

**BOROUGH OF WOODLAND PARK
PASSAIC COUNTY, NEW JERSEY
RESOLUTION R25-179**

MOTIONED BY: Councilman DeCesare
SECONDED BY: Councilman Torres

**RESOLUTION 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 complies with the requirements of N.J.S.A. 40:55D-28(b)(3); and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board held a joint public hearing on the Fourth Round Housing Element and Fair Share Plan on June 26, 2025 in conjunction with the Borough of Woodland Park's Mayor and Council, which provided notice pursuant to N.J.S.A. 10:4-6, et seq.; and

WHEREAS, the Borough of Woodland Park 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, the Settlement Agreement that has been referenced herein, and the Court Order entered by the Hon. Darren DelSardo, P.J.S.Cv. on May 1, 2025, 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 Borough of Woodland Park, County of Passic, State of New Jersey, that the Borough of Woodland Park hereby endorses the Fourth Round Housing Element and Fair Share Plan attached hereto as Exhibit A.

Record of Mayor and Council Vote on Passage

	AYE	NAY	Abstain	Absent		AYE	NAY	Abstain	Absent
Chaabane	✓				Tiseo				✓
DeCesare	✓				Torres	✓			
Gatti	✓				Mayor Kallert	✓			
Sica	✓								


This resolution was approved by the Mayor and Council of the Borough of Woodland Park at a regular scheduled meeting held on the 26th day of June 2025. Signed and sealed before me.


Sandra Olivola, Municipal Clerk

June 26, 2025
Dated

CERTIFICATION

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


Sandra Olivola, RMC
Borough of Woodland Park