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GL-3337

July 17, 2025

Via ECourts

The Honorable Sean D. Gertner, J.S.C.
Ocean County Courthouse
118 Washington Street
Toms River, NJ 08753

RE: IMO the Application of Township of Stafford
Docket No.: OCN-L-96-25

Dear Judge Gertner:

As you are aware, this firm represents the Township of Stafford in the above-captioned matter. Enclosed please find Resolution No. 2025-254 adopted by the Governing Body endorsing the action of the Township Planning Board adopting the Fourth Round Affordable Housing Element and Fair Share Plan.

I thank the Court for its attention to this matter.

Respectfully submitted,

s/Christopher J. Dasti

CHRISTOPHER J. DASTI

CJD:ll

Enclosure

cc: Mayor Robert Henken-via email
Matt von der Hayden, Township Administrator-via email
Malvika Apte, CME Associates-via email
Susan Farrell, R.M.C. Township Clerk-via email
Allison S. Iannaccone, P.E., P.P. Township Affordable Housing Planner-via email

RESOLUTION NO. 2025 - 254**RESOLUTION OF THE TOWNSHIP OF STAFFORD,
COUNTY OF OCEAN, STATE OF NEW JERSEY
ENDORING THE PLANNING BOARD'S
ADOPTION OF THE FOURTH ROUND
AFFORDABLE HOUSING ELEMENT AND FAIR
SHARE PLAN**

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024C2 which amended the affordable housing laws in the State of New Jersey and mandated that the Fourth Round Affordable Housing Obligation be determined by the New Jersey Department of Community Affairs ("DCA"); and

WHEREAS, DCA issued its nonbinding affordable housing obligations for all municipalities in the State on October 18, 2024; and

WHEREAS, pursuant the law, municipalities had until January 31, 2025 to either accept DCA's calculations or file declaratory judgment actions in the Superior Court of New Jersey before the newly established Affordable Housing Dispute Resolution Program ("the Program"); and

WHEREAS, DCAs calculation for Stafford Township set forth that the Township's present need of 38 affordable housing units and a prospective need of 208 affordable housing units; and

WHEREAS, the Township filed a Declaratory Judgment Action to the Superior Court of New Jersey, Law Division, Civil Part, Ocean County, Docket No. OCN-L-96-25, challenging the prospective need calculations of the DCA; and

WHEREAS, the Township reached a settlement agreement with Fair Share Housing Center ("FSHC") to reduce the prospective need to 175 units and same was memorialized pursuant to Township Resolution 2025-120 which was adopted by the Township Council on March 27, 2025; and

WHEREAS, pursuant to the affordable housing law municipal planning boards are required to adopt a Fourth Round Housing Element and Fair Share Plan on or before June 30, 2025; and

WHEREAS, as part of the Housing Element and Fair Share Plan is the Township's vacant land adjustment ("VLA") and realistic development potential analysis ("RDP"); and

WHEREAS, the Township's Planner and Affordable Housing Planner calculated an RDP of 44 and reduced that RDP to 17 for the Fourth-Round obligation; and

WHEREAS, on June 25, 2025, the Stafford Township Planning Board adopted a Resolution adopting Stafford Township Affordable Housing Element and Fair Share Plan for the Fourth Round prepared by CME Associates dated June 2, 2025; and

WHEREAS, it is now the intent of the Mayor and Township Council of the Township of Stafford to endorse the action of the Township Planning Board in adopting the Affordable Housing Element and Fair Share Plan.

NOW THEREFORE BE IT RESOLVED this 15th day of **July, 2025**, by the Mayor and Township Council of the Township of Stafford, County of Ocean, and State of New Jersey as follows:

1. The Township hereby endorses the action of the Stafford Township Planning Board adopting a Resolution which adopted the Stafford Township Affordable Housing Element and Fair Share Plan for the Fourth Round dated June 2, 2025 prepared by CME Associates.

2. A certified copy of this Resolution shall be forwarded by the Township Clerk to the following:


(a) Robert Henken, Mayor;

(b) Lisa Mower, Council President;

- (c) Matthew von der Hayden, Township Administrator;
- (d) Allison Iannacone, Township Affordable Housing Planner;
- (e) Malvika Apte, PP; and
- (f) Christopher J. Dasti, Esq., Township Attorney

CERTIFICATION

I, SUSAN M. FARRELL, Township Clerk, do hereby certify that the forgoing Resolution was duly adopted by the governing body of the Township of Stafford at a meeting held on the 15th day of **July, 2025**, a quorum being present and voting in the majority.


SUSAN M. FARRELL, RMC
STAFFORD TOWNSHIP
MUNICIPAL CLERK

ROLL CALL VOTE

Gov. Body	Motion	Second	Yes	No	Abstain	Absent
Mower	✓		✓			
Otte			✓			
Esposito		✓	✓			
LaRocca			✓			
DarConte			✓			
Fossa			✓			
Henken			✓			

Prepared by:
DASTI & STAIGER, P.C.