION PROGRAM**

WHEREAS, on March 20, 2024, Governor Murphy signed into law an Amendment to the Fair Housing Act (N.J.S.A. 52:27D-301 *et seq.*) (hereinafter "Amended FHA"); and

WHEREAS, the Amended FHA requires the Department of Community Affairs ("DCA") to produce non-binding estimates of fair share obligations on or before October 20, 2024; and

WHEREAS, the DCA issued a report on October 18, 2024 ("DCA Report") wherein it reported its estimate of the obligation for all municipalities based upon its interpretation of the standards in the Amended FHA; and

WHEREAS, the DCA Report calculates Lakehurst's Round 4 (2025-2035) obligations as follows: a Present Need or Rehabilitation Obligation of 0 and a Prospective Need or New Construction Obligation of 21; and

WHEREAS, on January 16, 2025, pursuant to the new amendments to the Fair Housing Act, the Borough adopted Resolution # 2025-064, calculating a present need obligation of 0 units, and a Fourth Round prospective obligation of 21 units; and

WHEREAS, on June 30, 2025 at a regular meeting of the Borough of Lakehurst Land Use Board, the Board considered the "2025 Housing Element and Fair Share Plan" ("Plan"), prepared by Daniel Bloch, PP, AICP, of Colliers Engineering & Design, Inc.; and,

WHEREAS, the Borough filed the "2025 Housing Element and Fair Share Plan" ("Plan") which was filed with the Affordable Housing Dispute Resolution Program; and

WHEREAS, Fair Share Housing Element filed a challenge pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) regarding the Borough's HEFSP on August 31, 2025; and

WHEREAS, the Borough and FSHC have agreed to amicably resolve the issues set forth in the challenge through a mediation agreement, attached hereto as Exhibit A, and present this agreement for review by the Program and referral to the Mount Laurel Judge pursuant to N.J.S.A. 52:27D-304.1(f)(2)(b) and Administrative Directive #14-24, which if approved will result in a compliance certification for the Borough for the Fourth Round; and

WHEREAS, the Borough Council of the Borough of Lakehurst desires to authorize the execution of the Mediation Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Borough Council of the Borough of Lakehurst, County of Ocean, State of New Jersey, as follows:

1. All of the above Whereas Clauses are incorporated into the operative clauses of this resolution.

2. The Borough of Lakehurst hereby authorizes its Affordable Housing Attorney to execute the Mediation Agreement before the Affordable Housing Dispute Resolution Program, and to file this resolution with the Program or any other such entity as may be determined to be appropriate.

CERTIFICATION

I, Maryanne Capasso, do hereby certify that the foregoing is a true copy of a resolution adopted by the Governing Body of the Borough of Lakehurst at a meeting held on the **18th day of December, 2025**.

Maryanne Capasso
Maryanne Capasso, RMC
Municipal Clerk, Borough of Lakehurst

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