

**BOROUGH OF RARITAN  
PLANNING BOARD  
Resolution Adopting the Fourth Round Housing Element & Fair Share Plan**

**WHEREAS**, pursuant to N.J.A.C. 5:96 and 5:97 and 221 N.J. 1 (2015) (Mount Laurel IV), the Borough of Raritan filed a Declaratory Judgment Complaint in the Superior Court, Law Division seeking, among other things, a judicial declaration that its Third Round Housing Element and Fair Share Plan, to be amended as necessary, satisfied its "fair share" of the regional need for low and moderate housing pursuant to the "Mount Laurel Doctrine"; and

**WHEREAS**, the Borough of Raritan (hereinafter the "Borough") has a demonstrated history of voluntary compliance as evidenced in its Third Round record; and

**WHEREAS**, that culminated in a Conditional Judgment of Compliance and Repose dated March 15, 2022, following a duly noticed Fairness Hearing and a Settlement Agreement with Fair Share Housing Center dated May 2018; and

**WHEREAS**, the Borough continues to incorporate and implement its Third Round Housing Element and Fair Share Plan; and

**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 on June 25, 2025; and

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

**NOW, THEREFORE, BE IT RESOLVED**, on this 25th day of June, 2025, that the Planning Board of the Borough of Raritan, County of Somerset, State of New Jersey, hereby adopts the Fourth Round Housing Element and Fair Share Housing Plan attached hereto as Exhibit A.

#### **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 June 25, 2025.



Lou Gara, Secretary  
Borough of Raritan Planning Board