

RESOLUTION OF THE PLANNING BOARD OF THE BOROUGH OF WOODLAND PARK ADOPTING A FOURTH ROUND HOUSING ELEMENT AND FAIR SHARE PLAN

WHEREAS, on March 20, 2024, Governor Murphy signed into law P.L. 2024, c.2, which amended the 1985 New Jersey Fair Housing Act (hereinafter the “Amended FHA”); and

WHEREAS, the New Jersey Department of Community Affairs (DCA) calculated Woodland Park’s present need obligation as 153 and its prospective need obligation as 346; and on January 29, 2025, the Mayor and Council adopted Resolution R25-055 accepting the DCA’s calculation of the Borough’s present need and correcting the developable land data regarding Woodland Park’s prospective obligation which modifications resulted in an adjusted Fourth Round Obligation (211), subject to any vacant land and/or durational adjustment; and

WHEREAS, in accordance with the Amended FHA and the Administrative Office of the Court’s Directive No. 14-24, the Borough filed a timely Fourth Round Declaratory Judgment complaint (“DJ Complaint”) with the Affordable Housing Dispute Resolution Program (“the Program”), along with its binding resolution, on January 31, 2025; and

WHEREAS, the filing of the DJ Complaint gave the Borough automatic immunity from all exclusionary zoning lawsuits, including builder’s remedy lawsuits, which is still in full force and effect; and

WHEREAS, during the 30-day challenge window, a challenge was received from the Fair Share Housing Center (FSHC) and mediation was held over several days in March of 2025, which ultimately resulted in a settlement with Fourth Round Obligation of 240; and

WHEREAS, on May 1, 2025, the Court entered an order establishing the Borough’s Fourth Round Present Need Obligation at 240; and

WHEREAS, now that the Borough has its Fourth Round Obligations, the Amended FHA requires the municipality to adopt a Fourth Round Housing Element and Fair Share Plan by June 30, 2025; and

WHEREAS, in accordance with the Amended FHA, the Borough’s affordable housing planner drafted a Fourth Round Housing Element and Fair Share Plan, which is attached hereto as Exhibit A; and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board held a public hearing on the Fourth Round Housing Element and Fair Share Plan on June 26, 2025; and

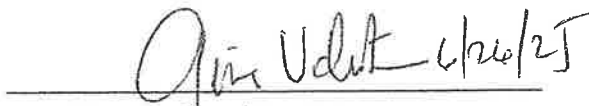
WHEREAS, the Planning Board determined that the attached Fourth Round Housing Element and Fair Share Plan is consistent with the goals and objectives of the Borough's current Master Plan, and that the adoption and implementation of the Fourth Round Housing Element and Fair Share Plan is in the public interest and protects public health and safety and promotes the general welfare.

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Borough of Woodland Park, County of Passaic, State of New Jersey, that the Planning Board hereby adopts the Fourth Round Housing Element and Fair Share Plan attached hereto as Exhibit A.

 6/26/25
Chairman of the Planning Board

CERTIFICATION

I certify that the foregoing Resolution was duly adopted by the Planning Board of the Borough of Woodland Park at a regular meeting held on the 26th day of June, 2025.

 6/26/25
Planning Board Secretary