

RESOLUTION NO. 2025-008

**RESOLUTION OF THE MUNICIPAL LAND USE BOARD OF THE
BOROUGH OF ROSELLE PARK, NEW JERSEY**

**ADOPTING A FOURTH ROUND HOUSING ELEMENT
AND FAIR SHARE PLAN**

WHEREAS, the Borough of Roselle Park (hereinafter the “Borough” or “Roselle Park”) has a demonstrated history of voluntary compliance as evidenced by its Third Round record; and,

WHEREAS, pursuant to In re N.J.A.C. 5:96 and 5:97, 221 N.J. 1 (2015) (Mount Laurel IV), on June 12, 2015, the Borough of Roselle Park 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 culminated in a Court-approved Third Round Housing Element and Fair Share Plan and a Final Judgment of Compliance and Repose, which precludes all Mount Laurel lawsuits, including builder’s remedy lawsuits, until July 1, 2025; 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, the Borough adopted a “binding resolution” accepting the DCA-calculated Present Need and Prospective Need, as required by the Amended FHA, on January 23, 2025, establishing its Fourth Round Present Need of 78 and Prospective Need of 75; 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 24, 2025; and,

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

WHEREAS, the Borough did not receive any objections to its Present and Prospective Need numbers by February 28, 2025, resulting in the statutory automatic acceptance of the Borough’s Fourth Round obligations on March 1, 2025; and,

WHEREAS, on March 27, 2025, the Court entered an order establishing the Borough’s Fourth Round Present Need of 78 and Prospective Need of 75; 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,

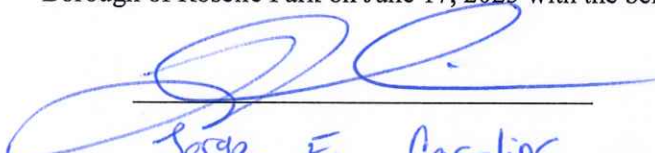
WHEREAS, upon notice duly provided pursuant to N.J.S.A. 40:55D-13, the Municipal Land Use Board held a public hearing on the Fourth Round Housing Element and Fair Share Plan on June 17, 2025; and,

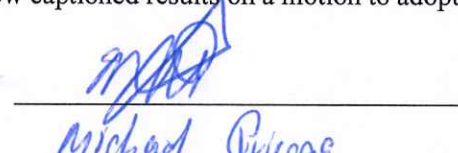
WHEREAS, the Municipal Land Use Board determined that the attached Fourth Round Housing Element and Fair Share Plan is consistent with the goals and objectives of the Borough's current Master Plan, and that adoption and implementation of the Fourth Round Housing Element and Fair Share Plan is in the public interest and protects public health and safety and promotes the general welfare.

NOW, THEREFORE, BE IT RESOLVED by the Municipal Land Use Board of the Borough of Roselle Park, County of Union, State of New Jersey, that the Municipal Land Use Board hereby adopts the Fourth Round Housing Element and Fair Share Plan attached hereto as Exhibit A.

ADOPTED: June 17, 2025

I hereby certify that the foregoing Resolution was acted upon by the Municipal Land Use Board of the Borough of Roselle Park on June 17, 2025 with the below captioned results on a motion to adopt.


Jorge E. Casalins
Board Chairperson


Michael Quiroga
Board Secretary

Member Class	Board Members	Motion	Second	Yes	No	Abstain	Not Voting	Absent
Class I	Mayor Joseph Signorello							✓
Class II	Andrew J. Casais	✓		✓				
Class III	Councilman Jay Robaina			✓				
Class IV	Jorge Casalins			✓				
Class IV	Nicola Cristofaro							✓
Class IV	John Curia			✓				
Class IV	Christian Camilo							✓
Class IV	Michael Quiroga			✓				
Class IV	Darwin Roman							✓
Alternate No. 1	Richard G. Templeton III		✓	✓				
Alternate No. 2	Adolfo Dicosmo							✓
Alternate No. 3	VACANT							
Alternate No. 4	Steven Barandica			✓				