

RESOLUTION NO. 02-23-26-04h

**BOROUGH OF NORTH PLAINFIELD
COUNTY OF SOMERSET
STATE OF NEW JERSEY**

**RESOLUTION ADOPTING AN AFFORDABLE HOUSING TRUST FUND
SPENDING PLAN FOR THE BOROUGH OF NORTH PLAINFIELD.**

WHEREAS, pursuant to P.L. 2024, c. 2, which was signed into law on March 20, 2024, amending the Fair Housing Act, N.J.S.A. 52:27D-301 et seq. (“FHA”), and the New Jersey Declaratory Judgment Act, N.J.S.A. 2A:16-50, et seq., the Borough of North Plainfield (“Borough”) has filed a Declaratory Judgment action in the Superior Court of New Jersey, Somerset County, regarding its constitutional affordable housing obligations for Fourth (4th) Round; and,

WHEREAS, the Borough has adopted a development fee ordinance creating a dedicated revenue source for affordable housing and establishing an Affordable Housing Trust Fund; and,

WHEREAS, N.J.A.C. 5:97-8.1(d) requires that a municipality with an affordable housing trust fund receive approval of a spending plan from the Court prior to spending any of the funds in its affordable housing trust fund; and,

WHEREAS, N.J.A.C. 5:97-8.10 requires a spending plan to include the following:

1. A projection of revenues anticipated from imposing fees on development, based on pending, approved and anticipated developments and historic development activity;
2. A projection of revenues anticipated from other sources, including payments in lieu of constructing affordable units on sites zoned for affordable housing, funds from the sale of units with extinguished controls, proceeds from the sale of affordable units, rental income, repayments from affordable housing program loans, and interest earned;
3. A description of the administrative mechanism that the Borough will use to collect and distribute revenues;
4. A description of the anticipated use of all affordable housing trust funds;
5. A schedule for the expenditure of all affordable housing trust funds;
6. If applicable and available at this time, a schedule for the creation or rehabilitation of housing units;

7. A pro-forma statement of the anticipated costs and revenues associated with the development if the Borough envisions supporting or sponsoring public sector or non-profit construction of housing;

8. A plan to spend the trust fund balance in accordance with an implementation schedule approved by COAH or the Court;

9. The manner through which the Borough will address any expected or unexpected shortfall if the anticipated revenues from development fees are not sufficient to implement the plan; and,

10. A description of the anticipated use of excess affordable housing trust funds, in the event more funds than anticipated are collected, or projected funds exceed the amount necessary for satisfying the municipal affordable housing obligation.

WHEREAS, the Borough's Planning Consultant, Paul Grygiel, AICP, PP of Phillips Preiss Grygiel Leheny Keller LLC, has prepared an Affordable Housing Trust Fund Spending Plan for the Borough consistent with the requirements set forth above; and,

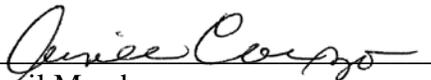
WHEREAS, the Borough intends to submit such Affordable Housing Trust Fund Spending Plan to the Court for its review and approval as part of its constitutional affordable housing obligations for Fourth (4th) Round.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of North Plainfield, County of Somerset, State of New Jersey that the Affordable Housing Trust Fund Spending Plan is hereby conditionally adopted, subject to the condition that approval by the Superior Court of New Jersey is received.

BE IT FURTHER RESOLVED that the Acting Borough Clerk is further authorized to immediately post a copy of this Resolution on the Borough's website.



Frank A. "Skip" Stabile
Council President



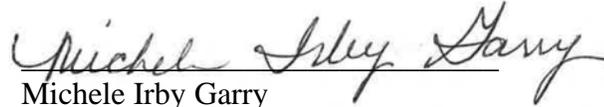
Council Member

Introduced: February 23, 2026

Adopted: February 23, 2026

CERTIFICATION

I, Michele Irby Garry, Acting Municipal Clerk of the Borough of North Plainfield, County of Somerset, State of New Jersey, do hereby certify the foregoing to be a true copy of a Resolution adopted by the Borough Council at a meeting of the Borough Council held on February 23, 2026.

A handwritten signature in cursive script that reads "Michele Irby Garry". The signature is written in black ink and is positioned above the printed name and title.

Michele Irby Garry
Acting Borough Clerk
Borough of North Plainfield

Date signed: February 23, 2026

RESOLUTION NO. 03-09-26-05b

**BOROUGH OF NORTH PLAINFIELD
COUNTY OF SOMERSET
STATE OF NEW JERSEY**

**RESOLUTION OF THE COUNCIL OF THE BOROUGH OF NORTH PLAINFIELD
ADOPTING AN "AFFIRMATIVE MARKETING PLAN" FOR THE BOROUGH OF
NORTH PLAINFIELD**

WHEREAS, in accordance with P.L. 2024, Chapter 2 and the New Jersey Uniform Housing Affordability Controls ("UHAC")(N.J.A.C. 5:80-26.1 *et seq.*), the Borough of North Plainfield is required to adopt an Affirmative Marketing Plan to ensure that all affordable housing units created are affirmatively marketed to very low-, low- and moderate-income households, particularly those living and/or working within Housing Region 3, the Housing Region encompassing the Borough of North Plainfield.

NOW, THEREFORE, BE IT RESOLVED, that Mayor and Council of the Borough of North Plainfield, County of Somerset State of New Jersey, does hereby adopt the following Affirmative Marketing Plan:

Affirmative Marketing Plan

- A. The Affirmative Marketing Plan is a regional marketing strategy designed to attract buyers and/or renters of all majority and minority groups, regardless of race, creed, color, national origin, ancestry, English-speaking ability, marital or familial status, gender, affectional or sexual orientation, disability, age or number of children, source of lawful income, or any other characteristic described in the New Jersey Law Against Discrimination, to housing units which are being marketed by a developer or sponsor of affordable housing. The Affirmative Marketing Plan is also intended to target those potentially eligible persons who are least likely to apply for affordable units in that region. It is a continuing program that directs all marketing activities toward the Housing Region in which the municipality is located and covers the entire period of the deed restriction for each restricted housing unit. The Borough of North Plainfield is located in Housing Region 3, consisting of Hunterdon, Middlesex, and Somerset Counties.
- B. The Borough of North Plainfield has a plan to address both its Prior Round Obligation (1987-2025) and its Fourth Round Obligation (2025-2035). This Affirmative Marketing Plan shall apply to all developments that contain or will contain very low-, low- and moderate-income units, including those that are part of the municipality's Housing

Element and Fair Share Plan, and those that may be constructed in future developments not yet anticipated by the Housing Element and Fair Share Plan.

- C. The Affirmative Marketing Plan shall be implemented by the Administrative Agent under contract to the Borough of North Plainfield, or the Administrative Agent of any specific developer approved by the municipality.
- D. All of the costs of advertising and affirmatively marketing affordable housing units shall be borne by the developers/sellers/owners of affordable unit(s), and all such advertising and affirmative marketing shall be subject to approval and oversight by the designated Administrative Agent.
- E. The implementation of the Affirmative Marketing Plan for a development that includes affordable housing shall commence at least 120 days prior to expected occupancy. The implementation of the Affirmative Marketing Plan shall continue until all very low-, low- and moderate-income housing units are initially occupied and for as long as the affordable units remain deed restricted such that qualifying new tenants and/or purchasers continues to be necessary.
- F. The Affirmative Marketing Plan is a continuing program that shall be followed throughout the entire period of affordability restrictions. In implementing the Affirmative Marketing Plan, the Administrative Agent, whether acting on behalf of the Borough of North Plainfield on behalf of a specific developer, shall meet the following requirements at a minimum:
 - 1. The primary marketing and advertising must be employed at the start of the marketing program and continue until all units are leased or sold or until the number of applications received is at least three times the number of units. Additional advertising and publicity shall be on an "as needed" basis. The developer/owner shall disseminate all public service announcements and pay for display advertisements. The developer/owner shall provide proof of all publications to the Administrative Agent. All press releases and advertisements shall be approved in advance by the Administrative Agent.
 - 2. The advertisements shall, at a minimum, include:
 - a. The name and location of the housing project;
 - b. An address sufficient to find directions to the housing units;
 - c. A range of prices or rents for the affordable housing units;
 - d. The sizes, as measured in number of bedrooms of the affordable housing units;
 - e. The types (that is, family, age-restricted, or supportive) and number of affordable units available;
 - f. The number of units available to very low-, low-, and moderate-income households;

- g. The accessibility features, if any, of the affordable housing units;
 - h. The maximum income permitted to qualify for the affordable housing units;
 - i. The population(s), if any, given preference in the selection process pursuant to N.J.A.C. 5:80-26.17(k)2;
 - j. Where applications (paper and online) for the affordable housing units may be found;
 - k. The expected lease-up/closing date(s) for the affordable housing units;
 - l. The expected date of the random selection;
 - m. The business hours when interested households may obtain paper applications for the affordable housing units;
 - n. Contact information, including an email address and phone number that are regularly monitored by the administrative agent;
 - o. The name of the sales agent and/or rental manager; and
 - p. Application fees, if any.
3. Affirmative fair marketing of affordable units must be completed in accordance with the requirements set forth in UHAC at N.J.A.C. 5:80-26.16 in all media and outlets required by the rules.
4. Each affordable housing development must complete worksheet substantially in the form of the model affirmative marketing worksheet published by the state.
5. Affordable units must be listed on the New Jersey Housing Resource Center's website (www.njhrc.gov) in accordance with N.J.A.C. 5:80-26.16(f)1 at least 60 days before the random selection.
6. Applications, or notices thereof, used as part of the affirmative marketing program must be available in the following locations:
- a. *County Administrative Buildings:*
 - Hunterdon County Administration, 71 Main St., Flemington, NJ 08822
 - Middlesex County Administrative Building, 75 Bayard St., New Brunswick, NJ 08901
 - Somerset Administrative Building, 20 Grove St., Somerville, NJ 08876
 - b. *County Libraries:*
 - Hunterdon County Library Headquarters, 314 State Route 12, Building #3, Flemington, NJ 08822
 - Hunterdon County Library North County Branch, 65 Halstead St., Clinton, NJ 08809

Hunterdon County Library South County Branch, 1108 Old York Rd., Ringoes, NJ 08551

Somerset County Library System – Bridgewater Branch, 1 Vogt Dr., Bridgewater, NJ 08807

Somerset County Library System – Hillsborough Branch, 379 South Branch Rd., Hillsborough, NJ 08844

Somerset County Library System – Manville Branch, 100 South 10th Ave., Manville, NJ 08835

Somerset County Library System – Montgomery Branch, 100 Community Dr., Skillman, NJ 08558

Somerset County Library System – North Plainfield Memorial Library Branch, 6 Rockview Ave., North Plainfield, NJ 07060

Somerset County Library System – Peapack and Gladstone Branch, 1 School St., Peapack, NJ 07977

Somerset County Library System – Somerville Branch, 35 West End Ave., Somerville, NJ 08876

Somerset County Library System – Warren Township Branch, 42 Mountain Blvd., Warren, NJ 07059

Somerset County Library System – Watchung Branch, 20 Stirling Rd., Watchung, NJ 07069

7. Additional outreach efforts will be conducted at the following locations:
 - Fair Share Housing Center;
 - The New Jersey State Conference of the NAACP;
 - The Latino Action Network;
 - The Supportive Housing Association; and
 - The New Jersey Housing Resource Center
8. The municipality's Administrative Agent, or the Administrative Agent of a specific developer, shall comply with all requirements set forth in N.J.S.A. 52:27D-321.3 et seq. with regard to the affirmative marketing of affordable housing units.
- G. The municipality's Administrative Agent shall develop, maintain and update a list of community contact person(s) and/or organizations(s) in Hunterdon, Middlesex, and Somerset Counties that will aid in the affirmative marketing program with particular emphasis on contacts that will reach out to groups that are least likely to apply for housing within the region, including major regional employers.

- H. The municipality’s Administrative Agent shall develop, maintain and update a list of major employers in Hunterdon, Middlesex, and Somerset Counties that will aid in the affirmative marketing program.
- I. A random selection method to select occupants of very low-, low- and moderate-income housing will be used by the municipality’s Administrative Agent, or the Administrative Agent of any specific developer, in conformance with N.J.A.C. 5:80-26.16(d). This Affirmative Marketing Plan provides a state-wide and/or regional preference for very low-, low- and moderate-income households that live and/or work in Housing Region 3, which is comprised of Hunterdon, Middlesex, and Somerset Counties.
- J. All developers/owners of very low-, low- and moderate-income housing units shall be required to undertake and pay the costs of the marketing of the affordable units in their respective developments, subject to the direction and supervision of the municipality’s Administrative Agent.

BE IT FURTHER RESOLVED that the appropriate municipal officials and professionals are authorized to take all actions required to implement the terms of this Resolution.

BE IT FURTHER RESOLVED that this Resolution shall take effect pursuant to law.



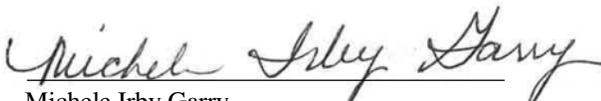
 Council President


 Council Member

Introduced: March 9, 2026
 Adopted: March 9, 2026

CERTIFICATION

I, Michele Irby Garry, Acting Municipal Clerk of the Borough of North Plainfield, County of Somerset, State of New Jersey, do hereby certify the foregoing to be a true copy of a Resolution adopted by the Borough Council at a meeting of the Borough Council held on March 9, 2026.



 Michele Irby Garry
 Acting Borough Clerk
 Borough of North Plainfield

Date signed: March 9, 2026

RESOLUTION NO. 03-09-26-05d

**BOROUGH OF NORTH PLAINFIELD
COUNTY OF SOMERSET
STATE OF NEW JERSEY**

**RESOLUTION OF THE BOROUGH OF NORTH
PLAINFIELD AUTHORIZING EXECUTION OF
AN AGREEMENT WITH THE FRIENDS OF THE
CARPENTER**

WHEREAS, the Borough has a need for assistance in connection with the planning, administration and implementation of its housing rehabilitation program; and,

WHEREAS, Friends of the Carpenter (“FOTC”), a non-profit entity of the State of New Jersey, has expressed a desire to assist the Borough with the planning, administration and implementation of its housing rehabilitation program; and,

WHEREAS, FOTC has proposed to enter into a contract with the Borough wherein FOTC shall be responsible for assisting with the administration of the Borough’s affordable housing rehabilitation program, for which the Borough will make available to FOTC a total amount of funding not to exceed One Hundred Thousand Dollars (\$100,000.00), including administrative fees, for the completion of rehabilitation of residential structures through a deferred loan process, a copy of said agreement being maintained in the Office of the Borough Clerk and incorporated herein by reference as if same was fully set forth within; and,

WHEREAS, the Borough is desirous of obtaining the assistance of FOTC to perform all of those services contemplated in the afore-referenced agreement.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of North Plainfield, County of Somerset, State of New Jersey, that the Borough Council hereby authorizes the Mayor and the Borough Clerk to sign and/or execute an agreement with the Friends of the Carpenter, a copy of said agreement being maintained in the Office of the Borough Clerk and is incorporated herein by reference as if same was fully set forth within, without the need for any further action of this Borough Council.

BE IT FURTHER RESOLVED that the award of this contract shall be subject to the Certification of the Borough’s Chief Financial Officer as to the availability of funds for payment for same.

BE IT FURTHER RESOLVED that this agreement is entered into pursuant to and consistent with the Local Public Contracts Laws of the State of New Jersey.

Introduced: March 9, 2026

Adopted: March 9, 2026



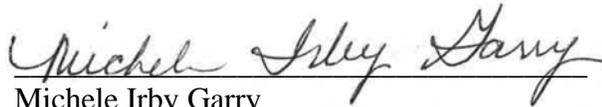
Frank A. "Skip" Stabile, Council President



Council Member

CERTIFICATION

I, Michele Irby Garry, Acting Municipal Clerk of the Borough of North Plainfield, County of Somerset, State of New Jersey, do hereby certify the foregoing to be a true copy of a Resolution adopted by the Borough Council at a meeting of the Borough Council held on March 9, 2026.



Michele Irby Garry
Acting Borough Clerk
Borough of North Plainfield

Date signed: March 9, 2026

RESOLUTION NO. 03-09-26-05g

**BOROUGH OF NORTH PLAINFIELD
COUNTY OF SOMERSET
STATE OF NEW JERSEY**

**RESOLUTION ADOPTING THE OPERATING MANUAL FOR THE
HOUSING REHABILITATION PROGRAM FOR THE BOROUGH OF
NORTH PLAINFIELD.**

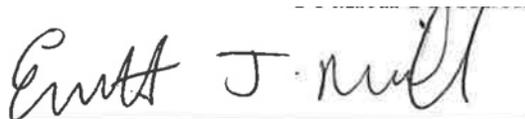
WHEREAS, the Borough of North Plainfield (“Borough”) has prepared an Operating Manual (“Manual”) to assist in the administration of the Borough’s Housing Rehabilitation Program (“HRP”); and,

WHEREAS, the Manual describes the basic content, operation and purposes of the HRP, and provides guidelines for its implementation in accordance with the with the Fair Housing Act, the New Jersey Uniform Housing Affordability Controls (N.J.A.C. 5:80-26-1, et seq.) and applicable affordable housing regulations.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of North Plainfield, County of Somerset, State of New Jersey does hereby adopt the Operating Manual for the Borough’s Housing Rehabilitation Program, a copy of which is attached hereto and made a part hereof.



Frank A. “Skip” Stabile



Council President

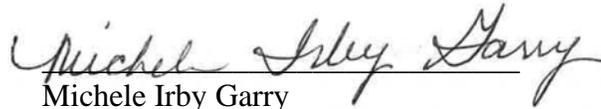
Council Member

Introduced: March 9, 2026

Adopted: March 9, 2026

CERTIFICATION

I, Michele Irby Garry, Acting Municipal Clerk of the Borough of North Plainfield, County of Somerset, State of New Jersey, do hereby certify the foregoing to be a true copy of a Resolution adopted by the Borough Council at a meeting of the Borough Council held on March 9, 2026.

A handwritten signature in cursive script that reads "Michele Irby Garry". The signature is written in black ink and is positioned above a horizontal line.

Michele Irby Garry
Acting Borough Clerk
Borough of North Plainfield

Date signed: March 9, 2026

RESOLUTION NO. 03-09-26-05h

**BOROUGH OF NORTH PLAINFIELD
COUNTY OF SOMERSET
STATE OF NEW JERSEY**

**RESOLUTION ENDORSING THE AMENDMENT TO THE HOUSING ELEMENT
AND FAIR SHARE PLAN TO THE BOROUGH OF NORTH PLAINFIELD'S MASTER
PLAN PREVIOUSLY ADOPTED BY THE BOROUGH PLANNING BOARD**

WHEREAS, by Resolution, dated March 4, 2026, the Planning Board of the Borough of North Plainfield (“Board”) adopted an Amendment Housing Element and Fair Share Plan (“Amended HEFSP”) to the Borough’s Master Plan prepared by Phillips Preiss Grygiel Leheny Hughes LLC; and,

WHEREAS, the Borough Council agrees with the Board’s finding that the Amended HEFSP complies with N.J.S.A. 40:55D-28b(3) and N.J.S.A. 52:27D-310 in that it is designed to achieve the goal of providing realistic development of affordable housing to meet present and prospective housing needs, with particular attention to low and moderate income housing; and,

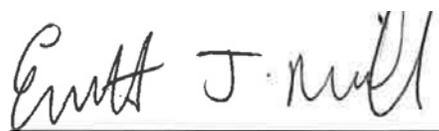
WHEREAS, the Borough Council further agrees with the Board’s determination that the Amended HEFSP is consistent with the goals and objectives of the Borough of North Plainfield’s Master Plan and that adoption and implementation of the Amended HEFSP is in the public interest and will protect public health and safety and promote the general welfare.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of North Plainfield, County of Somerset, State of New Jersey hereby approves and endorses the Amended HEFSP that has been adopted by the Board.

Introduced: March 9, 2026
Adopted: March 9, 2026
Council President



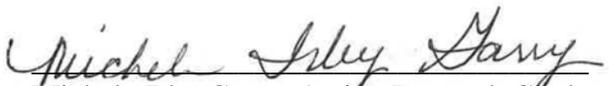
Frank A. “Skip” Stabile



Council Member

CERTIFICATION

I, Michele Irby Garry, Acting Municipal Clerk of the Borough of North Plainfield, County of Somerset, State of New Jersey, do hereby certify the foregoing to be a true copy of a Resolution adopted by the Borough Council at a regular meeting of the Borough Council held on March 9, 2026.



Michele-Irby Garry, Acting Borough Clerk

RESOLUTION NO. 03-09-26-05f

**BOROUGH OF NORTH PLAINFIELD
COUNTY OF SOMERSET
STATE OF NEW JERSEY**

**RESOLUTION AUTHORIZING THE EXECUTION OF A MEDIATION AGREEMENT
WITH FAIR SHARE HOUSING CENTER**

WHEREAS, the Borough of North Plainfield (“Borough”) previously filed a resolution of participation in the Affordable Housing Dispute Resolution Program (“Program”) and on January 28, 2025, filed a declaratory judgment action pursuant to N.J.S.A. 52:27D-301 *et seq.* (“Fair Housing Act”); and,

WHEREAS, the Court entered an order on April 8, 2025, setting the Borough’s Fourth Round fair share obligations as a Present Need of 427 units and a Prospective Need of 60 units, which no party appealed, and ordered the Borough to file a Housing Element and Fair Share Plan (“HEFSP”) by June 30, 2025; and,

WHEREAS, the Borough filed its HEFSP on June 10, 2025; and,

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

WHEREAS, the Borough and FSHC have agreed to amicably resolve the issues set forth in the challenge through the execution of a Mediation Agreement, a draft copy of which is annexed hereto, and will present the Mediation 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,

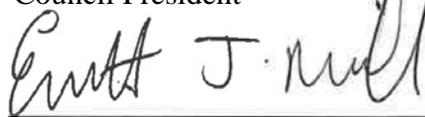
WHEREAS, the Borough desires to enter into a Mediation Agreement with FSHC, substantially in the form as that which is annexed hereto, to resolve FSHC’s challenge to the HEFSP and obtain a compliance certification for the Borough’s Fourth Round affordable housing obligation.

NOW, THEREFORE, BE IT RESOLVED by the Borough Council of the Borough of North Plainfield, County of Somerset, State of New Jersey hereby authorizes the execution by the Mayor and Acting Borough Clerk of a Mediation Agreement with Fair Share Housing Center, substantially in the form as that which is annexed hereto.

BE IT FURTHER RESOLVED that the Mayor and Acting Borough Clerk are hereby authorized and directed to execute any and all other documents necessary to effectuate the purposes of this Resolution.



Frank A. "Skip" Stabile
Council President



Council Member

Introduced: March 9, 2026

Adopted: March 9, 2026

CERTIFICATION

I, Michele Irby Garry, Acting Municipal Clerk of the Borough of North Plainfield, County of Somerset, State of New Jersey, do hereby certify the foregoing to be a true copy of a Resolution adopted by the Borough Council at a regular meeting of the Borough Council held on March 9, 2026.


Michele-Irby Garry, Acting Borough Clerk