

**RESOLUTION OF THE PLANNING BOARD OF THE TOWNSHIP OF
CRANFORD ADOPTING A FOURTH ROUND HOUSING ELEMENT AND
FAIR SHARE PLAN**

RESOLUTION NO. 2025-06

WHEREAS, pursuant to In re N.J.A.C. 5:96 and 5:97, 221 N.J. 1 (2015) (Mount Laurel IV), on November 20, 2018, the Township of Cranford (the “Township” or “Cranford”) filed a Declaratory Judgment Complaint in 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 income housing pursuant to the “Mount Laurel doctrine,” and

WHEREAS, that Declaratory Judgment Complaint culminated in a Court-approved Third Round Housing Element and Fair Share Plan and a Judgment of Compliance and Repose, which precludes all Mount Laurel lawsuits, including builder’s remedy lawsuits, until July 1, 2025; and

WHEREAS, the Township has a demonstrated history of voluntary compliance as evidenced by its Third-Round record; and continues to actively implement its Court-approved 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 New Jersey Fair Housing Act (hereinafter the “Amended FHA”); and

WHEREAS, in accordance with the Amended FHA, the Township adopted a resolution on January 28, 2025 committing to a present need obligation of 204 and Round 4 prospective need obligation of 268 and thereafter filing a declaratory judgment action within 48 hours of the adoption of the Resolution; and

WHEREAS, in accordance with the Amended FHA and the Administrative Office of the Court’s Directive No. 14-24, the Township 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 29, 2025; and

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

WHEREAS, the Township did not receive any objections to its Present and Prospective Need numbers by February 28, 2025, resulting in the statutory automatic acceptance of the Township’s Fourth Round obligations on March 1, 2025, and on March 27, 2025 the Superior Court, Law Division, entered an Order fixing the Township’s Fourth Round obligations as follows: (1) present need obligation of 204; and prospective need obligation of 268; and

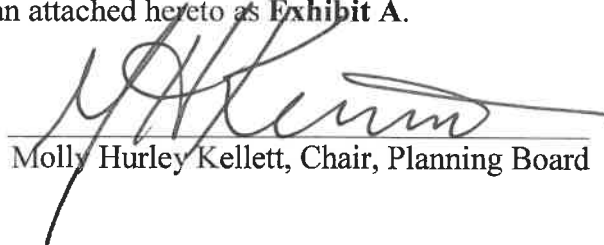
WHEREAS, now that the Township has its Fourth Round Obligations, the Amended FHA requires the municipality to adopt and endorse a Fourth Round Housing Element and Fair Share Plan by June 30, 2025; and

WHEREAS, in accordance with the Amended FHA, the Township's affordable housing planner drafted a Fourth Round Housing Element and Fair Share Plan; 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, upon the conclusion of the public hearing, the Board determined that the Fourth Round Housing Element and Fair Share Plan will guide the use of lands in the Township in a manner which protects public health and safety and promotes the general welfare in accordance with N.J.S.A. 40:55D-28, and is designed to achieve access to affordable housing to meet the Township's Fourth Round Mount Laurel constitutional affordable housing obligations and considers the lands that are most appropriate for construction of low and moderate income housing in accordance with N.J.S.A. 52:27D-310;

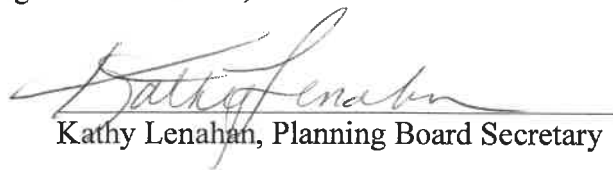
NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Township of Cranford, County of Union, State of New Jersey, that the Planning Board hereby adopts the Fourth Round Housing Element and Fair Share Plan attached hereto as **Exhibit A**.



Molly Hurley Kellett, Chair, Planning Board

CERTIFICATION

I certify that the foregoing Resolution was duly adopted by the Planning Board of Township of Cranford at a special meeting held on June 26, 2025.



Kathy Lenahan, Planning Board Secretary