

**BOROUGH OF RARITAN
PLANNING BOARD
Resolution #2026-04 Adopting the Amended Fourth Round
Housing Element & Fair Share Plan**

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

WHEREAS, in accordance with the Amended FHA and the Administrative Office of the Courts Directive #14-24, the Borough filed a timely Fourth Round Declaratory Judgment Complaint ("DJ Complaint") with the Affordable Housing Dispute Resolution Program (the "Program") on January 23, 2025; and

WHEREAS, no parties appeared to object to the relief sought in the DJ Complaint; and

WHEREAS, the Borough indicated that its present need of affordable units is nine (9), and its prospective obligation is ninety-nine (99) units; and

WHEREAS, an Order was entered by The Honorable William Mennen, J.S.C., to that effect on March 26, 2025; and

WHEREAS, the Borough authorized the preparation of a Fourth Round Housing Element and Fair Share Plan to be prepared by the Borough's Planning Consultant, James Kyle, PP, AICP, of Kyle McManus; and

WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Planning Board of the Borough of Raritan held a public hearing on the Fourth Round Housing Element and Fair Share Plan ("HEFSP") on June 25, 2025; and

WHEREAS, the Board adopted the HEFSP following the public hearing and hearing testimony from the Borough's Planning Consultant and any other interested parties; and

WHEREAS, the Borough filed its HEFSP with the court and the HEFSP was timely endorsed by the Borough Council; and

WHEREAS, Fair Share Housing Center ("FSHC") and Bespoke Realty, LLC ("Bespoke"), timely filed challenges to the HEFSP; and

WHEREAS, all parties participated in the Affordable Housing Dispute Resolution Program in which a mediation agreement was reached with FSHC and a settlement agreement was reached with Bespoke; and

WHEREAS, the Borough Council has authorized execution of both agreements; and

WHEREAS, the agreements require an amendment to the HEFSP, which was prepared by the Borough's Planning Consultant and attached hereto as EXHIBIT A; and

WHEREAS, the Board held a duly noticed public hearing on the Amended HEFSP on March 9, 2026; and

WHEREAS, the Planning Board determined, after hearing testimony from the Borough Planning Consultant and the public, that the attached Amended 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 the public health and safety and promotes the general welfare;

NOW, THEREFORE, BE IT RESOLVED, on this 9th day of March, 2026, that the Planning Board of the Borough of Raritan, County of Somerset, State of New Jersey, hereby adopts the Amended Fourth Round Housing Element and Fair Share Housing Plan attached hereto as Exhibit A.

ROLL CALL VOTE:

Motion: Tozzi

Second: Murphy

In Favor: Tozzi, Windrem, Gara, Murphy, Jayaraj, Thomas

Opposed: None

Abstain: Cunningham, Brown, Gussman

Certification

I, Lou Gara, Secretary of the Planning Board of the Borough of Raritan do hereby certify the foregoing to be a true and correct copy of a Resolution passed at a regular meeting of the Board held on March 9, 2026.



Lou Gara, Secretary
Borough of Raritan Planning Board